

MINUTES

YOLO COUNTY PLANNING COMMISSION

July 26, 1995

1. CALL TO ORDER

Chair Pollock called the meeting to order at 8:40 a.m.

MEMBERS PRESENT: Lang, Heringer, Pollock, Walker, and Gray

MEMBERS ABSENT: Lea and Webster

STAFF PRESENT: Stephen L. Jenkins, Director
David Morrison, Associate Planner
Heidi Tschudin, Contract Planner
Linda Peirce, Contract Planner
Linda Caruso, Commission Secretary

2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETING

Commission Action:

The Minutes of the July 12, 1995, Planning Commission Meeting were approved with a correction on page 7, paragraph 2, should read "stated his concerns for the Commission and the unfairness of the application process."

MOTION: Walker SECOND: Gray
AYES: Gray, Heringer, Pollock, Walker, and Lang
NOES: None
ABSENT: None
ABSTAIN: None

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PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subjects relating to the Planning Commission, but not relative to items on the present agenda was opened by the Chairman. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

Vicky Thompson, owner of the Family Barber Shop, appealed to the Commission to initiate a zone change for her property from Light Industrial (M1) to Commercial. She purchased the property located at Alpine Street and West Street from a person who told her that a barber shop would be allowed. The Community Development Agency has been very helpful but can not issue permits for a barber shop in an M1 Zone. She has spent lots of money to develop the shop and can't afford fees to re-zone the property. The Community Development Director recommended that the County initiate a modification of the Zone Code to allow Service Commercial (non-retail) types of uses in the "M" Zones to provide service to employees in the area. The Commission thought that this is a good idea.



4. CORRESPONDENCE

Commissioner Pollock acknowledged receipt of a letter from Director Jenkins to John Meyer, City Manager of Davis, regarding the Davis Municipal Soccer Fields Project as well as two newspaper articles.



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.

There were no items on the Consent Agenda.



6. REGULAR AGENDA

- 6.1 A workshop to discuss the three pending short-term off-channel Surface Mining and Reclamation Use Permit applications for Teichert-Woodland, Teichert-Reiff and Solano Concrete as well as background and status of the Cache Creek Resources Management Program.

David Morrison, Resource Management Coordinator, gave the Staff Report. He gave an overview of the project and spoke about the goals, objectives and policies of the Cache Creek Resources Management Plan. He also explained SMARA (State Mining and Reclamation Act) to the Commission.

Heidi Tschudin, Contract Planner, explained the Solano Concrete Company short-term, off-channel mining permit application. She described the key issues of the project as follows:

- (1) Interim Use Permit
- (2) Reclamation Plan
- (3) Amendment of the approved Reclamation Plan for 275- acre "Hutson" parcel.
- (4) Rezoning
- (5) Financial Assurances

Linda Peirce, Contract Planner, gave an overview of key issues addressed in the Draft EIR for the Woodland Properties. She described the key issues as follows:

- (1) Zone Change from Agricultural Preserve (A-P) to Agricultural General (A-1)
- (2) Conditional Use Permit for short-term, off-channel aggregate mining
- (3) Reclamation Plan
- (4) Financial Assurances

Commissioner Pollock asked why only certain areas had a sand and gravel overlay knowing that they would eventually be mined.

David Morrison answered that the SG overlay has only been applied to those areas that are being mined.

Linda Peirce, Contract Planner, also gave a description of the Reiff Site Properties and described the key issues as follows:

- (1) Zone Change to add the Special Sand and Gravel Combining Zone (SG) overlay on the site.

- (2) Conditional Use Permit for short-term, off-channel aggregate mining. The Conditional Use Permit request shall include a modification of the existing use permit to extend the operation of the Esparto Plant for three years concurrent with short-term, off-channel mining.
- (3) Reclamation Plan
- (4) Financial Assurances

Randy Sater, of Teichert and Sons, said that the current in-channel ordinance requires an SG overlay regardless of whether it is in-channel or off-channel. The only allowance for mining on Agricultural Preserve (A-P) is for stream-bed and flood control enhancements.

The Commission took a five minute recess at this time.

Commissioner Heringer was concerned about noise issues.

Anthony Russo, of Solano Concrete, addressed the noise issue stating that the land that adjoins his proposed site will be purchased by Solano Concrete in the very near future.

Avery Tindell, resident of Rumsey, was concerned about top soils and said there would be no net gain to the County.

Heidi Tschudin said that net gain is a requirement of the resolution that allows the submittal of the short-term permit applications. It is not a criterion for judging the adequacy of the applications.

Robert Speirs, resident of Brooks, said that although he was not against gravel mining, he is a concerned citizen. He is concerned about the hazards of gravel mining and ground water safety.

Janet Levers, of the Cache Creek Coalition, read from the revised SMARA Laws (Section 2774A). She was very concerned as to why we are processing short-term mining applications under the authorization of a resolution that was passed by the Board of Supervisors.

Mitzi Speirs, of Brooks, said that asphalt safety has been addressed by the Environmental Health Department and is a part of the EIR.

Walter Storz, of Woodland, was concerned about the impact of gravel mining on the value of adjacent properties.

Brian Rahn, a soil scientist with DellaValle Laboratories, answered questions for the Commission regarding soil.

Anthony Russo, of Solano Concrete, said that their application does not pretend to take soil that is not prime soil and make it prime. Their application proposes to remove existing limitations that prevent on site soil from being classified as prime.

A discussion by the Commission regarding monitoring ensued.



7. 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.

Commissioner Heringer requested that there be a discussion agendized concerning items included in the Staff Reports.

Commissioner Gray requested that there be a discussion agendized concerning the Davis Municipal Soccer Fields Project.



8. ADJOURNMENT

The meeting was adjourned at 11:25 p.m. and the next meeting of the Yolo County Planning Commission is scheduled for August 2, 1995 at 8:30 a.m. 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 a written notice of appeal specifying the grounds. The Board of Supervisors may sustain, modify, reject or overrule this decision. There will be an appeal fee payable to the Community Development Agency and the Clerk of the Board of Supervisors.

Respectfully submitted by,

Stephen L. Jenkins, Director
Yolo County Community Development Agency

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