

REVISED
PLANNING COMMISSION AGENDA
(Addendum to original agenda has been highlighted)

DATE: Wednesday, April 2, 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 An article from the Business Journal regarding the development of a new city in west Placer County.
- 4.2 A news release from the Bureau of Land Management regarding Hardrock Mining Regulations.
- 4.3 A news release from the Bureau of Land Management regarding a proposal to consolidate law enforcement regulations.

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 **97-004** - A request for a Lot Line Adjustment resulting in two parcels of 454 and 299 acres respectively. Also, an Agricultural Contract Split of a 649 acre preserve into two contracts. The property is located west of County Road 87, between Cache Creek and CR 16, north of Esparto in the Agricultural Preserve (A-P) zone. This project is Categorically Exempt. APN# 048-220-02, and 16. Applicant: Megan McGivney (D. Morrison)
- 5.2 **97-002** - A request for a Conditional Use Permit to utilize a mobile home as a guest house. Property is located on the west side of County Road 88A, 1100' south of CR 4, in the Yolo Hardwood Subdivision of Dunnigan in the Residential Suburban (RS B43/100) zone. This project is Categorically Exempt. APN# 051-181-11 Applicant: Lula Banks/Brumfield (C. Eaton)
- 5.3 **96-084** - A request for a Conditional Use Permit to allow for the installation of a wireless communications facility. Property is located on the northeast corner of the intersection of CR 154 and CR 146, south of Clarksburg in the Agricultural General (A-1) zone. A Negative Declaration has been prepared. APN# 043-160-37 Applicant/Owner: AT & T/Bernice Slater. (M. Hamblin)
- 5.4 **97-003** - A request for a modification of a Conditional Use Permit to allow the construction of a grain dryer and storage bins. Property is located two miles east of Davis, 1000' south of Chiles Road, west of the Yolo Bypass in the Agricultural General (A-1) zone. A Negative Declaration has been prepared. APN # 033-020-07,29,38 Applicant: SHF Acquisitions (C. Eaton)
- 5.5 **97-010** - The Community of El Macero has requested a 40' wide utility easement located immediately east of El Macero be abandoned. Property is located one mile east of Mace Boulevard, south and east of the El Macero Subdivision. APN# 33-110-33 Applicant: Yolo County Public Works (C. Eaton)

6. REGULAR AGENDA

- 6.1 **96-057** - A continuation of a hearing for a Conditional Use Permit to allow an existing mobile home on a 4.78 acre property as a senior housing unit. Property is located on the north side of CR 23, 1000 feet west of CR 85C near Esparto in the Agricultural General (A-1) zone. This item is Categorically Exempt. APN #: 049-180-66 Applicant: Dean Marks (M. Hamblin)
- 6.2 A discussion of Williamson Act Contracts with Alan Flory, the County Assessor.
- 6.3 **96-083** - A request for a rezone of a 56 acre parcel from Agricultural Preserve (A-P) to Agricultural General (A-1), a Tentative Parcel Map that results in the division of a 56 acre parcel into a 30 acre and a 26 acre parcel, and a Variance creating a 3.01 acre parcel. Property is located on Ranch Road, north of CR 78 in the Capay Valley. A Negative Declaration has been prepared. APN# 048-020-07,11,13,15 Applicant: Pamela Welch (D. Flores)
- 6.4 A public workshop to receive comments on the County's Draft Zoning Ordinance Amendment concerning equestrian facilities. The draft amendment changes the definitions of private and public stables, requires site plan review of events held at private stables, and authorizes the

Zoning Administrator to approve Use Permits involving stables. Applicant: Yolo County Community Development Agency (D. Morrison)

6.5 A discussion by the Commission regarding County Zoning Enforcement issues. (J. Bencomo)

6.6 96-058 - The Dunnigan General Plan Amendment and Rezone. A submittal of Staff's written report and determination of a new date for further consideration of this item. No other discussion or action will be taken. (M. Hamblin)

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 May 7, 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, Interim Director
Yolo County Community Development Agency

LAC