

PLANNING COMMISSION AGENDA

DATE: Wednesday, August 12, 1998
TIME: The meeting will begin at 8:30 a.m.
LOCATION: Yolo County Planning Commission Meeting Room
292 West Beamer Street
Woodland, CA 95695

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

Items of interest and correspondence submitted to the Yolo County Planning Commissioners for their consideration, response and/or discussion, if desired.

- 4.1 A informational handout from American Farmland Trust.
- 4.2 Two reports of the Agricultural Task for Resource Conservation and Economic Growth in the Central Valley.
- 4.3 A flyer from the Cleaner Air Partnership.
- 4.4 A letter from Joe Heidrick, Jr. regarding his objections to paying certain fees.

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 98-020 - A follow up report on the Planning Commission's direction regarding a survey of the Madison Market, which is on the County's Historic Resources Inventory, prior to its demolition. (M. Hamblin)
- 5.2 97-072- A continuation of a request for a Conditional Use Permit for an elderly unit on a 24 acre property already occupied by another dwelling unit. The property is located at 23705 County Road 96, northwest of Davis in the Agricultural Preserve zone. A Categorical Exemption has been prepared. **Staff will be requesting a continuance of this item to an undetermined date.** APN: 040-170-04. Applicant/Owner: Roberto Cardenas (D. Flores)
- 5.3 G-4 - A modification to existing Financial Assurances for the Teichert Aggregates- Woodland surface mining operation to release approximately 50 acres of In-Channel land as having been reclaimed. The property is located within and south of Cache Creek, between County Roads 94B and 96, northwest of Woodland. A Categorical Exemption has been prepared. APNs: 025-350-18, 19, and 20. Applicant/Owner: Teichert Aggregates (D. Morrison)

6. REGULAR AGENDA

- 6.1 98-028 - A request for a Tentative Parcel Map to allow division of a 167 acre parcel into 20 and 147 acre parcels. Subject property is located on Howald Drive, between County Road 100B and 102 near Woodland in the Agricultural Preserve (A-P) zone. APN: 027-220-01 Owner/Applicant: Rudy and Faye Howard/Richard Hoppin (D. Flores)
- 6.2 98-012 - A request for a Conditional Use Permit to allow a secondary school for grades K-8 on church property. Grace Valley. Subject property is located at 27173 County Road 98, southeast of the intersection of County Road 98 and County Road 32, Russell Blvd, west of Davis in the Agricultural General (A-1) zone. A Negative Declaration has been prepared for this item. APN: 036-160-08. Applicant/Owner: Robert Black/Grace Valley Christian Center. (D. Flores)
- 6.3 A Public Hearing to solicit public comments and to discuss the County's participation in the 1998-99 Economic Development Allocation of the Small Cities Community Development Block Grant Program. CDBG Economic Development Allocation funds may be used for business/development activities. (M. Drack)
- 6.4 98-008 - A request for a Conditional Use Permit to legalize the expansion of an existing residential care facility for the adult mentally disabled on a .5 acre parcel. Subject property is located at 16730 County Road 87 in Esparto in the Commercial/Mixed Use/Planned Development (C-2/PD) zone. A Negative Declaration has been prepared for this item. APN: 049-240-07 Applicant/Owner: Marlene Hart/Rosella Fugate/Orchard View Board and Care Guest Home. (D. Flores)
- 6.5 98-010 - A public hearing to receive comments on the Draft Environmental Impact Report for an Amendment filed to Zone File 95-079, regarding the Syar Industries Long-term, off-channel mining permit and reclamation plan. The property is located between County Roads 87 and 89, between State Highway 16 and Cache Creek, north of Madison and Esparto. APNs: 049-060-04 and 13; 049-120-05, 06, and 16; and 049-130-05 and 27. Applicant/Owner: Syar Industries (D. Morrison).
- 6.6 97-066 - A request for a Zone Change, a General Plan Amendment, and a Tentative Subdivision Map to create eight lots on a thirteen acre parcel. Subject property is located at Netherlands Road between David Lane and County Road 146, in the Clarksburg area in the Residential Suburban (RS-B430) zone. A Negative Declaration has been prepared for this item. APN: 043-250-08 Applicant/Owner: John Carvalho and Vincent Stanich, Jr, (D. Flores)

6.7 98-029- A request for a Conditional Use Permit to legalize and expand an existing non-conforming petroleum bulk plant and services in order to install a cardlock station. Subject property is located on the south side of County Road 6, east of County Road 99W west of the Southern Pacific Railroad tracks in Dunnigan in the Agricultural General (A-1) zone. SBE#572-57-21-2. Applicant/Owner: Ramos Oil Company (M. Hamblin)

6.8 A workshop to discuss Draft Amendments made to the Yolo County Zoning Ordinance. (M. Drack/J. Bencomo)

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 Planning and Public Works Department 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 has been tentatively scheduled for September 2, 1998.

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** from the date of the action. A written notice of appeal specifying the grounds and an appeal fee **immediately** payable to the Clerk of the Board must be submitted **at the time of filing**. The Board of Supervisors may sustain, modify or overrule this decision.

Respectfully submitted by,

John Bencomo, Assistant Director
Yolo County Planning and Public Works Department

LAC