



PLANNING COMMISSION STAFF REPORT

April 25, 2006

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Public Hearing and consideration of Parcel Map application (2006-001-PM) to subdivide the existing parcel located at 600 – 606 Railroad Avenue (APNs 003-151-24 and 25) into two parcels 5,637 and 8,648 square feet in size. Applicant: Richard Tortosa.**

RECOMMENDATION: Receive the staff report, conduct the public hearing, and approve the Parcel Map application to subdivide the existing parcel located at 600 – 606 Railroad Avenue (Assessor Parcel Numbers 003-151-24 and 25) into two parcels 5,637 and 8,648 square feet in size.

BACKGROUND: The project applicant, Richard Tortosa, plans to subdivide the existing parcel located at 600 – 606 Railroad Avenue (APNs 003-151-24 and 25) into two parcels 5,637 and 8,648 square feet in size. While the Yolo County Assessor Parcel Map Book shows two separate parcels (APNs 003-151-24 and 25) for the project site, the legal description defines the site as one parcel. Once the parcel map application is approved and the parcel map recorded, the applicant plans to sell the newly created parcels to separate parties. Please find attached a letter from the applicant, proposed parcel map, Assessor's Parcel Map for the project site, and the public hearing notice (published and mailed copies).

The project site includes a bakery; dental, chiropractor, and bookkeeping offices; and hair salon. The bakery is located in a separate building at the northern end of the site while the other businesses are grouped together in one building at the southern end. The project site (600 – 606 Railroad Avenue, APN 003-151-24 and 25) is approximately 14,285 square foot in size, has a General Plan land use designation of Central Business District, and is zoned Central Business District (C-2). The project site lies in FEMA Flood Zone X (shaded) based on the FEMA Flood Insurance Rate Map (map revised November 20, 1998, Community-Panel Number 060425 0001 C). Zone X (shaded) is described as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. This project will require Parcel Map approval from the Planning Commission.

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 14, Minor Land Divisions.
2. Approval of Parcel Map and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Secretary in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: (1) a legal notice was published in the Winters Express on Thursday, April 13, 2006, and (2) notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, April 18, 2006.

ENVIRONMENTAL ASSESSMENT: The Parcel Map application has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered categorically exempt under Section 15314.

RECOMMENDED FINDINGS FOR 600 – 606 RAILROAD AVENUE PROJECT (PARCEL MAP)**CEQA Findings:**

1. The Parcel Map qualifies for an exemption from the provisions of CEQA, Class 14 – Minor Land Divisions.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 14 Minor Land Divisions exemption for the 600 - 606 Railroad Avenue Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Central Business District and this designation provides for restaurants, retail, service, professional and administrative offices, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The project site already contains a bakery; dentist, chiropractor, and bookkeeping offices; and hair salon, and chiropractor's office.
2. The project is consistent with the provisions of the Zoning Ordinance. The current uses of the project site which includes a bakery; dentist, chiropractor, and bookkeeping offices; and hair salon are permitted uses in the C-2 Zone. In addition, the proposed parcel sizes and dimensions meet the minimum lot sizes (5,000 square feet) and dimensions (50-feet depth/width) for the C-2 Zone.

RECOMMENDATION

Staff recommends that the Commission make an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 600 - 606 RAILROAD AVENUE PROJECT (PARCEL MAP) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of Parcel Map as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE 600 – 606 RAILROAD AVENUE (PARCEL MAP) LOCATED ON ASSESSOR PARCEL NUMBERS 003-151-24 AND 25, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project

applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

2. The applicants shall provide the City with an initial deposit of \$2500.00 to cover engineering, Yolo County Surveyor, and internal City administrative costs incurred by the City for the parcel map check. The parcel map check shall not begin until the deposit is received. The applicant shall deposit additional funds should the parcel map check expenses incurred by the City exceed the initial deposit. The City shall refund the applicant any deposit funds in excess of the City's parcel map check expenses.
3. The applicant shall submit a current title report to the City prior to recordation of the parcel map. The title report shall include the entire legal boundary of property being divided.
4. The applicant shall provide the City with a reciprocal access and use agreement for the parking lot and its ingress and egress locations for review and approval by City staff. The reciprocal access and use agreement shall be recorded prior to recordation of the parcel map.
5. The applicants shall provide the City with one mylar and four paper copies of the recorded map.
6. The applicant shall pay all applicable taxes, fees, and charges at the rate and amount in effect at the time of such taxes, fees, and charges become due and payable.

ATTACHMENTS:

1. Letter dated February 16, 2006 from Applicant
2. Proposed Parcel Map
3. Assessor's Parcel Map for Project Site
4. Public Hearing Notice (published and mailed copies)

NAIBT Commercial

Commercial Real Estate Services, Worldwide.

840 Jefferson Boulevard
West Sacramento CA 95691
tel 916 375 1500
fax 916 376 8840
www.naibtcommercial.com

February 16, 2006

City of Winters:

Re: Current submittal to City of Winters Regarding 600-606 Railroad Avenues

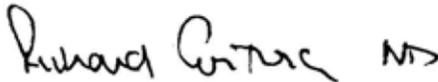
This letter serves to explain the purpose and intent for this application for a parcel map that our agent and civil engineer Chris Lerch at Laugenour & Meikle agent has developed. As you may be aware, 600-606 Railroad Avenue is comprised of two separate and distinct buildings that have previously been under one parcel. My sister Carol Acosta and I (Richard Tortosa) inherited this property from our parents, the prior owners of the property.

These distinct buildings have two distinct property types, one a single tenant bakery, the other a multi-tenant commercial service building. By dividing this parcel, we can work with potential purchasers who are more likely to make long-term future investments in the property if they are owners and occupants instead of just tenants. We have undertaken the time and effort to create two separate and distinct parcels to provide the opportunity to ready the separate and distinct properties for sale for the ultimate purpose of the reinvestment and change of ownership in downtown Winters. In conjunction with this application, we have created a maintenance agreement and CC&Rs so that the future owners will have a way to work together in the management and maintenance of the property.

Thank you for receiving this application submittal and I look forward to receiving your approval. If you have any additional questions, please call me at (530) 632-3230

Sincerely,

Dr. Richard Tortosa

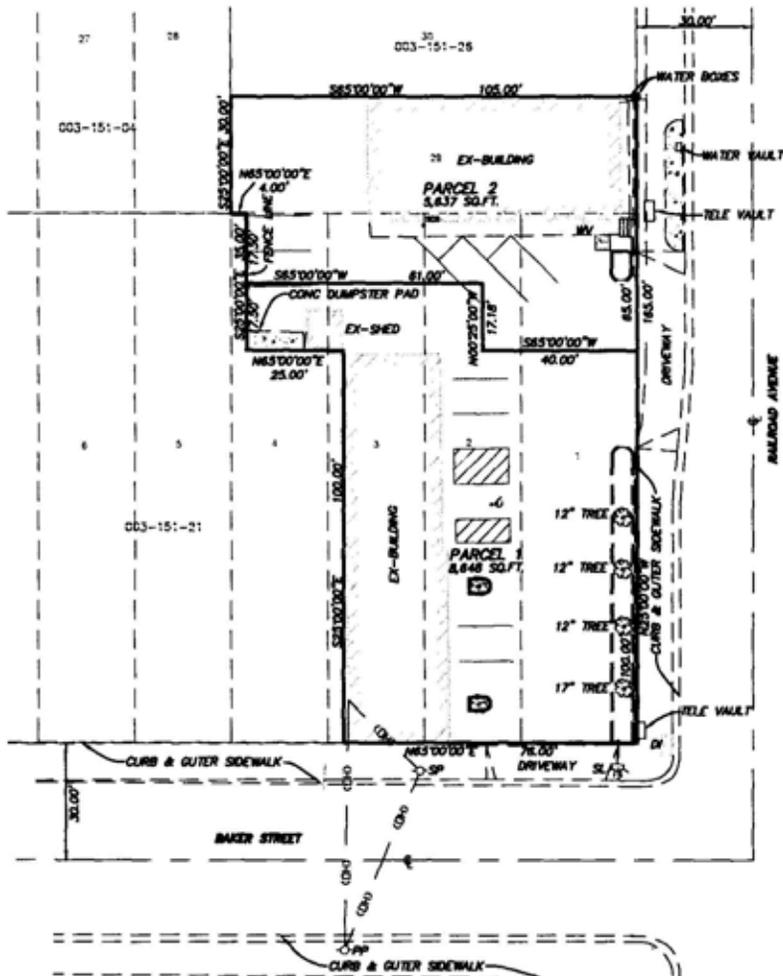


370 Del Norte Avenue Suite 201
Yuba City, CA 95991
Phone: (530) 632-3230

RECEIVED

FEB 22 2006

CITY OF WINTERS



OWNER/SUBDIVIDER: RICHARD TORTOSA
P.O. BOX 130
BROWNS VALLEY CA. 95618
PHONE: (530) 632-3230

ENGINEER/SURVEYOR: LAUGENOUR AND MERKLE
CIVIL ENGINEERS
608 COURT STREET
WOODLAND, CA. 95665
PHONE: (530) 662-1755

ASSESSOR'S NUMBER: APN- 003-151-24 & 25

EXISTING USE: COMMERCIAL

PROPOSED USE: COMMERCIAL

EXISTING ZONING: C-2

PROPOSED ZONING: C-2

SEWER SERVICE: CITY OF WINTERS

DRAINAGE SERVICE: CITY OF WINTERS

WATER SERVICE: CITY OF WINTERS

ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC

GAS SERVICE: PACIFIC GAS & ELECTRIC

TELEPHONE SERVICE: SBC

FLOOD ZONES: MAP NO. D60425 000IC ZONE X SHADED

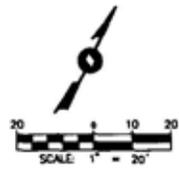
GROSS AREA: 14,285 SQUARE FEET



TENTATIVE PARCEL MAP
FOR
TORTOSA PROPERTIES LLC.

PORTION OF PROJECTED SECTIONS 21 & 22
TOWNSHIP 8 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN
CITY OF WINTERS
YOLO COUNTY, CALIFORNIA

LM CIVIL ENGINEERING
LAND SURVEYING
PLANNING
LAUGENOUR AND MERKLE
608 COURT STREET, WOODLAND CA 95665
PHONE: (530) 662-1755
FAX: (530) 662-4602



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
ESTABLISHMENT OF EASEMENTS AFFECTING PROPERTY AND
MAINTENANCE AGREEMENT WILL BE RECORDED CONCURRENTLY
WITH THE APPROVED FINAL PARCEL MAP.
THE C.C.A.R.'S WILL PROVIDE JOINT USE OF PARKING, TRASH FACILITIES,
STREET LIGHTING, DRIVEWAYS AND LANDSCAPING.

RECEIVED
CITY OF WINTERS
 FEB 22 2006

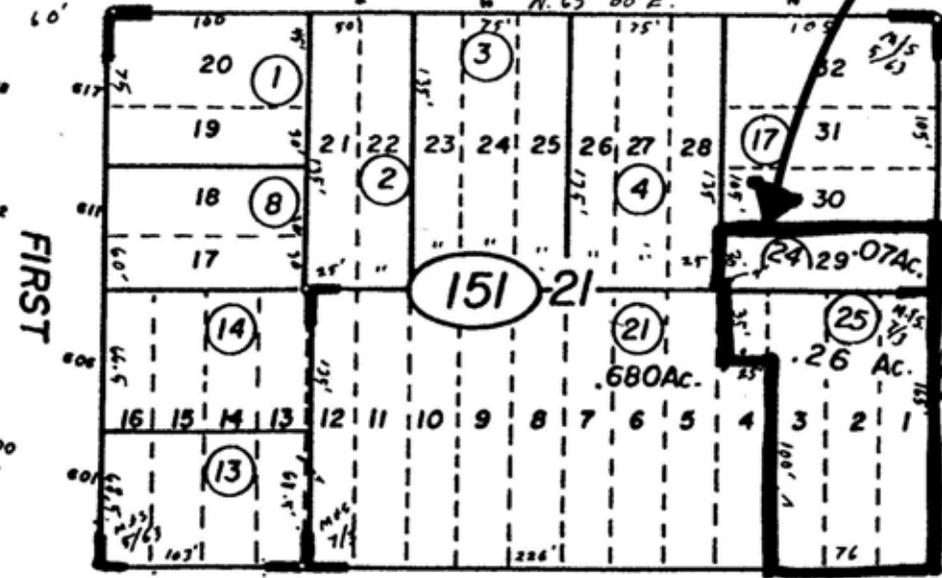
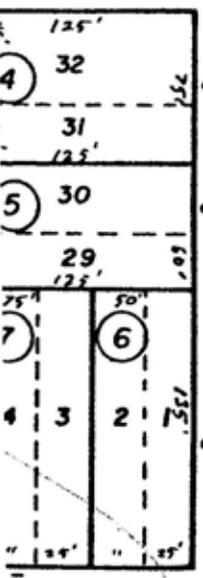
M.D.B.&M.



Project Site
(APNs 003-151-24+25)
600-606
CAUTION - The used

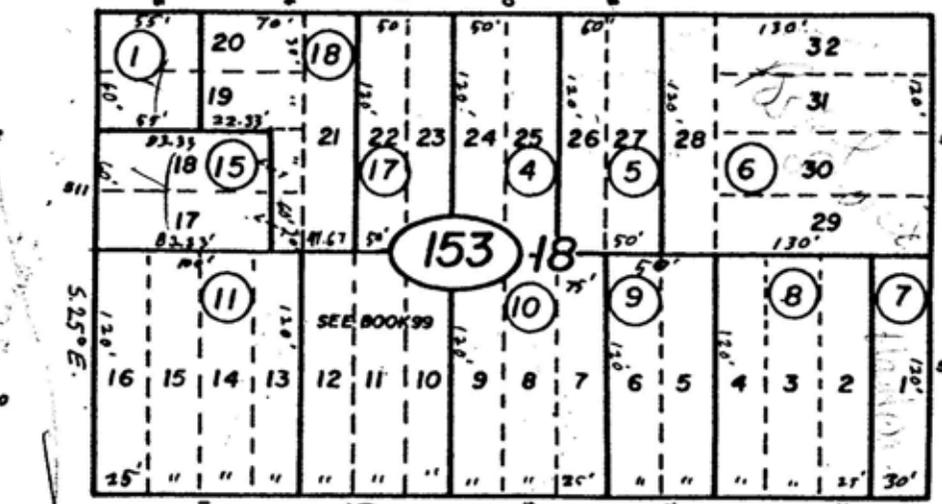
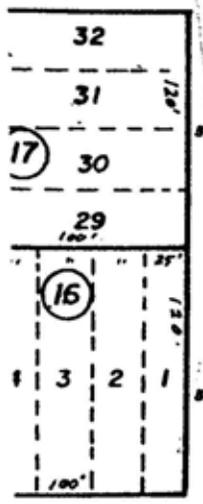
128 (CO. RD. NO. 32)

AVE.



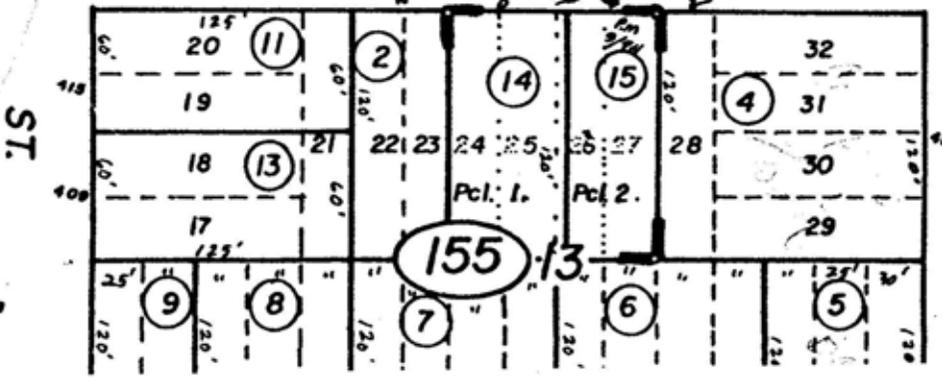
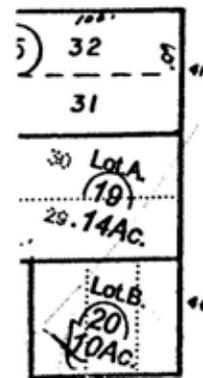
RAILROAD
(CO. RD. NO. 89)

ST.



16

ST.



ST.

W.O. 202124E
WB. 750/29 E
WD. 3286.3
W.S.

Winters Express
P. BG
4/13/06

Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, April 25, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 600 – 606 RAILROAD AVENUE, ASSESSOR PARCEL NUMBERS 003-151-24 & 25.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Parcel Map application.

PROJECT DESCRIPTION: The project applicant, Richard Tortosa, proposes to subdivide the existing 14,285 square foot parcel (approximate size) located at 600 – 606 Railroad Avenue into two parcels 5,637 and 8,648 square feet in size. The Yolo County Assessor Parcel Map book lists the property as two separate parcels; however, the legal description defines the property as one parcel. The property (APNs 003-151-24 & 25) is approximately 14,285 square feet in size, has a General Plan land use designation of Central Business District, and is zoned Central Business District. This project will require Parcel Map approval from the Planning Commission. Current uses of the property include a bakery, dental office, hair salon, and chiropractor's office.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

Dan Sokolow – Community Development Director
Published April 13, 2006



04/13/06

NOTICE OF PUBLIC HEARING

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The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

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Dan Sokolow – Community Development Director



PLANNING COMMISSION STAFF REPORT
April 25, 2006

TO: Chairman and Planning Commissioners

THROUGH: Dan Sokolow – Community Development Director *DS*

BY: Jen Michaelis – Administrative Secretary *JM*

SUBJECT: **Action Items – Public Hearing and consideration of Site Plan (Design Review, 2006-03-SP) request submitted by Douglas Morgan for the construction of a single-family residence at 125 Carrion Court (APN 003-360-21).**

RECOMMENDATION: Conduct the public hearing and approve the Site Plan (Design Review, 2006-003-SP) request submitted by Douglas Morgan for the construction of a single-family residence at 125 Carrion Court (Assessor's Parcel Number 003-360-21).

BACKGROUND: The project applicant, Douglas Morgan, proposes to build a 2,988 square foot single-family, one-story residence with 3 bedrooms and 2 baths at 125 Carrion Court. The residence is designed in a contemporary style and will include a stucco exterior with stone detailing around the entranceway, a three-car side-loaded garage, and 50-year composition roof shingles. The property (APN 003-360-21) is approximately 21,344 square feet in size, has a General Plan land use designation of Low Density Residential, and is zoned Single Family, 7000 Square Foot Average Minimum (R-1 Zone).

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 3(a), New Construction or Conversion of Small Structures.
2. Approval of Site Plan (Design Review) and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Secretary in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice were published in the Winters Express on Thursday, March 30, 2006, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, April 18, 2006. Please find attached copies of the published and mailed public hearing notices.

ENVIRONMENTAL ASSESSMENT: The Site Plan application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15303.

RECCOMENDED FINDINGS FOR 125 CARRION COURT (SITE PLAN)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3(a) – New Construction or Conversion of Small Structures.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 3(a) New Construction or Conversion of Small Structures exemption for the 125 Carrion Court Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Low Density Residential and this designation provides for single-family detached and attached homes. The project will result in the construction of a single-family residence.
2. The project is consistent with the provisions of the Zoning Ordinance. The principal uses of the R-1 Zone are single-family homes and duplexes. The project will result in the construction of a single-family residence.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 125 CARRION COURT PROJECT (SITE PLAN) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE 125 CARRION COURT (SITE PLAN) LOCATED ON ASSESSOR PARCEL NUMBER 003-360-21, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. Approval of the applicant's project shall be null and void if the applicant fails to obtain a building permit for the project within one year of Planning Commission approval.
3. The applicant shall pay an annual assessment under the City-Wide Maintenance Assessment District in order to maintain and provide for the future needs of

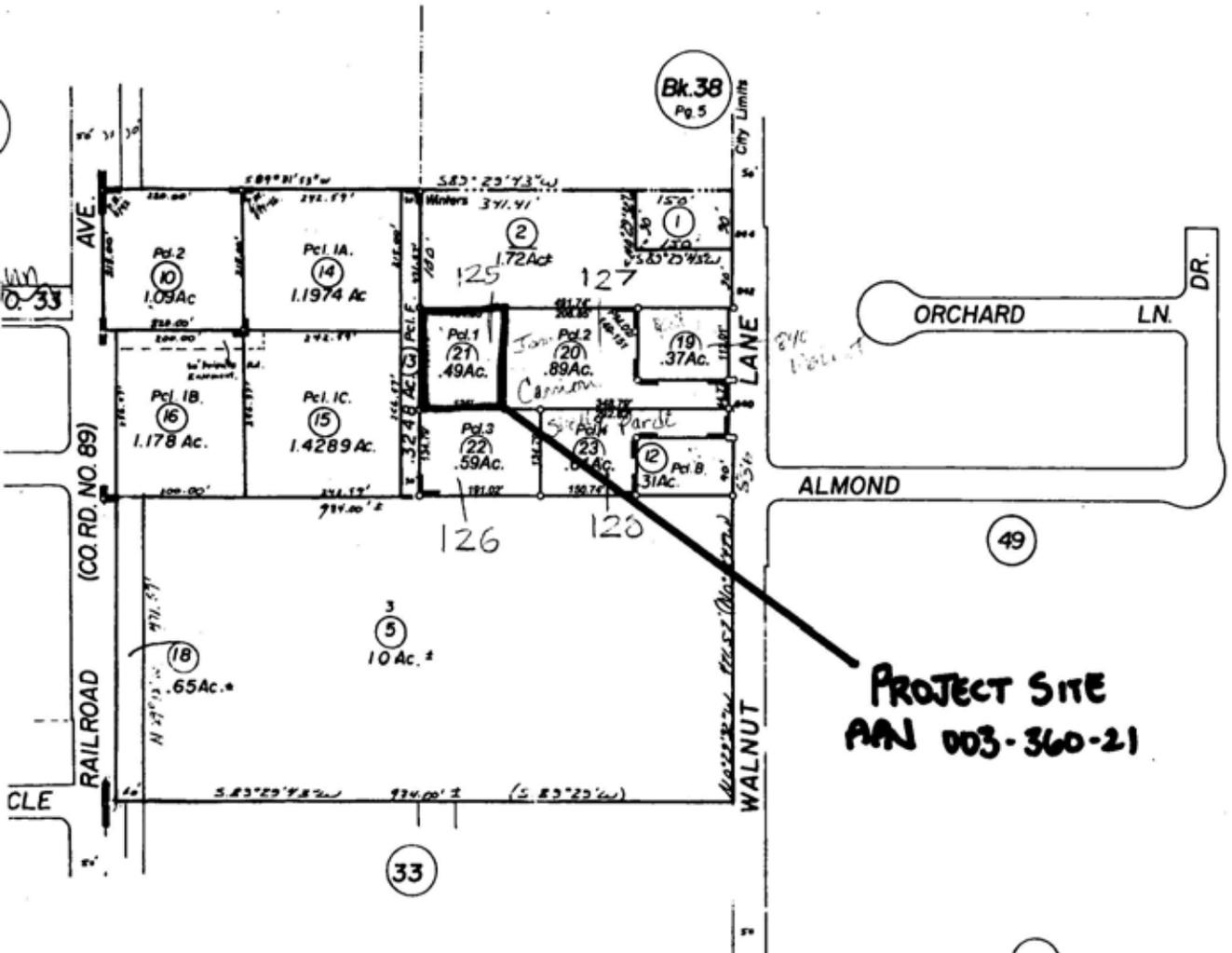
parks, open spaces, street lighting, landscaping and other related aspects and impacts from new development.

4. Pursuant to City Council Resolution No. 2002-44, the applicant shall pay a flood control fee in the amount of \$2,897.00 at building permit issuance.
5. The applicants shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, etc.).
6. If not already installed, the applicants shall install a sewer lateral and cleanout that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
7. If not already installed, the applicants shall install a water lateral and meter that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
8. The applicants shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
9. The applicants shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
10. The applicants shall provide the City with proof of payment receipts for Winters Joint Unified School District mitigation and Yolo County facilities and services authorization fees at building permit issuance.
11. The applicants shall landscape the front yard of the residence and plant at least one shade tree from the City's Master Street Tree List. The tree shall be at least 15 gallons in size. Final inspections shall not be scheduled nor occupancy authorized until the front yard landscaping has been completed and a shade tree planted.
12. Final inspection for the residence shall not be scheduled nor occupancy authorized until the public improvements (sewer lateral, sewer cleanout, water lateral, water meter etc.) have been installed, inspected, and accepted by the City.
13. The payment of City of Winters' monthly utility billing charges shall commence after the residence has passed final inspection.

ATTACHMENTS:

1. Assessor's Parcel Map for Project Site
2. Site, Floor, and Elevation Plans
3. Public Hearing Notice (published and mailed copies)

Planning Commission/125 Carrion Ct SP PC Stf Rpt 10Apr06



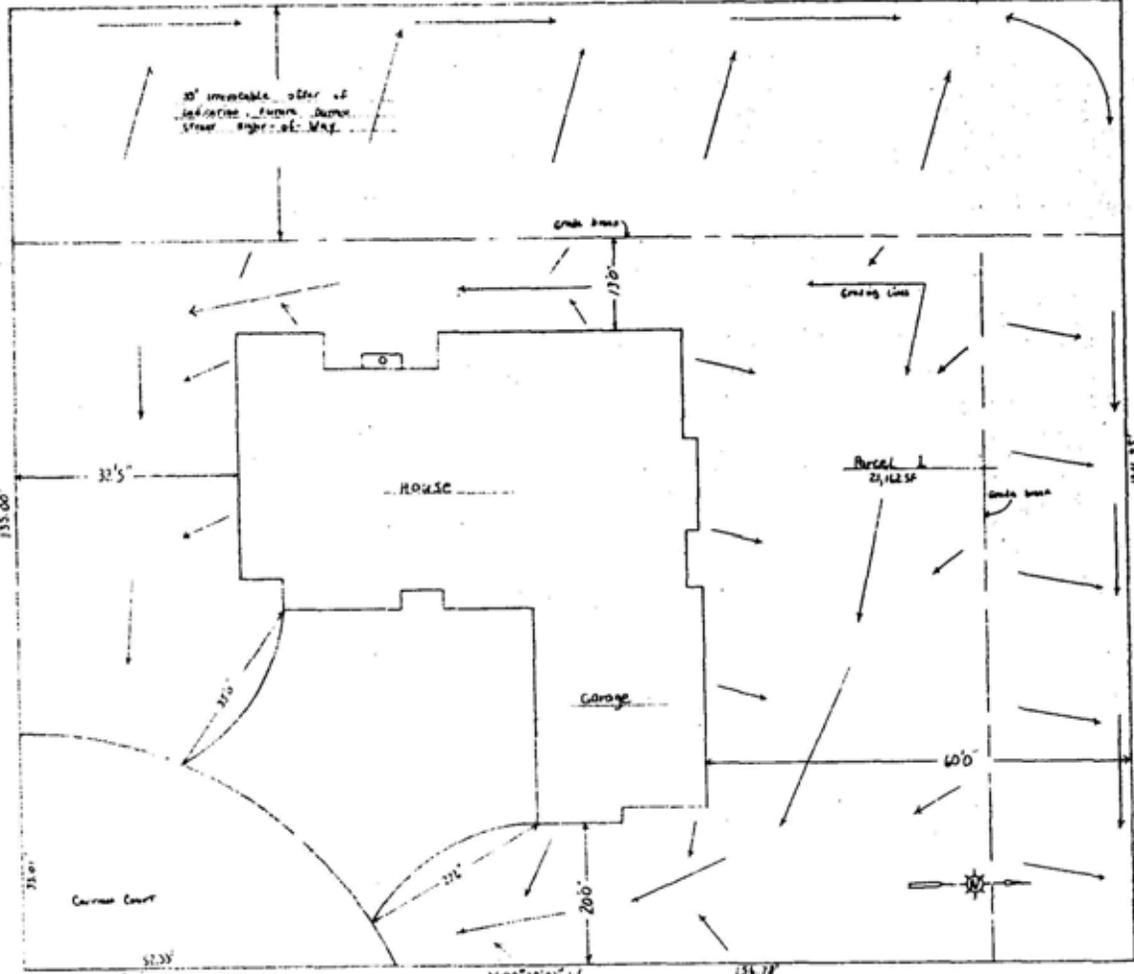
D.B. Bk. 44, Pg. 1 - J.H. Hills Subd. of Sec. 22.
 P.M. Bk. 5, Pg. 92 - Annala Property * 3076.
 P.M. Bk. 6 Pg. 16 - Eusabio & Catherine A. Carrion. * 3116.
 P.M. Bk. 9, Pg. 14, 15, 16 - Plessas Property * 3675.
 P. M. Bk. 02, Pg. 149 to 151. - #. 4592.

W.O. 2031788	128 02
W.O. 938158 WD	2/12/97
W.O. 7285 L	2/1/95
W.O. 7573 J	7/11/98
W.O. 7365 T	4/3/97
W.O. 6755 G	2/14/95
W.O. 5582 K	2/9/91
W.O. 5541 K	2/25/91
W.O. 5545 G	2/14/91
DOT 3038	6/18/75
DOT 1624	12/17/73
- 28071518205 -	

CITY OF WINTERS
 Assessor's Map Bk 3, Pg. 36.
 County of Yolo, Calif.

(formerly por. 3-01)
 NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

03/04

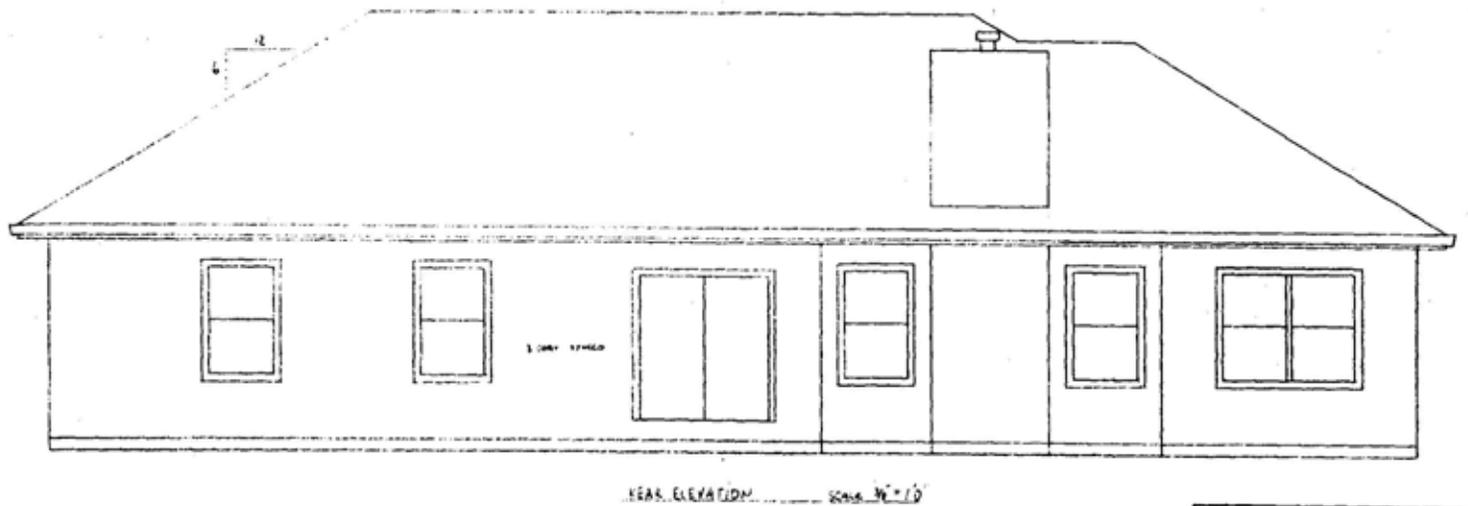
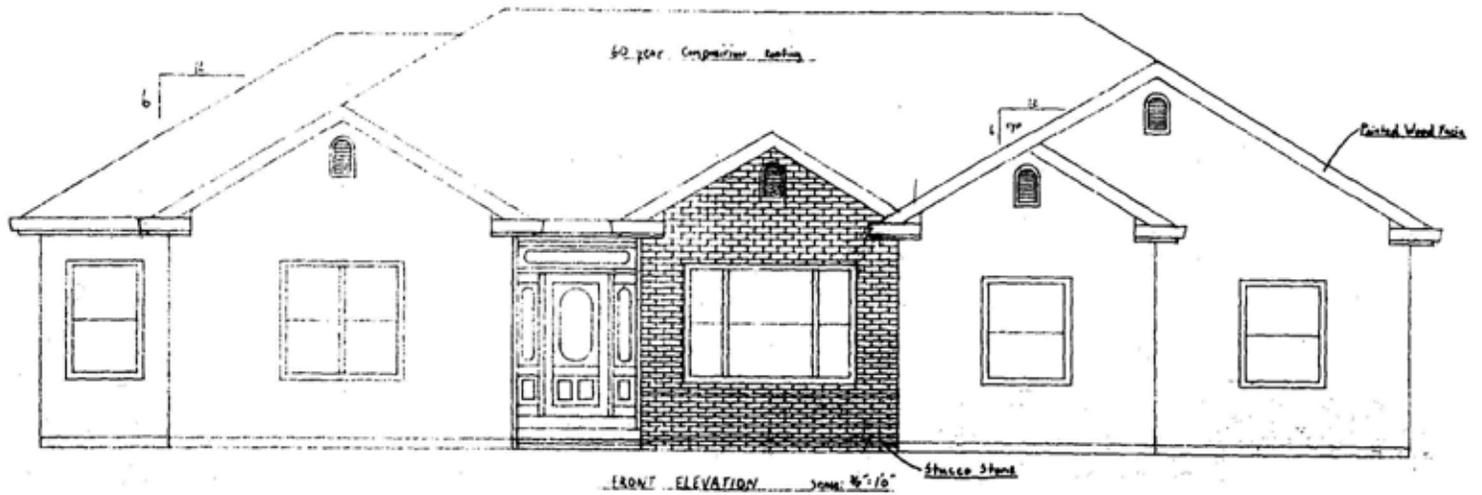


Plot PLAN Scale 1/2" = 1.0'

Project	Services and Blaine Morgan
Client	City of Winters
Project No.	20-201-2000
Scale	1/2" = 1.0'
Date	3/1/06
Drawn by	Mike Ch...
Checked by	...
Project	...

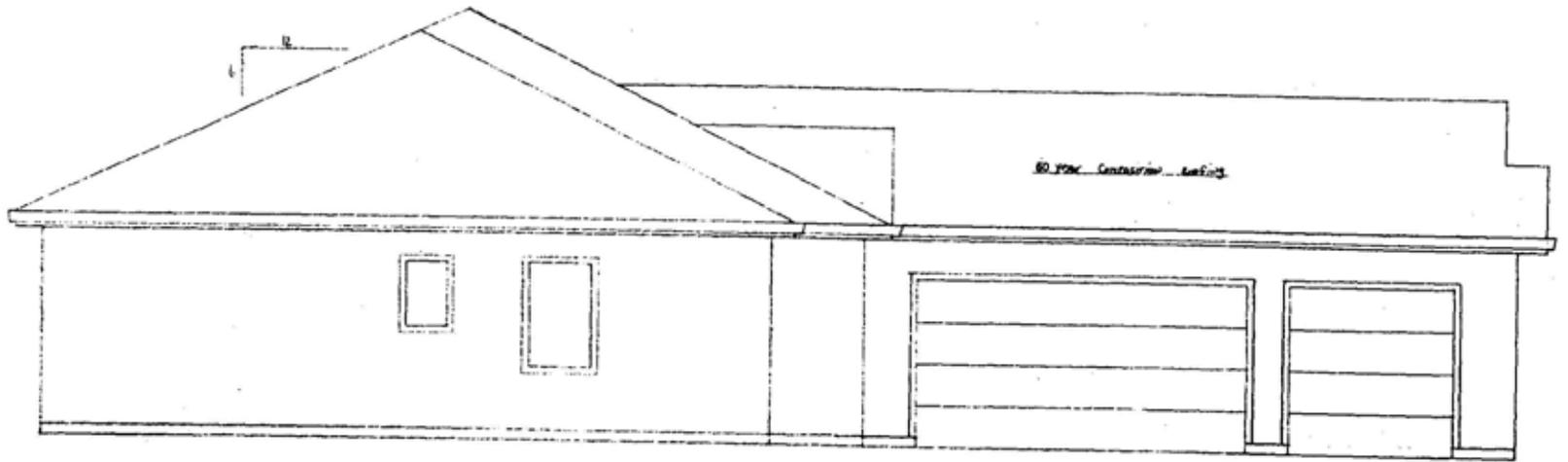
RECEIVED

MAR 14 2006
CITY OF WINTERS

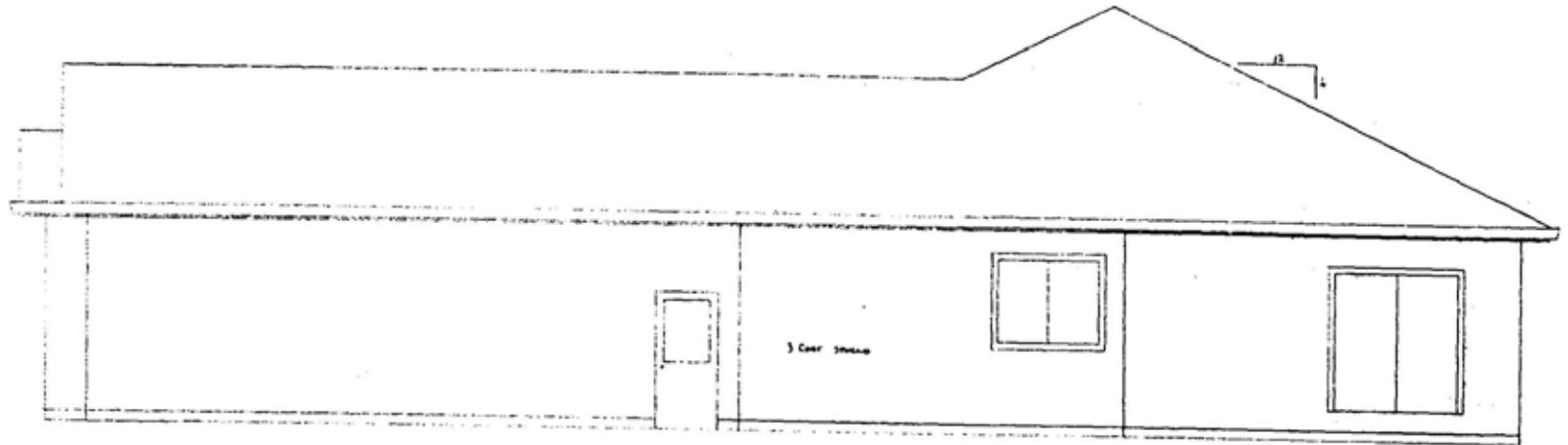


OWNER: Jennifer and Blake Marshall 1414 Columbia City Winters, CA	NO. 21-120
DATE: 11/11/05	SCALE: 1/8\"/>
RECEIVED	
ELEVATION PLAN	
MAR 14 2006	
	2

CITY OF WINTERS



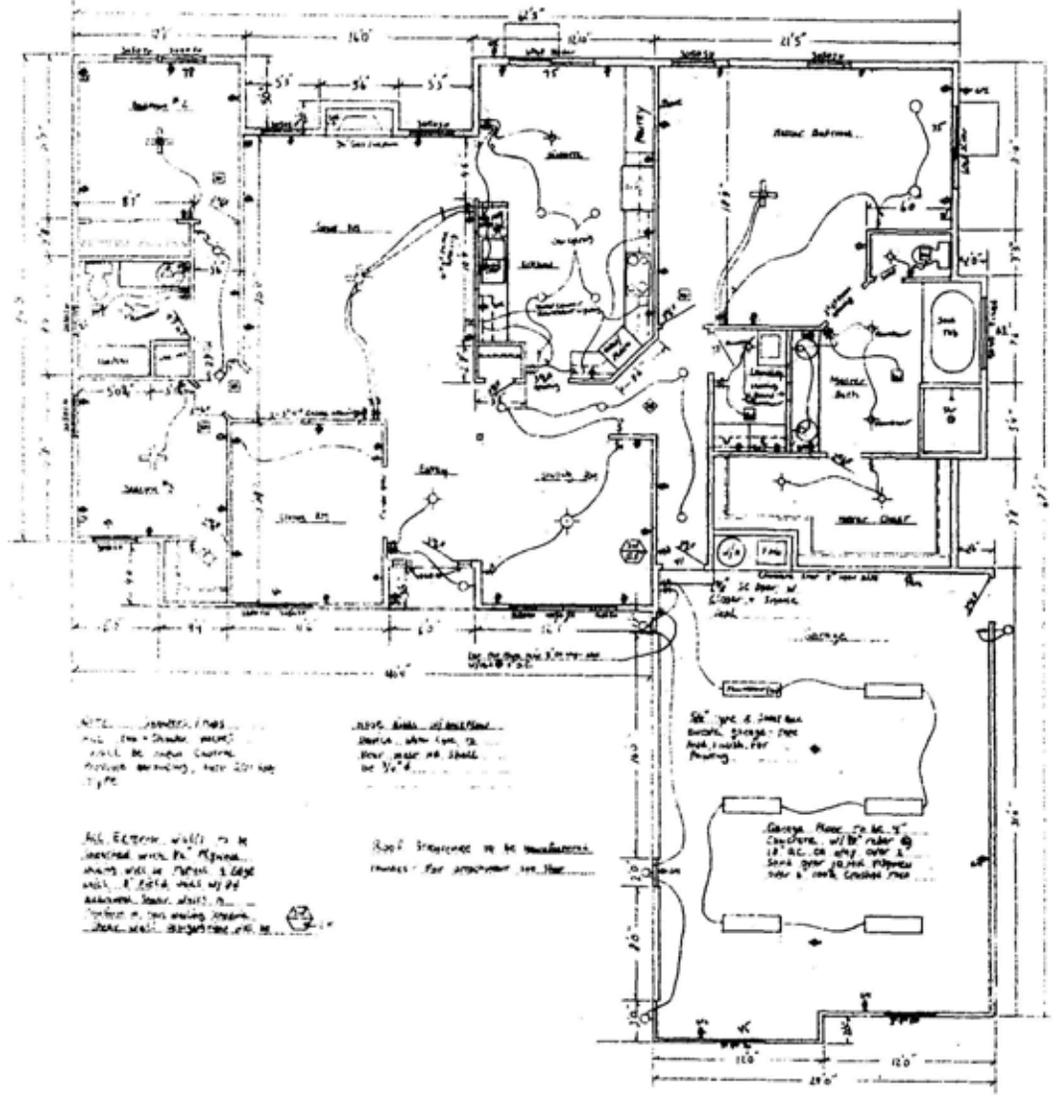
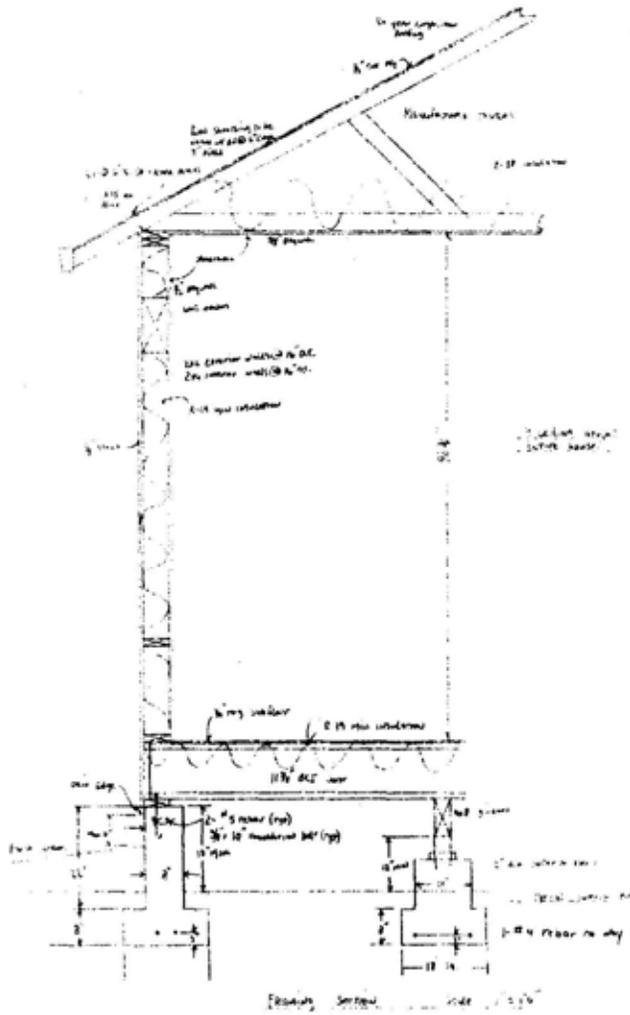
LEFT ELEVATION Scale: 1/8" = 1'-0"



RIGHT ELEVATION Scale: 1/8" = 1'-0"

PROJECT: 10000 S. 1st St. - 10000 S. 1st St.	DATE: 03/14/06
NO. 10	SCALE: 1/8" = 1'-0"
RECEIVED	
MAR 14 2006	

MAR 14 2006
CITY OF WINTERS



NOTE: ...
 ALL ...
 ...
 ...

NOTE: ...
 ...
 ...
 ...

ALL EXTERIOR WALLS TO BE
 ...
 ...
 ...

Roof Structure to be ...
 ...
 ...

56' ...
 ...
 ...
 ...

Living Area = 2256 Sq. Ft.
 ...
 ...

OWNER	...
ARCHITECT	...
DATE	...
PROJECT NO.	...

RECEIVED

MAR 14 2006
 CITY OF WINTERS



03/30/06

NOTICE OF PUBLIC HEARING

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, April 24, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 125 CARRION COURT, ASSESSOR PARCEL NUMBER 003-360-21.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Site Plan for the construction of a new single-family residence.

PROJECT DESCRIPTION: The project applicant, Douglas Morgan, proposes to build a 2988 square foot single-family, one-story residence with 3 bedrooms and 2 baths located at 125 Carrion Circle. The residence is designed in a contemporary style and will include a stucco exterior with stone detailing around the entranceway, a three-car side-loaded garage, and 50-year composition roof shingles. The property (APN 003-360-21) is 21,344 square feet in size, has a General Plan land use designation of Low Density Residential, and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

Jen Michaelis – Administrative Secretary

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Jen Michaelis - Administrative Secretary

Published March 30, 2006



PLANNING COMMISSION STAFF REPORT
April 25, 2006

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director 

SUBJECT: **Public Hearing and consideration of Conditional Use Permit Modification (2006-001-CUP (MOD)) application submitted by the Yolo County Communications Emergency Service Agency to add 4 (four) antennas to the existing cellular tower located at the City of Winters' Wastewater Treatment Facility located near the intersection of County Roads 32A and 88 (APN 030-210-14).**

RECOMMENDATION: Receive the staff report, conduct the public hearing to solicit public comment, and approve the Conditional Use Permit Modification (2006-001-CUP (MOD)) request submitted by the Yolo County Communications Emergency Service Agency to install 4 (four) additional antennas on the existing cellular tower at the City of Winters' Wastewater Treatment Facility located near the intersection of County Roads 32A and 88 (Assessor Parcel Number 030-210-14).

BACKGROUND: The Yolo County Communications Emergency Service Agency (YCCESA) proposes to add 4 (four) antennas to the existing cellular tower at the City of Winters' Wastewater Treatment Facility located near the intersection of County Roads 32A and 88 (APN 030-210-14). The tower is 130-feet in height. In order to improve public safety radio communications, YCCESA has contracted with ComTech Communications to provide a radio upgrade to a Simulcast system. The proposed Simulcast radio upgrade is expected to improve outbound voice radio coverage and to eliminate the need for the 9-1-1 dispatchers to select a specific transmitter site (or "site hopping"). The upgrade will benefit public safety communications (police and fire) for the City and YCCESA.

This project will not increase the 130-foot height of the existing cellular tower, add satellite dishes to the tower, or result in the addition of buildings or equipment cabinets at the project site. The existing cellular tower site covers approximately 2,500 square feet of the parcel and includes one equipment building of less than 100 square feet in size. Surrounding land uses for the cellular tower site (APN 030-210-14) include the City's Wastewater Treatment Facility on the west, grazing land on the north, grazing land/farm operations/rural residence on the east, and a rural residence on the south. The City permitted the cellular tower site in

1991. This project will require CUP Modification approval from the Planning Commission. APN 030-210-14 is approximately 129.05 acres in size, has a General Plan land use designation of Public/Quasi-Public, and is zoned Public/Quasi-Public (PQP). The project site lies in FEMA Flood Zone X (unshaded) based on the FEMA Flood Insurance Rate Map (map revised November 20, 1998, Community-Panel Number 060425 0001 C). Zone X (unshaded) is a flood insurance rate zone assigned to property that is determined to be outside the 500-year floodplain.

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 3, New Construction or Conversion of Small Structures.
2. Approval of Conditional Use Permit Modification and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Secretary in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, April 13, 2006, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, April 18, 2006. Please find attached copies of the published and mailed public hearing notices.

ENVIRONMENTAL ASSESSMENT: The Conditional Use Permit Modification has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15303.

RECOMMENDED FINDINGS FOR INTERSECTION OF COUNTY ROADS 32A AND 88 (CONDITIONAL USE PERMIT MODIFICATION)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3 – New Construction or Conversion of Small Structures.
2. The Planning Commission has considered comments received on the project during

the public review process.

3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 3 New Construction or Conversion of Small Structures exemption for the Intersection of County Roads 32A and 88 Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Public/Quasi-Public and this designation provides for government-owned facilities, public and private schools, and quasi-public uses such as hospitals, churches, and similar and compatible uses. The project site contains spray fields for the City of Winters' Wastewater Treatment Facility and a cellular tower. The addition of 4 (four) antennas will not interfere with and is compatible with the operations of the spray fields and the existing cellular tower.
2. The project is consistent with the provisions of the Zoning Ordinance. The site is zoned Public/Quasi-Public and the PQP Zone provides for a broad range of public, quasi-public, and nonprofit institutional uses, including hospitals and government offices. A communication equipment facility is an allowed use in the PQP Zone. The project will result in minor modifications to an existing communication facility (cellular tower).

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE INTERSECTION OF COUNTY ROADS 32A AND 88 (CONDITIONAL USE PERMIT MODIFICATION) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Conditional Use Permit Modification project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE INTERSECTION OF COUNTY ROADS 32A AND 88 (CONDITIONAL USE PERMIT MODIFICATION) LOCATED ON ASSESSOR PARCEL NUMBER 030-210-14, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, encroachment, etc.).
3. The applicants shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.

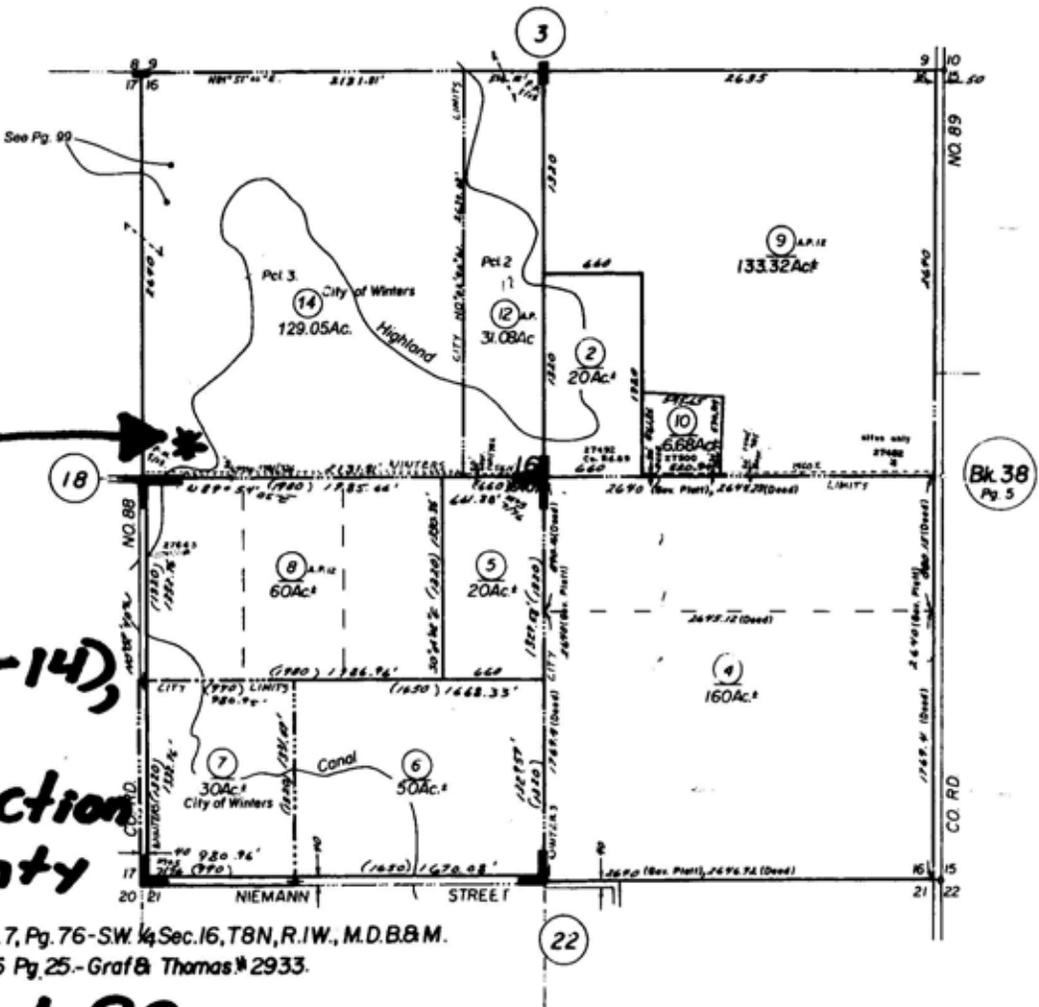
ATTACHMENTS:

1. Assessor's Parcel Map for Project Site
2. Project Elevation
3. Photos of Project Site
4. Public Hearing Notice (published and mailed copies)



Project Site
(APN 030-210-14)
near intersection of County Roads 32A and 88

M.&S. Bk. 7, Pg. 76-S.W. 1/4 Sec. 16, T.8N., R.1W., M.D.B. & M.
P.M. Bk. 5 Pg. 25 - Graf & Thomas # 2933.

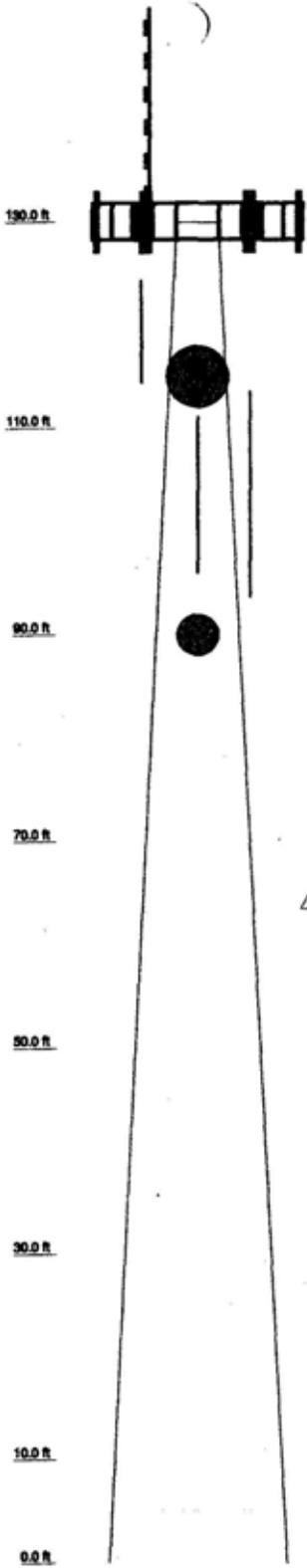


WO 202209W	1201 01
NO 9774W	2/18/74
NO 1517W	5/1/75
NO 1718 E	3/10/76
NO 1774L	6/29/76
NO 1718L	6/10/76
NO 1717 L	6/1/76
NO 1718 K	11/1/77
NO 270V	1/31/78
ADDER: WINTERS NUMBER 646 - (UN-TI)	
7/27/72	
-REVISED-	

CITY & VICINITY OF WINTERS
Assessor's Map Bk 30, Pg 21
County of Yolo, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Section	T1	T2	T3	T4	T5	T6	T7
Legs	SR 2 1/4	SR 2 3/4	SR 3				
Lag Orads		A36					
Diagonals	L2x1 1/2x3/16	L 2 x 2 x 3/16	L2 1/2x2 1/2x3/16	2L2x1 1/2x3/16x3/8	L2 1/2x2 1/2x3/16	L2 1/2x2 1/2x3/16	L2 1/2x2 1/2x3/16
Diagonal Orads				A36			
Top Orads							
Sec. Horizontals		N.A.					
Face Width (ft)		8	10	12	14	16	
# Parallels @ (ft)		9 @ 8.81111	9 @ 8.81111	4 @ 9.31667	4 @ 9.31667	1 @ 9.83333	
Weight (lb) 13201 lb							



APPURTENANCES

TYPE	ELEVATION	TYPE	ELEVATION
(1) Platform (E)	130	6 FT DISH	115
7020.00 (E)	130	D6910CE-M (E)	103.6
7020.00 (E)	130	D6910CE-M (E)	103.6
7020.00 (E)	130	2.5' dia. Omni antenna (E)	103.6
D6294 (P)	130	2.5' dia. Omni antenna (E)	103.6
BA-1312 (P)	115	4 FT DISH	90
3 ft Stand-Off (P)	115		

MATERIAL STRENGTH

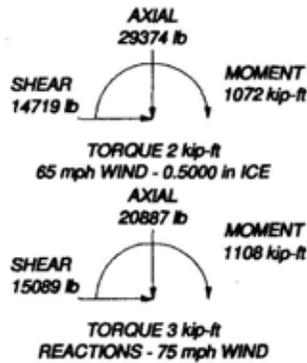
GRADE	Fy	Fu	GRADE	Fy	Fu
A36	36 ksi	58 ksi			

TOWER DESIGN NOTES

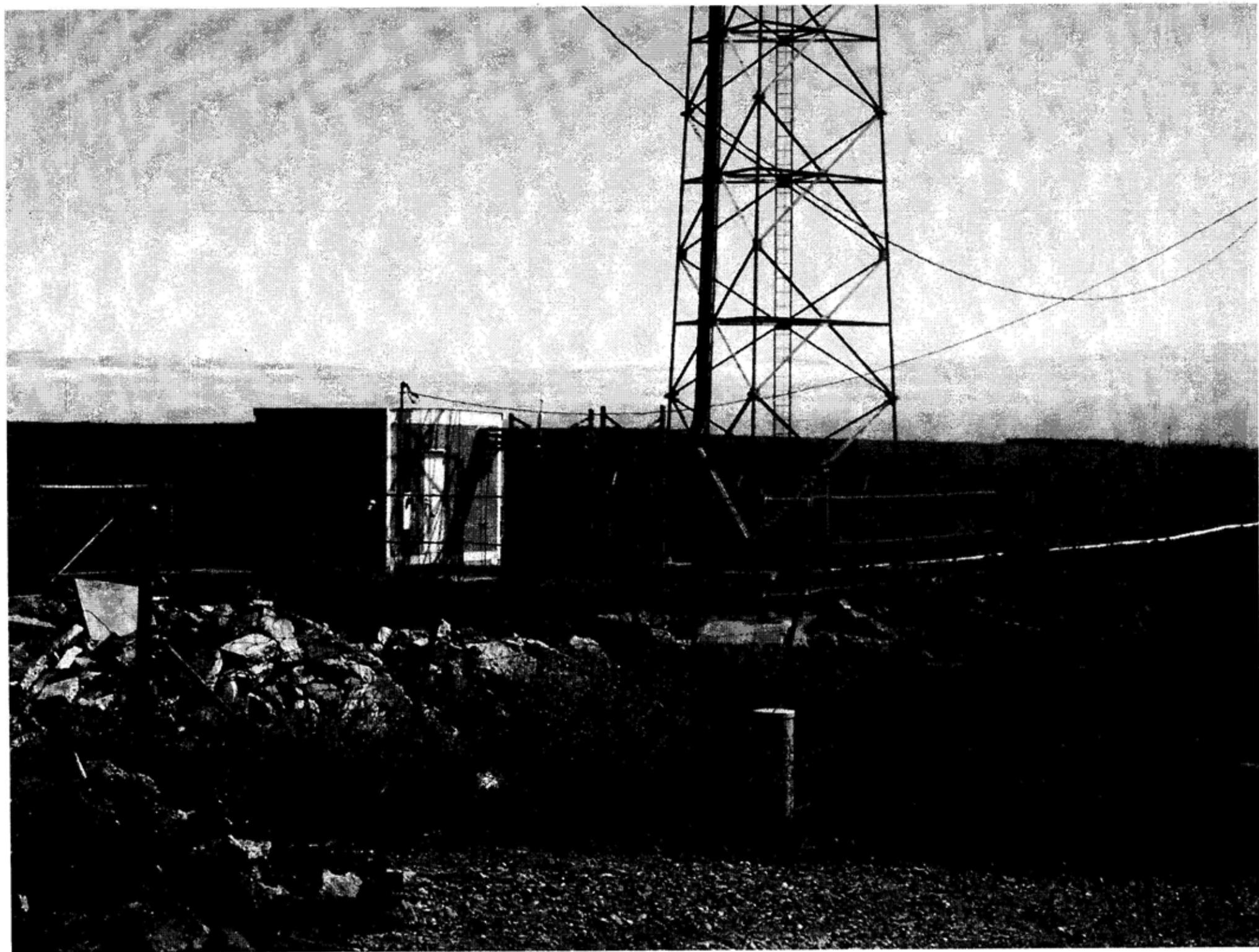
1. Tower is located in Yolo County, California.
2. Tower designed for a 75 mph basic wind in accordance with the TIA/EIA-222-F Standard.
3. Tower is also designed for a 65 mph basic wind with 0.50 in ice.
4. Deflections are based upon a 50 mph wind.
5. TOWER RATING: 76.8%

MAX PIER FORCES:

DOWN: 82402 lb
 UPLIFT: -65821 lb
 SHEAR: 9290 lb

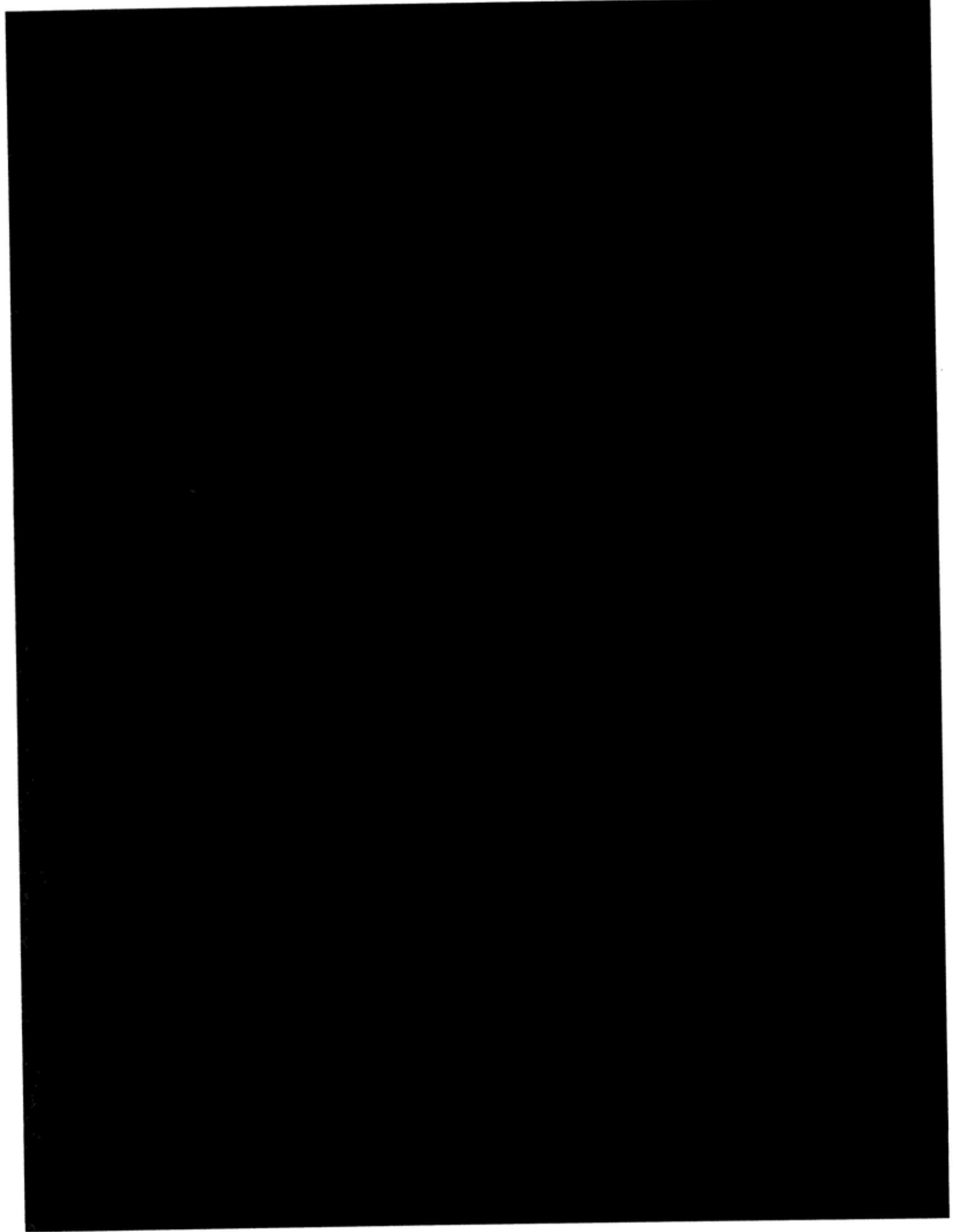


Morrison Hershfield 66 Perimeter Center East Atlanta, GA Phone: (770) 379-8500 FAX: (770) 379-8501	Job: CIN-154 / 6063005
	Project: AWIS-006059-A Winters
	Client: Cingular Wireless Drawn by: MDY App'd:
	Code: TIA/EIA-222-F Date: 03/27/06 Scale: NTS
	Path: X:\CIN-154\CIN-154\032706\CIN-154.dwg Desig No. E-1









Winters Express
P. B5
4/13/06

Notice of Public Notice

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PROJECT LOCATION: INTERSECTION OF COUNTY ROADS 32A & 88, ASSESSOR PARCEL NUMBER 030-210-14.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Conditional Use Permit Modification application to add 4 (four) antennas to the existing 130-foot cellular tower located at the City of Winters' Wastewater Treatment Facility.

PROJECT DESCRIPTION: The project applicant, the Yolo County Communications Emergency Service Agency (YCCESA), proposes to add 4 (four) antennas to the existing cellular tower located at the City of Winters' Wastewater Treatment Facility located near the intersection of County Roads 32A and 88. The project will upgrade the public safety communications (police and fire dispatch) for the City and YCCESA. The existing tower is approximately 130-feet in height. The project will not include the installation of any buildings or equipment cabinets. The property (APN 030-210-14) is approximately 129.05 acres in size, has a General Plan land use designation of Public/Quasi-Public, and is zoned Public/Quasi-Public (PQP). This project will require Conditional Use Permit Modification approval from the Planning Commission.

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Dan Sokolow - Community Development Director
Published April 13, 2006



04/13/06

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