

PLANNING COMMISSION AGENDA

DATE: Thursday, June 10, 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.

1.1 Oath of Office for Newly Appointed Planning Commissioner Donald Peart

2. **ADOPTION OF MINUTES OF THE PREVIOUS MEETING - May 13, 1999**

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 Commission's consideration, response and/or discussion, if desired.

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 **96-083** - A request for a 1 year time extension of a Tentative Parcel Map for Capay Valley Winery involving 4 parcels originally approved June 24, 1997. The subject property is located on the southeast corner of State Route 16 and Ranch Road, north of County Road 78. APN's 048-020-7, 11, 13 and 15. Owner/Applicant: Pamela Welch. (D. Daly)

5.2 **99-039** - Architectural Review for a proposed addition to the Holland Land Company Headquarters (Yolo County designated Historic Landmark). The subject structure is located at 36533 Netherlands Road, Clarksburg. A Categorical Exemption has been prepared for this project. APN: 043-160-35. Applicant: Jim Bob Kaufmann. (L. Lowe)

6. **REGULAR AGENDA**

6.1 Receive comments regarding Yolo County Community Development Block Grant (CDBG), and Planning and Technical Assistance Grant applications. (M. Drack)

6.2 Presentation on Economic and Revenue Analysis Report recently adopted by the Yolo County Board of Supervisors. (M. Drack)

6.3 **99-025** - Replacement of Yolo County Zoning Map Insets #16 through #30 with Geographic Information Systems (GIS) Maps #16 through #20 and a composite Zoning Map. A Categorical Exemption has been prepared for this project. Location: County Wide. Applicant: Yolo County. (D. Daly)

6.4 **G-7** - A request to establish Financial Assurances in the amount of \$14,610 for the former County aggregate mine site. The project is located south of County Road 20, between Cache Creek and County Road 96, three miles west of the City of Woodland. A Categorical Exemption has been prepared for this project. APN: 025-120-41. Applicant/Owner: Yolo County. (D. Morrison)

6.5 **99-016** - A request for a Parcel Map to divide an approximate 15 acre parcel into 3 five acre single family home sites in the Agricultural General (A-1) Zone. Subject property is located between County Road 24 and County Road 25, north of County Road 94A, approximately 3 miles southwest of the City of Woodland. A Negative Declaration has been prepared for this project. APN: 040-040-01. Applicant: Cal-Penn Builders/ Bill Streng. (L. Lowe)

6.6 **99-027**- A Lot Line Adjustment to reconfigure two existing parcels and concurrent Williamson Act Contract Division (#74-028) in the Agricultural Preserve (A-P) Zone. Subject parcels 025-340-18 and 21 are located between County Road 97A and County Road 98, approximately 1,000 feet south of County Road 19A. Subject Parcel 025-330-08 is non-contiguous and located approximately 1/4 mile northwest of County Road 97A, adjacent to Cache Creek. A Categorical Exemption has been prepared for this project. Applicant: George T. Oliver. (L. Lowe)

6.7 **99-031** - A request for a 3 year extension of time to file a Tentative Subdivision Map for the Wildwing Country Club Subdivision. Subject property is located on the north side of State Highway. 16, 5 miles west of Woodland in the Residential/PD-45 zone. An Environmental Impact Report (EIR), was previously certified for this project. APN: 025-440-17,43 and 025-190-61. Applicant/Owner: Milton Watts. (M. Hamblin)

6.8 **99-001** - A request for a General Plan Amendment, Zone Change and a Lot Line Adjustment to provide additional parking area and a potential future wastewater holding pond area for the proposed Pilot Travel Center. A Zone Variance for the installation of a 50 foot sign within the Highway Service Commercial (C-H) Zone is also requested. The project site is located on the east side of U.S. Interstate 5, approximately 300 feet south of County Road 8 in the Town of Dunnigan. A Tiered Negative Declaration has been prepared for this project. APN:052-050-07. Applicant: Pilot Corporation (M. Hamblin)

6.9 Nominations and Election of Planning Commission Vice Chair.

7. **PLANNING 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 July 8, 1999.

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

June99.DRD