

PLANNING COMMISSION AGENDA

DATE: Wednesday, May 6, 1998

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 newsletter from the California County Planning Commissioners Association.
- 4.2 Placer Parkway Planning Project Statement of Work
- 4.3 Letter from Dan Lungren regarding Conflict of Interests statements. One copy of the 1998 handbook will be available in the office of the Planning and Public Works Department for the Commission to read.
- 4.4 A flyer from the Cleaner Air Partnership.
- 4.5 The Draft Airport Management Policies.

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 98-019- A request for a Conditional Use Permit for the establishment of a granny unit in the Agricultural General (A-1/B860) zone. Subject property is located 2000 feet west of County Road 95 located in the Berry Vale Gardens Subdivision in the Willow Oaks area of the County. A Categorical Exemption has been prepared. APN: 040-190-65 Applicant/Owner: Michael Mullen Construction/Grafton (D. Flores)
- 5.2 98-020- Consideration of a demolition permit for a designated County historical landmark in Madison. Subject property is located at the junction of Main Street and Railroad Street in Madison. APN: 049-449-05 Applicant/Owner: Yolo County/Heliodoro and Guadalupe Checa (M. Hamblin)

6.0 REGULAR AGENDA

- 6.1 A presentation by Janet Ruggiero, Community Development Director, on the City of Woodland's plans for future development.
- 6.2 97-060- Reconsideration of the Conditions of Approval for Use Permit # 97-060 and a request for an extension of time to allow for the testing of wells in the surrounding area. Owner: Trical (D. Flores)
- 6.3 98-006- A request for a Lot Line Adjustment to encompass an existing dwelling and a well. Subject property is located at 50878 Babel Slough Road, north of Clarksburg in the Agricultural General (A-1) zone. A Categorical Exemption has been prepared. APN: 044-040-03 & 12. Applicant/Owner: G. David Wilson/Wilson Farms (C. Eaton)
- 6.4 98-004- A request for a Lot Line Adjustment for the purpose of erecting a farming headquarter. Subject property is located on County Road 101A, 1/4 mile south of County Road 29 near Davis in the Agricultural Preserve (A-P) zone. A Categorical Exemption has been prepared. APN: 041-090-06 & 07. Applicant/Owner: Tim Ruff/Frank Meyers (D. Flores)
- 6.5 95-078- A request for an Amendment to the Cache Creek Aggregates Long-Term, Off-Channel Mining Permit, modifying Conditions of Approval #47 & 48 to allow for an additional year in which to construct road improvements for County Roads 19 and 87. The property is located on the north side of Cache Creek, between County Roads 85 and 87 near Capay in the Agricultural General/Sand and Gravel (A-1/S-G) and Agricultural Preserve/Sand and Gravel (A-P/S-G) Zones. An Addendum EIR has been prepared for this project. APNs: 048-140-20, 048-140-22, 048-220-02, and 048-220-16. Owners: Woods Porter and R.C. Collect. Applicant: Cache Creek Aggregates (D. Morrison)
- 6.6 95-093- A request for an Amendment to the Solano Concrete Long-Term, Off-Channel Mining Permit, modifying Condition of Approval # 66 to allow for an additional 1.5 years in which to construct a left-turn lane for State Route 16. The property is located on the south side of Cache Creek, between Interstate 505 and County Road 92D near Madison in the Agricultural General/Sand and Gravel (A-1/S-G) and Agricultural Preserve/Sand and Gravel (A-P/S-G) Zones. An Addendum EIR has been prepared for this project. APNs: 049-060-04, 049-060-07, 049-070-05,06, 09, 10, 13, and 025-450-01. Owner/Applicant: Solano Concrete (D. Morrison)
- 6.7 95-094- A request for an Amendment to the Teichert Aggregates (Esparto) Long-Term, Off-Channel Mining Permit, modifying Condition of Approval #44 to allow for an additional year in which to construct road improvements to County Road 19. The property is located north of Cache Creek, between County Roads 87 and 89 near Esparto in the Agricultural General/Sand and Gravel (A-1/S-G) Zone. An Addendum EIR has been prepared for this project. APNs: 048-210-06, 10, and 11. Owners: Teichert Aggregates and Cowles and Donna Mast. Applicant: Teichert Aggregates (D. Morrison).

- 6.8 R-8 and R-9- A clarification of the Reclamation Plan for the Schwarzgruber and Sons Reclamation Plan, to determine if there is one or two reclamation plans for this mine site. The property is located south of Cache Creek, between County Roads 94B and 96 near Woodland in the Agricultural General/Sand and Gravel (A-1/S-G) Zone. A Categorical Exemption has been prepared for this project. APN: 025-350-10. Applicant: Schwarzgruber and Sons (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 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 June 3, 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