

# PLANNING COMMISSION AGENDA

DATE: THURSDAY, DECEMBER 9, 1999  
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 Status update on the establishment of an expired Conditional Use Permit with compliance requirements for the Roving Knight Recreational Vehicle (RV) Park. APNS: 056-282-13  
Stanley W. Young (L.Lowe)

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 **99-029** –A request for a Use Permit to grade and level an approximate 7.5 acre area, and off-site hauling of approximately 58,000 cubic yards of soil and aggregate. The project is located on County Road 95A, between County Roads 24 and 25, near Woodland. The project will occur over a five year period. APN:025-200-33 Owner/Applicant: T. Geerts , (D.Daly)
- 5.2 **99-067**- A request for a Conditional Use Permit for the establishment of a home site on a parcel less than twenty acres in the Agricultural General (A-1) Zone. Subject property is located on County Road 29, immediately north of the North Davis Meadows II Subdivision and the City of Davis Municipal Golf Course, approximately 1.5 miles north of the City of Davis. A Categorical Exemption has been prepared. APN: 04-120-24 Owner/Applicant: Mark and Cindy Korte , (L. Lowe)
- 5.3 **99-061** – A request for a Lot Line Adjustment on two parcels of approximately 20 and 7 acres. The project is located on State Route 16 within the Town of Esparto, north of County Road 19H and east of County Road 85B. A Categorical Exemption has been prepared. APNS: 049-140-28 and 29 Owner/Applicant: N. Echarte, (D. Daly)
- 5.4 **95-093** – A request to establish Financial Assurances for Phase 3 of the Solano Concrete Long-Term, Off-Channel Mining Permit, to ensure reclamation of 90 acres to row and tree crops. The project site is located south of Cache Creek, between County Roads 89 and 92D, northeast of the town of Madison in the General Agriculture/Sand and Gravel (A-1/S-G) zone. A Categorical Exemption has been prepared. APN: 049-070-06 and -10. Applicant/Owner: Solano Concrete (D.Morrison)

6. REGULAR AGENDA

- 6.1 **99-56** – A request for a Williamson Act contract division resulting in 57 acres and 51 acre contracts. The project is located north and south of County Road 25, 1 mile west of County Road 27, near Woodland. A Categorical Exemption has been prepared. APNS: 040-040-20 and 040-080-01 Owner/Applicant: Emison/Hennigan (D. Daly)
- 6.2 **99-060** –A request for a Tentative Parcel Map (TPM#4420) and lot width Zone Variance for the division of an approximate 1.20 acre parcel in the Residential Suburban (RS) Zone. The project is located at the junction of County Road 32A (Montgomery Avenue) and Willowbank Road in South Davis. APNS: 069-160-51 Owner/Applicant: H.Clemente/M.Flanders (L. Lowe)
- 6.3 **99-071** – A request for a Land Conservation (Williamson Act) Contract Division. The Williamson Act Contract currently encumbers 195.76 acres. The division of contract would establish one contract for three contiguous parcels totaling 175.76 acres and one contract for a 20.00 acre parcel. The project is located on County Road 2, 3 miles north of Dunnigan and 1 mile south of the County Line. APNS: 051-010-14,17,18 and 051-140-07 Owner/Applicant: D. LaMoureaux (L. Lowe)
- 6.4 A workshop to discuss infrastructure financing and maintenance for two approved subdivision of 63 and 72 units (Zone File Nos. 98-001 and 98-043), located in the R-1/PD (Single Family Residential/Planned Development) Zone. The projects are generally located between Grafton Street (County Road 20A) and State Highway 16, west of Sebastian Way, in the town of Esparto. APNS: 049-150-18, -19, -37, -38, and 43. Owner/Applicants: Western Development and C & J Properties. (D. Morrison)

- 6.5 **95-094 and 95-095** – A request to establish a 123-acre Agricultural Easement as mitigation for the Teichert Woodland and Esparto Long-Term, Off-Channel Mining Permits. The proposed easement is located south of County Road 19 and east of County Road 94B, north of Cache Creek, near the City of Woodland in the General Agriculture (A-1) and General Agriculture/Sand and Gravel (A-1/S-G) Zones. A Categorical Exemption has been prepared. APNs: 025-350-03 and -28; 02-350-30 and -32. Applicant/Owners: Teichert Aggregates and Muller Farms. (D. Morrison).
- 6.6 **95-095** – A request to clarify the Teichert Woodland Long-Term, Off-Channel Mining Permit with respect to maximum allowed depth. The project site is located south of County Road 19 and east of County Road 94B, north of Cache Creek, near the City of Woodland in the General Agriculture (A-1) and General Agriculture/Sand and Gravel (A-1/S-G) Zones. An Addendum Environmental Impact Report has been prepared. APNs: 250-350-32. Applicant/Owner: Teichert Aggregates. (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. ELECTION

Election of the new Chair and Vice-Chair of the Yolo County Planning Commission.

10. ADJOURNMENT

The next regular meeting of the Yolo County Planning Commission has not been scheduled.

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, Interim Director  
Yolo County Planning and Public Works Department