

PLANNING COMMISSION AGENDA

DATE: Wednesday, October 30, 1996
TIME: The meeting will begin at 8:30 a.m.
LOCATION: Yolo County Planning Commission Chambers
292 West Beamer Street
Woodland, CA 95695

1. CALL TO ORDER 8:30 a.m.

2. SPECIAL ITEMS

2.1 Tony Bernhard, the County Recorder will administer the Oath of Office to the new Yolo County Planning Commissioners.

2.2 A presentation of a Resolution for former Planning Commissioner Nancy Lea.

3. ADOPTION OF MINUTES OF THE PREVIOUS MEETINGS

4. 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.

5. 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.

5.1 Public Hearing Notice regarding unmet transit needs in Yolo County.

5.2 A flyer from Cleaner Air Partnership of Sacramento.

5.3 A flyer from the Regional Data Center.

5.4 An article from the APA Journal titled "Jobs-Housing Balance Revisited".

5.5 A letter from SACOG.

5.6 Community Development Agency Update.

5.7 Regional Report from SACOG.

6. 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.

6.1 96-056 - A request for an Agricultural Preserve Contract Amendment and a Lot Line Adjustment/ Elimination of underlying parcels resulting in three parcels that reflect the actual configuration of the parcels ownership and farming operations. The Agricultural Contract Amendment results in three contracts consisting of 26, 60, and 100 acre parcels. Property is located on the south side of Shadow Valley Road along the east and west sides of State Highway 16 near Guinda in the Agricultural Preserve (A-P) zone. A Negative Declaration has been prepared. APN# 060-050-03 Applicant/Owner: Gretler/Karstad (M. Hamblin)

7. REGULAR AGENDA

7.1 96-017 - A continued hearing for 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)

7.2 An update of the status of the Yolo County Habitat Plan. (M. Hamblin)

7.3 94-115 - A certification of the Final EIR and a request for a Conditional Use Permit, a General Plan Amendment and a Zoning Code Amendment for the Woodland Christian School and the First Baptist Church to allow the construction of a church facility and a non-sectarian private school for grades K-12 in the Agricultural General (A-1) zone. This project will include the following ancillary structures: An administration building, classroom facilities, senior housing residences, playgrounds, athletic fields and parking facilities. Subject property is located at 40271/40403 County Road 24C near Woodland. APN: 042-080-05 Applicant: First Baptist Church/Woodland Christian School. (D. Flores)

THE FOLLOWING ITEM HAS BEEN TIME SET FOR 1:00 p.m.

- 7.4 A continuation of 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)

8. 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.

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

10. ADJOURNMENT

The next regular meeting of the Yolo County Planning Commission has tentatively been set for November 13 and 14, 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