

PLANNING COMMISSION AGENDA

DATE: Thursday, May 13, 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 A flyer from the Cleaner Air Partnership.
- 4.2 An invitation from Homestake Mining Company to the Commissioners.
- 4.3 A flyer from the California Planning Commissioners Association Spring Agricultural Forum.

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 **99-022** - A request for a Conditional Use Permit to convert a garage to a second dwelling unit. Subject parcel is located at 27278 Willowbank Road near Davis in the Residential Suburban (RS) zone. This

project has been deemed Categorically Exempt. APN: 069-150-47 Owner/Applicant: Fred & Kristy Bagood. (L. E. Lowe)

- 5.2 **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 St Hwy. 16, 5 miles west of Woodland in the Residential/PD-45 zone. An EIR was previously certified for this project. APN: 025-440-17,43 and 025-190-61 Applicant/Owner: Milton Watts (M. Hamblin)

6. REGULAR AGENDA

- 6.1 **98-043** - A continuation of a request for a 72-Unit Subdivision and Planned Unit Development, and Rezoning from R-1/PD (Single Family Residential/Planned Development) to R-1/PD-49 (Single Family Residential/Planned Development No. 49). The project is located west of St Hwy.. 16 and north of Woodland Avenue in Esparto. A Mitigated Negative Declaration has been prepared for this project. APNs: 049-150-18, -19, -37, and -38. Applicant/Owner: C&J Properties. (D. Morrison)
- 6.2 **99-002** - A request for an Agricultural Preserve Contract Division of an existing 40 acre Williamson Act Contract into two 20 acre contracts to conform with lots created by a subdivision map filed in 1906. Subject property is located on the east side of County Road 97D, north of County Road 32, west of Davis in the Agricultural Preserve (A-P) zone. This project has been deemed Categorically Exempt. APN: 037-140-04 Owner/Applicant: McDonald/Kelly (M. Hamblin)
- 6.3 **99-018**- A request for a change in zoning increasing the acreage of Agricultural Preserve (A-P) zoned land and decreasing Agricultural General (A-1) zoned property, a corresponding Amendment of Agricultural Preserve Contract #72-311; a minor Lot Line Adjustment, and a Conditional Use Permit to allow the construction of a single-family dwelling on the remaining A-1 property. Subject property is located on the corner of Tule Road and Clarksburg Road in Clarksburg. A Negative Declaration has been prepared for this item. APN: 043-210-07,08,09,&10. Owner/Applicant: Merwin/Hunn/Eyster (D. Daly)
- 6.4 **99-012** - A request for a division of Agricultural Preserve Contract #69-307 into three separate contracts of 35.75 acres, 100.69 acres and 46.6 acres. Subject parcel is located on the north and south side of County Road 93A, east of St Hwy. 16, west of Davis in the Agricultural Preserve (A-P) zone. This project has been deemed Categorically Exempt. 038-060-13, 038-080-10 & 12, 038-090-02, 038-100-07 Owner/Applicant: Carmelo Ramos Family Partnership (D. Daly)

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 June 10, 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

LAC