

MINUTES

YOLO COUNTY PLANNING COMMISSION

November 1, 1995

1. CALL TO ORDER

Vice-chair Gray called the meeting to order at 8:35 a.m. He also asked that the items on the Agenda that require an "action" be placed in the first and second position due to possible lack of a quorum later.

MEMBERS PRESENT: Walker, Gray, Lang and Lea
MEMBERS ABSENT: Heringer, Webster, and Pollock

STAFF PRESENT: Stephen L. Jenkins, Director
John Bencomo, Principal Planner
Paul Kramer, County Counsel
David Morrison, Associate Planner
Mark Hamblin, Associate Planner
Linda Nantz, Administrative Services Officer



2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETINGS

Commission Action:

The Minutes of the October 4, 1995, Planning Commission Meeting were approved with no corrections.

MOTION: Walker SECOND: Lea
AYES: Gray, Walker, and Lea
NOES: None
ABSENT: Heringer, Pollock, and Webster
ABSTAIN: Lang



PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subjects relating to the Planning Commission, but not relative to items on the present agenda, was opened by the Chairman. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

No one came forward to address the Commission.



4. CORRESPONDENCE

Vice-Chair Commissioner Gray acknowledged receipt of the correspondence in the packet.



5. CONSENT AGENDA

Items on the Consent Agenda are believed by staff to be non-controversial and consistent with the Commission's previous instructions to staff. All items on the Consent Agenda may be adopted by a single motion. If any commissioner or member of the public questions an item, it should be removed from the Consent Agenda and be placed in the Regular Agenda.

There were no items on the Consent Agenda.



6. REGULAR AGENDA

6.1 A discussion of the status of the Mark Hope Project in Knights Landing.

John Bencomo, Principal Planner, gave an overview of the Mark Hope Project in Knights Landing. He spoke about the Service District fees, property drainage, alley access, building setbacks, site grading and landscaping.

John Joyce, Director of Public Works, said he had questions about why there is a retaining wall proposed on the plan at the northerly end of the project to provide additional yard area for Lot #1. Drainage on the lots is one of the poorest lot drainage plans he has ever seen because there are no provisions to run drainage from one lot onto another one. If you're going to create a drainage plan that requires one lot owner to maintain a drainage swale across their property to accommodate an upstream property owner, then there is going to have to be some kind of an easement to make sure

that property owner does not block that swale. The lots were not graded to drain the way the engineers said they would and the way that they were approved.

The Public Hearing was opened at this time.

Mary Edson, resident of Knights Landing, stated her concerns and showed photographs of Mark Hope Building Project.

Mary Lieser, resident of Knights Landing, was concerned about the sloping of the levee.

Marianne Nix, resident of Knights Landing, said that this project has been a big nightmare from the beginning. She does not want to have to go through all the problems again with Mark Hope's next project.

Wallace Edson, resident of Knights Landing, indicated that the first house of the project is too close to the levee.

All the people who spoke at the Public Hearing expressed their appreciation to John Bencomo, Brett Hale, John Joyce and the members of the Planning Commission for their concerns about the project.

Tom Brown, resident of Knights Landing, said that dirt was moved from 4th Street to 5th Street.

Audrey Gardner, resident of Knights Landing, was concerned about what violations would occur during the building of the next Mark Hope Project.

The Public Hearing was closed.

Commissioner Walker indicated that he could not understand how Mr. Hope would continue with the development of the project when the Planning Department has given rather clear expectations of what should happen.

Commissioner Lang said that when a developer is going to be building 28 more houses in a town, you do not start the very first project and make as many mistakes as Mark Hope has.

Commissioner Gray indicated that he is very unimpressed with the way the project is progressing. He added that any future Final Maps should be held back until these issues are addressed and resolved. This problem has now reached the level where the County needs to protect the legacy of what is being created.

Director Jenkins stated that the way the project is being handled does not meet the County's standards or expectations either. He added that he has notified Mr. Hope regarding the County's position of not issuing any Certificates of Compliances until the "as built plans" are reviewed by the Public Works Department, the Building Department and other agencies.



6.2 95-065 - Consideration of a two year extension of time to an existing Conditional Use Permit to allow the establishment of a roadside stand for the sale of agricultural products on an

approximate 5.9 acre parcel in the Agricultural General (A-1) Zone. Subject property is located on the southeast corner of CR 104 and CR 32, north of I-80, east of Davis. A Categorical Exemption has been prepared for this item. Applicant: Bozorg Chami (M. Hamblin)

At the request of Bozorg Chami, the applicant, this item was been continued to December 6, 1995.

Commission Action:

The motion was made to continue this item to the December 6, 1995, Planning Commission Meeting.

MOTION: Lea SECOND: Lang
AYES: Gray, Lea, Lang and Walker
NOES: None
ABSTAIN: None
ABSENT: Pollock, Heringer, and Webster



6.3 A ninety-day review to determine compliance of the Granite Construction Company, Yolo County, and the Robert MacNamara in-channel gravel mines located along Cache Creek between County Roads 94B and 96A. A Categorical Exemption has been prepared for this item. Applicant: Public Works Department, Granite Construction Company, and Robert MacNamara (D. Morrison)

The Staff Report was given by David Morrison.

Commissioner Walker was very concerned that Yolo County was not in compliance with the Interim Mining Ordinance and the possibility of flooding in the winter months.

John Joyce, Director of Public Works, said that the County does have a plan to bring itself back into compliance and that the land will first have to be restored.

Commission Action:

1. **DETERMINED that the Granite Construction Company has complied** with the Interim Mining Ordinance and Conditions of Approval established as part of their initial Use Permit approval and adopt the proposed Findings in support of the determination.
2. **DETERMINED that the Yolo County Public Works Department is not in compliance** with the Interim Mining Ordinance and Conditions of Approval established as part of their initial Use Permit approval.

3. **DIRECTED staff to report back in six months time** to update the Planning Commission on the efforts made by the Yolo County Public Works Department to correct the violations and consider termination of the mining permit after reclamation is complete.
4. **DETERMINED that the property owned by William Payne (Robert MacNamara) is not being mined** and direct staff to take no further action with regards to this issue.

MOTION: Walker SECOND: Lea
AYES: Walker, Lea, Lang, and Gray
NOES: None
ABSTAIN: None
ABSENT: Webster, Heringer, and Pollock



6.4 Comments on the Draft Woodland General Plan Policy document.

John Bencomo, Principal Planner, asked the Commissioners for any comments regarding the Woodland Draft General Plan.

Commissioner Walker stated the following: "Its not pressing but I read it and I guess my reaction to it is it looks like a standard, all encompassing, utopian development plan. And that's fine but I didn't really, I didn't learn much. I wasn't particularly curious about it. I have one concern, that doesn't just relate to this plan, but plans generally. If you look on page 1 of the General Plan Summary in the last paragraph of that page, it states "The General Plan may also address other topics the community feels are relevant towards development." The one thing I do not see in here is anything about fiscal or economic provisions or implications and viability. How is all this going to be funded? We seem to always be struggling for money whether its this County or Orange County or whom ever. We talk about all these things we are going to accomplish and there's not a word in here that I can find having to do with attempting to integrate some kind of a growth plan or economic base for all of these things. That would be my one suggestion."

There were no further comments by the Commission.



7. DIRECTOR'S REPORT

A report by the Director on the recent Board of Supervisor's meetings on items relevant to the Planning Commission. An update of the Community Development Agency activity 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.

Director Jenkins brought the Commission up to date on the following items:

- (1) Negotiations in progress regarding a lawsuit or potential lawsuit on the Mark Hope 27 Unit Project in Knights Landing.
- (2) The Wilbur-Ellis appeal has been filed and will be heard by the Board of Supervisors on December 5, 1995.
- (3) The Greengate "no build" lawsuit.
- (4) The Delta Protection Act.
- (5) The Cache Creek Technical Studies.
- (6) The Countywide Goals Project.



8. 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. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

The Commission reported on the following:

- (1) Water law issues.
- (2) Questions concerning the Pheasant Glen Project.
- (3) The parasite called Phylloxera is not transferred by the wind.



9. ADJOURNMENT

The meeting was adjourned at 11:15 a.m. to a special Joint Meeting of the Planning Commission and the Board of Supervisors at the Erwin Meier Administrative Center at 625 Court Street in Woodland, California on November 7, 1995. The next regular meeting of the Yolo County Planning Commission is scheduled for December 6, 1995, at 8:30 a.m. at the Yolo County Planning Commission Chamber at 292 W. Beamer Street, Woodland, CA. 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 a written notice of appeal specifying the grounds. The Board of Supervisors may sustain, modify, reject or overrule this decision. There will be an appeal fee payable to the Community Development Agency and the Clerk of the Board of Supervisors.

Respectfully submitted by,

Stephen L. Jenkins, Director
Yolo County Community Development Agency

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