

PLANNING COMMISSION AGENDA

DATE: Thursday, October 14, 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 status update on the enforcement efforts for the Compliance of Use Permit (99-007), that allowed for the operation of a vehicle dismantling and wrecking operation in Dunnigan. (Cliff Backhaus)
- 4.2 A status update on the enforcement efforts for the Compliance of Use Permit (ZF 2044), for the Roving Knight Recreational Park in Knights Landing. (Stan Young)

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 **99-041-** A request for a Conditional Use Permit to allow for a granny dwelling unit. Subject parcel is located on 1822 County road 96B near Woodland in the Agricultural General (A-1) zone. This project is Categorically Exempt. APN: 025-210-66 Owner/Applicant: Marc and Cheri Battaglia (L. Lowe)
- 5.2 **99-047** – A request for a Conditional Use Permit to allow for a granny dwelling unit. Subject parcel is located at 12230 County Road 84A in Capay in the Agricultural General (A-1) zone. This project is Categorically Exempt. APN: 061-180-02 Owner/Applicant: Martin and Susan Von Barga (L. Lowe)
- 5.3 **99-058-** A request to certify the Environmental Review Determination, a Negative Declaration, for the construction and crossing of a new water piping system at Putah Creek being designed for the Willowbank County Services Area. The pipeline crossing will serve to connect the City of Davis water system to the Willowbank Community Services Association water system for emergency backup and/or supply. Two scenarios are included in the Initial Study and are both being considered; one above the ground and one below. Subject location is along Putah Creek upstream (east) of Mace Blvd and downstream of the County Road 32D crossing in a Residential Suburban (RS) Zone. Owner/Applicant: Willowbank Services Area/Yolo County Planning and Public Works. (L. Lowe)
- 5.4 **99-062** – A request to certify the environmental document for a Floodplain Development Permit to construct four weirs, install erosion control measures, and plant native vegetation within the Cache Creek channel in the A-1 (General Agricultural) and A-P (Agricultural Preserve) zones. The project is located west of County Road 41 and north of State Highway 16, near the town of Rumsey. A Negative Declaration has been prepared. APNS;060-230-03, -04, AND 06; 060-251-01. Applicant: Yolo County Planning and Public Works Department. Owners: Chester R. Lloyd, Chester G. Lloyd and Jan Lowrey et al. (D. Morrison)

6. REGULAR AGENDA

- 6.1 **99-029** – Grading and leveling of an approximate 7.5 acre area, and offsite hauling the resulting approximate 58,000 cubic yards of soil and aggregate. The project will occur over a five year period. The reason for the project is to incorporate the resulting level acreage into an existing agricultural operation. Location is 18946 County Road 95A, Woodland in the Agricultural Preserve (A-P) zone. A Negative Declaration has been prepared. APN: 025-200-33 Applicant/Owner: Tim and Jennifer Geerts (D. Daly)
- 6.2 **99-038** – A request for a division of a 6.5 acre parcel into 4 Residential Suburban (R-S /B43) lots. The zoned parcel is located on the west side of Willow Avenue, north of Clarksburg Road, in the Residential Suburban (R-S)/ B43. A Negative Declaration has been prepared. APN: 043-230-47. Owner/Applicant: Charles Pacheco (D. Daly)
- 6.3 **99-050** – A request for a Lot Line Adjustment and Reversion to Acreage Map #4177. Additionally, the Reversion to Acreage properties have been placed under joint easement with the Yolo County Land Trust and Yolo County Resource Conservation district totaling 113. Property is located at 28472 County road 87D near Winters in the Agricultural Preserve (A-P) zone. This project is Categorically Exempt. APNS:030-190-10,11,13,14,15 and 16. Owner/Applicant: Peter and Debbie Hunter (L. Lowe)
- 6.4 **99-053** – Yolo County proposes to amend portions of the Zoning Code related to Agricultural zoning provisions. Sections of the code affected by the proposed amendments cover agricultural zones designated A-P, A-1, A-E and/or AGI; also sections dealing with Definitions, General Provisions, Exceptions and Modifications, Use Permits and the Zoning Administrator. In addition, an agricultural land conversion mitigation ordinance is being proposed. The purpose of the code amendments is to further clarify existing

provisions, streamline the discretionary permitting process, and further set forth and define the agricultural uses allowed in the respective zoning districts. APN: County Wide. (D. Daly/M. Drack/J. Bencomo/D. Morrison).

6.5 **99-054** – Follow up site tour/compliance review of the aqua pond facility located at 43565 County Road 29, APN: 42-120-09 (Davis Aqua,Inc/Bruce Bailey, representative).

7. PLANNING DIRECTOR'S REPORT

A report by the Assistant 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 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, Assistant Director
Yolo County Planning and Public Works Department