

PLANNING COMMISSION AGENDA

DATE: Wednesday, December 6, 1995

TIME: The meeting will begin at 8:30 a.m.

LOCATION: Yolo County Planning Commission Chambers
292 West Beamer Street
Woodland, CA 95695

NOTE: During the course of the Planning Commission Meeting, it may be necessary for members of the Commission and/or Staff to leave the room to tend to other responsibilities. This should not be viewed as a lack of courtesy to speakers or members of the audience.

1. CALL TO ORDER 8:30 a.m.
2. ADOPTION OF MINUTES OF THE PREVIOUS MEETINGS
3. 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.

4. CORRESPONDENCE

The following items of interest and correspondence have been submitted to the Yolo County Planning Commissioners for their consideration, response and/or discussion, if desired.

- 4.1 A flyer from the Government Conference on the Environment.
- 4.2 A booklet regarding Alternatives for Future Urban Growth in California's Central Valley from American Land Trust.
- 4.3 An article regarding Traffic Engineering Standards.

- 4.4 A memo from Charles Mack, County Counsel, concerning the Groundwater Ordinance.
- 4.5 The City of Woodl and General Plan Update Newsletter.
- 4.6 An editorial concerning Development vs. Farmland from the Daily Democrat.

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 are no items on the Consent Agenda.

6. REGULAR AGENDA

- 6.1 95-066 - Consideration of a Lot Line Adjustment to exchange two separate and equal 658 sq. ft. areas of land between a 40 and a 47 acre property to provide additional vehicle access to one property and to coincide with existing improvements on the other property. Subject property is located 1,300 feet southwest of CR 80, 4 miles west of Capay in an Agricultural General (A-1) and an Agricultural Preserve (A-P) Zone. A Categorical Exemption has been prepared for this item. Applicants: Susan and Joseph Tooker/Paul and Helen McCoskey (M Hamblin)
- 6.2 95-065 - Continuation of consideration for 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)
- 6.3 95-064 - A request to establish a Land Conservation (Williamson Act) Contract for a 160 acre parcel and a corresponding Zone Change from Agricultural General (A-1) to an Agricultural Preserve (A-P) Zone. Subject property is located on the west side of CR 105 and .5 miles north of CR 38A in an Agricultural General (A-1) Zone. A Categorical Exemption has been prepared for this item. Applicant: NuCrop Inc. (D Flores)

- 6.4 95-053 - A request for a Williamson Act Contract split and a Parcel Map to divide an existing 160.31 acre parcel into two 80.15 acre parcels. Subject property is located on CR 35 and 106, approximately 4 miles south of Davis in an Agricultural Preserve (A-P) Zone. A Negative Declaration has been prepared for this item Applicant: Mary Periera/John Mullen, Esq. (D. Flores)
- 6.5 95-070 - A request for a Conditional Use Permit for a temporary farm worker dwelling in an Agricultural Preserve (A-P) Zone. Subject property is located at 27397 CR 91A near Winters. A Categorical Exemption has been prepared for this item Applicant: Joseph Aguiar (L. Srinivas)
- 6.6 ZF 4140 - A request for an extension of time for an existing Conditional Use Permit to establish a home site on a 15 acre parcel in the Agricultural General (A-1) Zone. Subject property is located at 16298 CR 56, 1500 feet west of CR 49 in Guinda. A Categorical Exemption has been prepared for this item Applicants: Virgil and Linda Myers (L. Srinivas)
- 6.7 A presentation of the 1994-1995 Annual Monitoring Report submitted by the Community Development Agency as related to Solano Concrete's Off-Channel Mining Operation. Subject property is located north of state Highway 16, approximately 1,000 feet east of Interstate 505, northeast of Madison in Agricultural General (A-1) and Sand and Gravel (S-G) Zones. A Categorical Exemption has been prepared for this item Applicant: Solano Concrete/Antony Fusso (D. Morrison)

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.

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.

9. ADJOURNMENT

The next meeting of the Yolo County Planning Commission has been scheduled for January 3, 1995.

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