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**County of Yolo
COMMUNITY SERVICES DEPARTMENT**

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YOLO COUNTY PLANNING COMMISSION

CHAIR: Amon Muller
VICE-CHAIR: Marcia Gibbs
MEMBERS: Troy Bird, Trini Campbell, Elisabeth Dubin, Patrick Reynolds, Brian Sala

MINUTES

August 11, 2022

ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**

Chair Muller called the meeting to order at 8:30 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Trini Campbell, Troy Bird, Elisabeth Dubin, Brian Sala, Marcia Gibbs, Amon Muller

Absent: Patrick Reynolds

Staff Present: Leslie Lindbo, Chief Assistant Director of Community Services
Stephanie Cormier, Principal Planner
Jeff Anderson, Senior Planner
JD Trebec, Senior Planner
Tracy Gonzalez, Assistant Planner
Krista Piazza, Secretary to the Director
Kimberly Hood, Assistant County Counsel

4. Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.

A motion was made to renew authorization.

Motion: Bird **Second:** Campbell
Ayes: Bird, Campbell, Dubin, Gibbs, Muller, Sala

Noes: None
Abstain: None
Absent: Reynolds

5. ADOPTION OF MINUTES OF PREVIOUS MEETINGS

A motion was made to approve the April 21, 2022 minutes as presented.

Motion: Dubin Second: Gibbs
Ayes: Bird, Campbell, Dubin, Gibbs, Muller
Noes: None
Abstain: Sala
Absent: Reynolds

6. REQUEST FOR CONTINUANCES

ZF #2021-0026

ZF #2021-0026 was continued to the September 08, 2022 meeting.

7. APPROVAL OF THE AGENDA

The agenda was approved as presented.

Motion: Dubin Second: Campbell
Ayes: Bird, Campbell, Dubin, Gibbs, Muller, Sala
Noes: None
Abstain: None
Absent: Reynolds

8. RESOLUTION HONORING CHARLES (CHUCK) DUDLEY

The resolution for Charles "Chuck" Dudley was approved as presented.

Motion: Campbell Second: Dubin
Ayes: Bird, Campbell, Dubin, Gibbs, Muller, Sala
Noes: None
Abstain: None
Absent: Reynolds

9. INTRODUCE NEW COMMISSIONER

New Commissioner Brian Sala was introduced.

10. PUBLIC COMMENT: Opportunity for members of the public to address the Planning Commission on subjects not otherwise on the agenda relating to Planning Commission business. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

11. CORRESPONDENCE

There was no correspondence.

TIME SET AGENDA

Notice of Continued Public Hearing

The public hearing on the following item scheduled for August 11, 2022 is being continued to the Planning Commission's next regular meeting at 8:30 a.m. on September 08, 2022:

12. **ZF #2021-0026:** Consider a request for a Use Permit to legalize the construction of two dwelling units on an approximately 22-acre agriculturally zoned parcel located at 30633 The Horseshoe in the unincorporated area west of the City of Winters (APN: 030-280-005). The two units (781 SF and 820 SF) were constructed immediately adjacent to a 2,400 SF agricultural exempt structure and are in addition to the existing 1,660 SF primary dwelling and 1,155 SF ancillary dwelling. The Yolo County Code requires a Use Permit for more than two dwelling units on agriculturally-zoned parcels, including the legalization of existing units. Consideration of categorical exemption under the California Environmental Quality Act (CEQA). Applicant/Owner: Ryan & Michele Campbell; Planner: Tracy Gonzalez

Adjourn as the Planning Commission and convene as the Yolo County Historic Preservation Commission

13. **ZF #2021-0047:** Consider a recommendation to the Board of Supervisors to adopt a resolution amending the General Plan to include the Barn at Utter Ranch as a County recognized Historic Landmark. The Barn at Utter Ranch is located at 50870 Babel Slough Road (APN: 044-040-033), approximately three miles northwest of the town of Clarksburg. The project is exempt from the California Environmental Quality Act. Applicant: Sandra Wilson/Owner: Wilson Vineyard Properties; Planner: JD Trebec

JD Trebec, Senior Planner, provided the presentation and answered the Commission's questions.

The following individuals addressed the Commission:

- Lyn Hooper
- Phil Ogilvie
- Kirsti Fong

A motion was made by the Historic Preservation Commission to approve staff recommendations as presented to the Board of Supervisors.

Motion: Dubin Second: Sala
Ayes: Bird, Campbell, Dubin, Gibbs, Muller, Sala
Noes: None
Abstain: None
Absent: Reynolds

Adjourn as the Yolo County Historic Preservation Commission and convene as the Planning Commission

REGULAR AGENDA

14. DIRECTOR'S REPORT

A report by the Secretary of the Planning Commission on items from the recent Board of Supervisors meetings relevant to the Planning Commission and Department of Community Services activities 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.

Stephanie Cormier, Principal Planner, provided the Director's report.

15. 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.

There was no Commission reports.

16. FUTURE AGENDA ITEMS

The opportunity for commission members to request an item be placed on a future agenda for discussion. No discussion by other commission members will occur except for clarifying questions.

The future agenda items were discussed during the Director's report.

ADJOURNMENT

The meeting adjourned at 9:51 a.m.

Motion: Bird Second: Campbell

Ayes: Bird, Campbell, Dubin, Gibbs, Muller, Sala

Noes: None

Abstain: None

Absent: Reynolds

Next meeting scheduled for: September 08, 2022

The Regular Meeting of the Yolo County Planning Commission adjourned at 9:51 a.m The next regularly scheduled meeting of the Yolo County Planning Commission is September 08, 2022, via Zoom.

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 the 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,

Leslie Lindbo, Secretary
Yolo County Department of Community Services