

## PLANNING COMMISSION AGENDA

DATE: Wednesday, July 1, 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 Letter from the California County Planning Commissioner's Association.
- 4.2 The Regional Report from SACOG.
- 4.3 Letter from Lynnel Pollock to Irene Itamura regarding accidents on State Highway 16 from Woodland To State Highway 20.

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 97-072- 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. APN: 040-170-04. Applicant/Owner: Roberto Cardenas (C. Eaton)
- 5.2 97-070- A continuation of a request for a Tentative Parcel Map and Variance to create a 1.11 acre homesite from a 23.41 acre parcel. This request was conceptually approved by the Planning Commission pending Staff's drafting of the Findings and Conditions for Approval. Property is located at 53396 South River Road, north of Clarksburg in the Agricultural General zone. A Negative Declaration has been prepared. APN: 044-130-04. Applicant/Owner: Vance Boyes/Robert Rose (C. Eaton)
- 5.3 97-062- A Status Report of Trical's progress in meeting the Conditions of Approval as set forth by the Planning Commission. (D. Flores)
- 5.4 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.
- 5.5 98-017- A request for a Conditional Use Permit to establish a secondary dwelling unit in an existing structure on a residential property where a new home will serve as the primary dwelling unit. Property is located at 2794 County Road 88C, east of I-5 between County Road 2A and County Road 4 in Dunnigan in the Residential Suburban/One-acre minimum (RS B43/100) zone. A Categorical Exemption has been prepared. APN: 051-103-18 Applicant/Owner: Cleveland Jordan (C. Eaton)
- 5.6 98-018- A request for a Lot Line Adjustment to transfer Parcel 038-100-09 to an adjacent parcel 038-100-08, increasing the ranch by 11 acres. Both properties are in the Williamson Act and will require A-P Contract Boundary Adjustments. Property is located northwest of the intersection of County Road 32 and 93A, east of Winters in the Agricultural Preserve (A-P) zone. A Categorical Exemption has been prepared. APN: 038-100-09 Applicant/Owner: Martinez/Wong (C. Eaton)

6. REGULAR AGENDA

- 6.1 98-014- A request for a Conditional Use Permit to establish a church and school facility. Property is located on the east side e Matmor Road, south of Tyler Street near Woodland in the Agricultural General (A-1) zone. A Mitigated Negative Declaration has been prepared. APN: 041-070-39, 41 AND 041-080-13. Applicant/Owner: First Baptist Church/Woodland Christian School (D. Flores).
- 6.2 98-013- A request for a Tentative Parcel Map to divide a 180 acre parcel into 2, 90 acre parcels. Property is located at County Road 139 (River Road) north of Clarksburg in the Agricultural Preserve (A-P) Zone. A Negative Declaration has been prepared. APN: 044-050-01 Applicant/Owner: Albert and John Martinelli (D. Flores)
- 6.3 A discussion of the appropriate tools necessary for the implementation of the County's Economic Development efforts. (J. Bencomo/M. Drack)
- 6.4 A discussion of appropriate locations for agribusinesses in the unincorporated areas of the County. (J. Bencomo/M. Drack)

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 August 12, 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