

PLANNING COMMISSION AGENDA

DATE: **Wednesday, September 11, 1996**

TIME: The meeting will begin at **3:00 p.m.**

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

**AND**

DATE: **Wednesday, September 11, 1996**

TIME: The meeting will begin at 6:30 p.m.

LOCATION: Dunnigan Town Hall  
County Road 89A, North of Main Street  
Dunnigan, CA 95937

1. CALL TO ORDER 3:00 p.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 letter from PG & E Properties, Incorporated regarding the Agricultural and Tourism Targeted Industry Analyses Final Report.
- 4.2 A Regional Report from SACOG.

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.

- 5.1 96-046- Consideration of a Conditional Use Permit to allow for the installation of a 60' monopole supporting two microwave dishes that are two feet in diameter. Property is located on the northwest corner of Capay Street and Winters Street in Esparto in the Residential/One family or Duplex (R-2) Zone. A Categorical Exemption has been prepared. SBE: 279-57-4-1 Applicant: Pacific Bell/Quad Consultants (M. Hamblin)
- 5.2 96-037- Consideration of a Conditional Use Permit to allow for the installation of a 100' monopole with nine panel antennas and five personal communication system mini-cell equipment cabinets. Property is located on the west side of South River Road, .5 miles north of County Road 38B, north of the Freeport Bridge in the Agricultural General (A-1) Zone. A Negative Declaration has been prepared. APN# 044-030-06 Applicant/Owner: Sprint Spectrum/Gearon Company/Rodrigues (M. Hamblin)
- 5.3 96-017 - Consideration of a Conditional Use Permit to allow the installation of a 158' monopole and a 10'x20' unmanned equipment shelter. Property is located on the Westside of South River Road, one mile north of the Freeport Bridge near Clarksburg in the Agricultural General (A-1) Zone. A Negative Declaration has been prepared. APN# 044-060-14 Applicant/Owner: Nextel/Smart SMR of California/Correa (M. Hamblin)
- 5.4 96-048 - Consideration of a Lot Line Adjustment to increase a 4.3 acre parcel to 7.5 acres and decrease a 29.22 acre parcel to 25.7 acres. Property is located at 40823 Jefferson Blvd, near Courtland Road in Clarksburg in the Agricultural General (A-1). A Categorical Exemption has been prepared. APN#: 43-060-28 &29 Applicant/Owner: Simplot/Dutra/Tillis (D. Flores)

5.5 96-039 - Consideration of a Conditional Use Permit to construct a granny flat on a 1.2 acre parcel of land. Property is located at 52333 Netherlands Road, southwest from County Road 146B in Clarksburg in the Agricultural General (A-1) Zone. A Categorical Exemption has been prepared. APN#: 43-220-12 Applicant: Flossie Campbell (D. Flores)

6. REGULAR AGENDA

6.1 96-038- Consideration of a request for a Williamson Act Contract split and Parcel Map to create a 191 acre and a 108 acre parcel from a 299 acre parcel of land. Property is located on the southwest corner of County Road 12 and County Road 86 in the Hungry Hollow

Area of  
the County  
in the  
Agricultural  
Preserve  
(A - P)  
Zone. A  
Negative  
Declaration  
has been  
prepared.  
APN#: 61 -  
070 - 06  
Applicant/  
Owner:  
Hoppin/Hayes  
(D. Flores)

**THE FOLLOWING ITEMS WILL BE HEARD AT THE DUNNIGAN TOWN HALL,  
COUNTY ROAD 89A/NORTH OF MAIN STREET IN DUNNIGAN AT 6:30 P.M.**

6.2 96-044 - A request for a Conditional Use Permit to allow for a Youth and Family Center. Property is located at 3217 County Road 88 in Dunnigan in the Residential Suburban (RS/B43/100) Zone. A Categorical Exemption has been prepared. APN#: 051-181-09 Applicant: Spicer (M. Luken)

6.3 A Public Hearing to consider the Dunnigan General Plan/Specific Development Project, Final Environmental Impact Report and Zoning Changes associated with the update of the Dunnigan General Plan. (M. Luken)



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 regular meeting of the Yolo County Planning Commission will be on Wednesday, September 25, 1996.

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,

John Bencomo, Interim Director  
Yolo County Community Development Agency

LAC