

PLANNING COMMISSION AGENDA

DATE: Wednesday, November 13 and (if needed) Thursday, November 14, 1996

SPECIAL NOTE: In accordance with the Board of Supervisor's Resolutions 96-117 and 96-132, and Ordinances 1190 and 1191, if both Measure C and Measure D pass, and Measure D receives less votes than Measure C, then the OCMP, CCRMP, and the implementing ordinances shall be repealed. In such an event, the Planning Commission Meeting would be cancelled, and the items will be rescheduled for a later date.

TIME: The meeting will begin at 8:30 a.m.

LOCATION: Yolo County Planning Commission Chambers
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

The following items of interest and correspondence have been submitted to the Yolo County Planning Commissioners for their consideration, response and/or discussion, if desired.

4.1 A memo regarding the time frame of the Dunnigan General Plan. (To be distributed at the Planning Commission Meeting).

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 are no items on the Consent Agenda.

6. REGULAR AGENDA

- 6.1 95-078 - A certification of the Final EIR and a request for a Mining Permit, Reclamation Plan, Rezoning, Increase in Annual Permitted Production, Technical Correction to the CCRMP, Operation of Processing Plant Facilities, Floodplain Development Permit, Financial Assurances, Development Agreement, and Rescind an Existing Mining Permit to allow gravel mining to a maximum depth of 95 feet, with reclamation to open water, agriculture, and habitat, on 360 acres in the Agricultural Preserve (A-P) Zone. The subject properties are located south of County Road 19 and north of Cache Creek, between County Roads 85 and 87, near Esparto. APNs: 048-140-20, 048-140-22, 048-220-02, and 048-220-16. Applicant: Cache Creek Aggregates. (H. Tschudin/D. Morrison)
- 6.2 95-079 - A certification of the Final EIR and a request for a Mining Permit, Reclamation Plan, Rezoning, Increase in Annual Permitted Production, Technical Correction to the CCRMP, Floodplain Development Permit, Financial Assurances, and Development Agreement to allow gravel mining to a maximum depth of 80 feet, with reclamation to agriculture, open water, and habitat, on 734 acres in the Agricultural General (A-1) and Agricultural Preserve (A-P) Zones. The subject properties are located north of Highway 16 and south of Cache Creek, between County Roads 87 and 89, near Madison and Esparto. APNs: 049-060-14, 049-120-05, 049-120-06, 049-120-16, 049-130-05, and 049-130-27. Applicant: Syar Industries. (H. Tschudin/D. Morrison)
- 6.3 95-093 - A certification of the Final EIR and a request for a Mining Permit, Reclamation Plan, Rezoning, Increase in Annual Permitted Production, Technical Correction to the CCRMP, Floodplain Development Permit, Financial Assurances, Exceptions, Development Agreement, and Rescind Existing Mining Permits to allow gravel mining to a maximum depth of 70 feet, with reclamation to agriculture, open water, and habitat, on 698 acres in the Agricultural General (A-1) and Agricultural Preserve (A-P) Zones. The subject properties are located north of Highway 16 and south of Cache Creek, between County Roads 89 and 93, near Madison. APNs: 049-060-04, 049-060-07, 049-070-04, 049-070-05, 049-070-06, 049-070-09, 049-070-10, 049-070-12, 049-070-13, and 049-450-01. Applicant: Solano Concrete. (H. Tschudin/D. Morrison)
- 6.4 94-094 - A certification of the Final EIR and a request for a Mining Permit, Reclamation Plan, Rezoning, Increase in Annual Permitted Production, Operation of Processing Plant Facilities, Floodplain Development Permit, Financial Assurances, Development Agreement, and Rescind an Existing Mining Permit to allow gravel mining to a maximum depth of 150 feet, with reclamation to open water and habitat, on 148 acres in the Agricultural General (A-1) and Agricultural Preserve (A-P) Zones. The subject properties are located south of County Road 19 and north of Cache Creek, between County Roads 87 and 89, near

Esparto. APNs: 048-210-06, 048-210-10, and 048-210-11. Applicant: Teichert Aggregates. (H. Tschudin/D. Morrison)

- 6.5 95-095 - A certification of the Final EIR and a request for a Mining Permit, Reclamation Plan, Rezoning, Increase in Annual Permitted Production, Technical Correction to the CCRMP, Floodplain Development Permit, Financial Assurances, Exceptions, Development Agreement, and Rescind an Existing Mining Permit to allow gravel mining to a maximum depth of 47 feet, with reclamation to agriculture, open water, and habitat, on 283 acres in the Agricultural General (A-1) and Agricultural Preserve (A-P) Zones. The subject properties are located north and south of Cache Creek, on the east and west sides of County Road 94B near Woodland. APNs: 025-350-30, 025-350-32, 025-360-26, and 025-430-08. Applicant: Teichert Aggregates. (H. Tschudin/D. Morrison)
- 6.6 96-001 - A certification of the Final EIR and a request for Rezoning to add the SGR (Sand and Gravel Reserve) Overlay on 408 acres in the Agricultural General (A-1) and Agricultural Preserve (A-P) Zones. The subject properties are located north of Cache Creek and south of County Road 19, east and west of County Road 87, near Esparto. APNs: 048-210-03, 048-210-04, 048-220-14, and 048-220-15. Applicants: Syar Industries and Anna Stephens et al. (H. Tschudin/D. Morrison)
- 6.7 96-002 - A certification of the Final EIR and a request for Rezoning to add the SGR (Sand and Gravel Reserve) Overlay on 250 acres in the Agricultural Preserve (A-P) Zone. The subject property is located north of Cache Creek and south of County Road 19, west of County Road 89, near Madison. APN: 049-050-10. Applicants: Teichert Aggregates and Marie Nitz et al. (H. Tschudin/D. Morrison)
- 6.8 96-068 - Action on proposed Gravel Mining Fee Ordinance amending the County Code to establish four gravel mining fees totaling \$0.20 per ton, and to identify procedures for collection, accounting, and expenditures of gravel mining fees. Applicant: Yolo County. (H. Tschudin/D. Morrison)

The following item has been time set for 1:00 p.m. to 1:30 p.m.

- 6.9 A discussion of Planning Commission comments regarding the Habitat Conservation Plan. (M. Hamblin)

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 Community Development Agency 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 tentatively been set for December 4, 1996.

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,

John Bencomo, Interim Director
Yolo County Community Development Agency