

MINUTES

YOLO COUNTY PLANNING COMMISSION

June 26, 1996

1. CALL TO ORDER

Chairman Gray called the meeting to order at 8:40 a.m.

MEMBERS PRESENT: Webster, Heringer, Rodegerdts,
Walker, Lang, and Gray

MEMBERS ABSENT: Lea

STAFF PRESENT: Heidi Tschudin, Contract Planner
David Morrison, Resource Management
Coordinator
Jim Curtis, representing County
Counsel's Office
Linda Caruso, Planning Commission
Secretary

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2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETINGS

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Commission Action:

The Minutes of the June 12, 1996 Planning Commission Meeting were approved with no corrections.

MOTION: Heringer SECOND: Lang
AYES: Gray, Heringer, Rodegerdts, Lang and Walker
NOES: None
ABSENT: Lea
ABSTAIN: Webster

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3. 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.

No one from the public came forward.

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4. CORRESPONDENCE

Chairman Gray acknowledged receipt of the correspondence in the packet.

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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

ORAL COMMENTS WERE TAKEN AT ONCE FOR ALL ITEMS LISTED BELOW.

6.1 95-095 - A Public Hearing to receive comments on the Draft EIR for a long-term Mining and Reclamation Project. The project consists of three sites, located north and south of the Cache Creek Channel, at the intersection of County Road 20 and Road 94B, near Woodland. Subject property is located in the A-P (Agricultural Preserve), A-1 (Agricultural General), A-1/SG (Sand and Gravel) zones. Applicant: Teichert Aggregates (D. Morrison and H. Tschudin)

6.2 95-093 - A Public Hearing to receive comments on the Draft EIR for a long-term Mining and Reclamation Project. The project is located south of the Cache Creek Channel and north of State Route 16, between County Roads 89 and 93, near Madison. Subject property is located in the A-P (Agricultural Preserve), A-1 (Agricultural General), A-1/SG (Sand and Gravel) zones. Applicant: Solano Concrete (D. Morrison and H. Tschudin)

6.3 95-094 - A Public Hearing to receive comments on the Draft EIR for a long-term Mining and Reclamation Project. The project is located north of the Cache Creek Channel, on either side of County Road 19A, approximately two miles west of Interstate 505, near Esparto. Subject property is located in the A-P (Agricultural Preserve), A-1 (Agricultural General), A-1/SG (Sand and Gravel) zones. Applicant: Teichert Aggregates (D. Morrison and H. Tschudin)

6.4 96-002 - A Public Hearing to receive comments on the Draft EIR for a Rezone to add the SGR overlay, as proposed in the Teichert-Esparto long-term Mining and Reclamation Project. The project is located north of the Cache Creek Channel, west of the County Road 89 and south of County Road 19, near Madison. Subject property is located in an A-P (Agricultural Preserve) zone. Applicant: Teichert Aggregates (D. Morrison and H. Tschudin)

6.5 95-079 - A Public Hearing to receive comments on the Draft EIR for a long-term Mining and Reclamation Project. The project is located south of the Cache Creek Channel and north of State Route 16, between County Roads 87 and 89, near Madison and Esparto. Subject property is located in the A-P (Agricultural Preserve), A-1 (Agricultural General), A-1/SG (Sand and Gravel) zones. Applicant: Syar Industries (D. Morrison and H. Tschudin)

6.6 96-003 - A Public Hearing to receive comments on the Draft EIR for a Rezone to add the SGR overlay, as proposed in the Syar long-term Mining and Reclamation project. Project is located north of the Cache Creek Channel, at the intersection of County Roads 87 and 19A, near Esparto. Subject property is located in the A-P (Agricultural Preserve) and the A-1/SG (Agricultural General/Sand and Gravel) zones. Applicant: Syar Industries (D. Morrison and H. Tschudin)

6.7 95-078 - A Public Hearing to receive comments on the Draft EIR for a long-term Mining and Reclamation Project. The project is located north of the Cache Creek Channel and south of the West Adams Canal, between County Roads 85 and 87, near Capay. Subject property is located in the A-P (Agricultural Preserve), A-P/SG (Sand and Gravel), A-1 (Agricultural General), and A-1/SG zones. Applicant: Cache Creek Aggregates. (D. Morrison and H. Tschudin)

Heidi Tschudin and David Morrison gave the history and Staff Reports for all of the above items. She also encouraged the Public to submit written comments so they may be included in the Final EIR's since verbatim Minutes will not be taken. Ms. Tschudin added that the Draft EIR's were distributed for a 45-day public review period as follows:

Teichert Woodland June 5, 1996 through July
20, 1996

Teichert Esparto June 5, 1996 through
July 20, 1996

Solano June 3, 1996 through July
18, 1996

Syar June 3, 1996 through July
18, 1996

Cache Creek Aggregates June 10, 1996
through July 25, 1996

The Public Hearing was opened at this time.

Lois Linford, representing the League of Women Voters of Woodland, protested the order in which these plans were moving forward. The Off-Channel Mining Plan, the document on which these five applications are to be based, has not yet been approved. She also had comments and questions regarding the Development Agreement.

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Heidi Tschudin and Jim Curtis, explained that a development agreement is a tool used, after the approval of a project, which enables applicants working with a particular jurisdiction to fix the terms of the regulations that are in place at that time. According to State Law, if an applicant of any jurisdiction requests to have an Ordinance in place to allow for the consideration of development agreements, that jurisdiction must prepare an Ordinance.

Johnny Storz, resident along Cache Creek, said that by flying over Cache Creek in his plane, he has seen what has been done to the Creek by mining.

Robert Speirs, resident of Brooks, said the Solano Draft EIR does not address the Migrant Farm Worker Camp. He also spoke about the proposed mine lake slopes recommended by the County being unsafe, ground water, and the sewage ponds.

Mitzi Speirs, resident of Brooks, asked questions regarding the Development Agreement being available to the Public.

Kevin Wolf, resident of Davis, was concerned about who would be responsible for removal of silt and algae along the sides of the Creek twenty to thirty years from now, monitoring of the Creek, and deep pit capture.

Frank Siefertman, Jr., resident of Yolo County, spoke about water quality, environmental concerns and the Development Agreement. He doesn't want to see the

gravel industry hurt, but wants to see reasonable care taken.

Walter Stroz, resident along Cache Creek, was concerned about the aquifer and deep pit mining. The Public Hearing was closed at this time.

A ten minute recess was called at this time and reconvened at 10:15 a.m.

Commissioner Rodegerdts again reminded the Commission and the Public that he would be abstaining from all gravel issues due to potential conflicts of interest.

Commissioner Webster said the Draft EIR's are consistent in organization and the summary sheets are very helpful, however it is a lot of information to assimilate. She also asked why all the applications consistently request an increase in the amount of gravel to be mined.

Commissioner Walker asked what percent of disturbed land will be reclaimed back to Ag land. It was answered by Heidi Tschudin that approximately 50% would be returned.

Commissioner Heringer said he wants to look at the "Big Picture". Everybody is concerned with details. He added that the gravel industry is not responsible for everything that is wrong with the creek. Mother Nature did a lot of it.

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Commissioner Gray also had questions about the increase in the amount of tonnage requested by the gravel companies. He asked Staff to prepare a written comparison showing the total permitted amount allowed in the past and the actual total mined for all the gravel companies. He also spoke about water availability, water quality issues, and the recycling of aggregate materials.

Ben Adamo, of Cache Creek Aggregates, answered questions regarding the recycling of asphalt stating that less oil is needed with recycled asphalt because there is already oil in the product.

Commissioner Lang also had concerns of the increase of tonnage per year requested by the applicants.



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.

John Bencomo, Principal Planner, reported on the Farm Worker Housing Study which was distributed during the recess.

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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.

Commissioners Heringer and Walker reported meeting with Gene Smith regarding the Cell Tower applications.

Commissioner Gray stated he would like to prompt the process regarding the Cell Tower applications.

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9. ADJOURNMENT

The meeting was adjourned at 11:00 a.m. The next regular meeting of the Yolo County Planning Commission is scheduled for July 10, 1996 at 8:30 a.m. at the Yolo County Planning Commission Chamber at 292 W. Beamer Street, Woodland, CA.

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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