

DRAFT



County of Yolo COMMUNITY SERVICES DEPARTMENT

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

YOLO COUNTY PLANNING COMMISSION

CHAIR: Amon Muller
VICE-CHAIR:
MEMBERS: Troy Bird, Trini Campbell Cline, Elisabeth Dubin, Patrick Reynolds

MINUTES

February 9, 2023

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: Troy Bird, Elisabeth Dubin, Brian Sala, Amon Muller, Patrick Reynolds

Absent: Trini Campbell Cline

Staff Present: Stephanie Cormier, Principal Planner
Jeff Anderson, Senior Planner
Eric May, Senior Deputy County Counsel
Tracy Gonzalez, Assistant Planner
JD Trebec, Senior Planner
Krista Piazza, Secretary to the Director
Evelyn Tamayo-Arias, Commission Clerk
Elisa Sabatini, Natural Resources Manager

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 meet remotely.

Motion: Reynolds Second: Dubin
Ayes: Bird, Dubin, Muller, Reynolds, Sala

Noes: None
Abstain: None
Absent: Campbell Cline

5. **ADOPTION OF MINUTES OF PREVIOUS MEETINGS**

The January 19, 2023 meeting minutes were approved as presented.

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

6. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

7. **APPROVAL OF THE AGENDA**

A motion was made to approve the agenda with a modification to move Election of Officers down after the Director's report.

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

8. **ELECTION OF OFFICERS**

Moved down after Director's report.

9. **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.

10. **CORRESPONDENCE**

- [Updated Planning Commission rules](#)
- [Memo to the Historic Preservation Commission](#)

There was no other correspondence provided at the meeting.

TIME SET AGENDA

Convene as the Planning Commission sitting as the Yolo Historic Preservation Commission

11. **ZF #2022-0071:** Continued public hearing from the January 19, 2023, special meeting of the Planning Commission to consider a request for a Historic Alteration Permit to make additions to the Samuel Carpenter Cottage located at 28462 County Road 87D, approximately 1/2-mile west of the City of Winters (APN: 030-190-018) and determine a Categorical Exemption is the appropriate level of environmental review under the California Environmental Quality Act (CEQA). Owner/Applicant: Peter and Deborah Hunter. (Planner: Jeff Anderson)

Jeff Anderson, Senior Planner, provided the presentation to Commission.

The following addressed the Commission during public comment:

- Peter Hunter (Applicant)

A motion was made to accept staff recommendations as presented.

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

Reconvene as the Planning Commission

12. **ZF #2022-0094:** Public hearing to consider a request for a two-year term extension to the Development Agreement for the E. Parker residential subdivision project in Esparto, and determine the project is exempt from the California Environmental Quality Act (CEQA) based on the common sense exemption under CEQA Guidelines Section 15061(b)(3). The E. Parker project is located within the unincorporated community of Esparto north of the intersection of State Route 16 and County Road 86A (APN: 049-160-021, 62 units approved on 17 acres). Owner/Applicant: Yocha Dehe Wintun Nation (Planner: JD Trebec)

JD Trebec, Senior Planner, provided the presentation to the Commission.

The following addressed the Commission during public comment:

- Omar Carrillo

A motion was made to approve staff recommendations as presented.

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

13. **NR #2023-01:** Consider the Cache Creek Area Plan ("CCAP") Second Ten-Year Mining and Reclamation Permit Review for the Granite Capay Mining and Reclamation Permit (ZF #2001-096) and the Granite Esparto Mining and Reclamation Permit (ZF #2007-071) as a result of the Second 10-Year Cache Creek Area Plan Permit Review process. An Environmental Impact Report (SCH #2017052069) was certified on December 17, 2019, for the CCAP Update. (Owner: Granite Construction Company; Planner: Elisa Sabatini, Manager of Natural Resources)

Elisa Sabatini, Natural Resources Manager, provided the presentation to the Commission.

The following address the Commission during public comment:

- Candace Longnecker

A motion was made to approve staff recommendations as presented.

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

14. **NR #2023-02:** Public hearing to consider a recommendation to the Board of Supervisors for (i) an amendment to the Granite Esparto Mining and Reclamation Permit (ZF #2007-071) Condition of Approval No. 24 to remove the deadline for completion of proposed bank modifications, and (ii) an amendment to Development Agreement No. 11-165 regarding the Granite Esparto Long-Term Off-Channel Mining

Permit to delete Section 4.2.3 of the agreement to conform to other operators' agreements of the Mining Program. Mining for the Granite Esparto project has not yet commenced. An Environmental Impact Report (SCH #2009022033) was certified for the project on November 8, 2011, and no further environmental impact analysis is required. (Owner: Granite Construction Company; Planner: Elisa Sabatini, Manager of Natural Resources)

Elisa Sabatini, Natural Resources Manager, provided the presentation to the Commission.

There was no public comment.

A motion was made to approve staff recommendations as presented.

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

REGULAR AGENDA

15. **ZF #2020-0043:** Public meeting to accept public comment on the Gibson Solar Farm Draft Environmental Impact Report for a Use Permit to construct and operate a large-scale solar energy system and battery storage facility that proposes to locate on an approximately 147-acre agriculturally-zoned parcel consisting of prime farmland and enrolled in the Williamson Act (APN: 049-100-035). No action is required by the Planning Commission at this time. (Applicant: Gibson Renewables, LLC/Owner: AWR Land Partnership, LP) (Planner: Tracy Gonzalez)

Tracy Gonzalez, Assistant Planner, provided the presentation to the Commission.

The following addressed the Commission:

- Jamie Nagel (Applicant)

16. 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.

17. ELECTION OF OFFICERS

A motion was made to appoint Commissioner Bird to be the 2023 Planning Commission Chair.

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

A motion was made to appoint Commissioner Sala to be the 2023 Planning Commission Vice Chair.

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

18. 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.

Commissioners provided their reports.

19. 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 10:58 a.m.

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

Next meeting scheduled for: March 09, 2023

The Regular Meeting of the Yolo County Planning Commission adjourned at 10:58 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is March 09, 2023, in the Board of Supervisors' Chambers.

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