

PLANNING COMMISSION AGENDA

DATE: Wednesday, August 6, 1997
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. 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 Cleaner Air Partnership of Sacramento

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 96-086 - A request for a Conditional Use Permit to allow for the installation of a wireless communications facility. Subject property is located on the southeast corner of the junction of CR 12A and 99A, four miles south of Dunnigan in the Agricultural General (A-1) zone. A Negative

Declaration has been prepared. APN: 054-070-21. Applicant/Owner: AT & T Wireless Services/Rominger and Salonites. (M. Hamblin)

- 5.2 97-020 - A request to establish a Land Conservation (Williamson Act) Contract for a 276 acre parcel and a corresponding Zone Change for the subject site from Agricultural General/Sand and Gravel (A-1/SG) to an Agricultural Preserve/Sand and Gravel (A-P/SG) zone. Property is located on State Highway 16, 1/4 mile east of I-505. A Categorical Exemption has been prepared. APN: 49-070-12. Applicant: Solano Concrete (D. Flores)

6. REGULAR AGENDA

- 6.1 97-011 - A continuation of a request for a Conditional Use Permit to establish an agricultural packaging and warehouse distribution facility for pesticides and fumigants on a five acre property. The property is located at 39985 CR 14 between St. Highway 113 and CR 101 in Woodland in the A-1 (Agricultural General) Zone. A Mitigated Negative Declaration has been prepared. APN#056-200-09 Applicant/Owner: California Agricultural Industrial Service/Dean Storkan (D. Flores)
- 6.2 95-077- A request for recommendation to the Board of Supervisors of the Final Draft Zoning Code Amendment to change the definition of private and commercial stables; allow commercial stables in the Agricultural Preserve (A-P) zone; require site plan review of events held at private stables; and authorize the Zoning Administrator to approve Conditional Use Permits involving stables. Applicant: Yolo County Community Development (D. Morrison)
- 6.3 97-024 - A request for a Conditional Use Permit to allow the continued operation of a rodeo on a five acre parcel. Property is located four miles west of Woodland in the Monument Hills area at 33890 CR 24 in the Agricultural General (A-1) Zone. A Negative Declaration has been prepared. APN: 025-171-29. Applicant/Owner: Humes/Fletes (C. Eaton)
- 6.4 97-034 - A request to review and provide recommendations for acquisition of two proposed school sites within the Esparto Unified School District Boundary Area. The Parker Property is located on State Highway 16 at CR 21A in the R-1/PD (Residential/Planned Development) zone and the Rush Property is located 2500 feet west of the intersection of Highway 16 and CR 21A in the RRA (Rural Residential Agriculture) in Esparto. APN: 049-160-09 and 049-150-29. Applicant: Esparto Unified School District (D. Flores)
- 6.5 97-026 - A request for a Conditional Use Permit to allow the construction of a second single family dwelling on a 73 acre property. The Use Permit also includes a request to allow an existing mobile home stored on the site to be used as a senior housing unit. Property is located north of CR 1A, one mile west of I-5, northwest of Dunnigan in the Agricultural Preserve (A-P) zone. A Negative Declaration has been prepared. APN: 051-010-43 Applicant: Daniel Howard (M. Hamblin)
- 6.6 A request for Financial Assurances to ensure that funds are available to implement approved reclamation plans for the following surface mining operations. A Categorical Exemption has been prepared for each request.
- a. G-6 - An off-channel aggregate mining operation, consisting of approximately 132 acres, with reclamation to open space. The site is located immediately west of County Road 96 and south of Cache Creek, near Woodland, in the A-1/S-G (Agricultural General/Sand and Gravel) Zone. APN# 25-35-10. Applicant/Owner: Schwarzgruber and Sons (D. Morrison).
- b. G-7 - An off-channel aggregate mining operation, consisting of approximately 141 acres, with reclamation to open space. The site is located immediately west of County Road 95B

and north of Cache Creek, near Woodland, in the A-1/S-G (Agricultural General/Sand and Gravel) Zone. APNs# 25-30-05, -27, and -32. Applicant/Owner: Granite Construction (D. Morrison).

- c. G-12 - An in-channel aggregate mining operation, consisting of approximately 20 acres, with reclamation to habitat. The site is located immediately east of County Road 94B and north of Cache Creek, near Woodland, in the A-1/S-G (Agricultural General/Sand and Gravel) Zone. APNs# 25-35-01, -03, and -27. Applicant/Owner: Teichert Aggregates (D. Morrison).
- d. 1541 - The processing plant site for the off-channel aggregate mining operation, consisting of approximately 20 acres, with reclamation to habitat. The site is located immediately east of Interstate 505 and south of Cache Creek, near Madison, in the A-1/S-G (Agricultural General/Sand and Gravel) Zone. APN# 49-07-13. Applicant/Owner: Solano Concrete (D. Morrison).
- e. 95-093 - A portion of Phase 2 (Kaupke) of the off-channel aggregate mining operation, consisting of approximately 17 acres, with reclamation to row crop agriculture. The site is located immediately east of Interstate 505 and south of Cache Creek, near the town of Madison, in the A-1/S-G (Agricultural General/Sand and Gravel) Zone. APN# 49-07-13. Applicant/Owner: Solano Concrete (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 regular meeting of the Yolo County Planning Commission has been tentatively scheduled for September 3, 1997.

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, Director
Yolo County Community Development Agency

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