

# DRAFT



## County of Yolo COMMUNITY SERVICES DEPARTMENT

Leslie Lindbo  
DIRECTOR

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## YOLO COUNTY PLANNING COMMISSION

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

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### MINUTES

November 2, 2023

### ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Trini Campbell Cline, Elisabeth Dubin, Brian Sala, Amon Muller, Patrick Reynolds

Absent: Troy Bird

Staff Present: Stephanie Cormier, Planning Manager  
Jeff Anderson, Senior Planner  
Eric May, Senior Deputy County Counsel  
Evelyn Tamayo-Arias, Commission Clerk

4. **ADOPTION OF MINUTES OF PREVIOUS MEETINGS**

The September 14, 2023, meeting minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

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

7. **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.

Marian Flanders addressed the Commission during public comment.

8. **CORRESPONDENCE**

There was no correspondence.

9. **CLUO BRIEFING**

Stephanie Cormier, Planning Manager, provided the briefing to the Commission and along with Jeff Anderson, Senior Planner, and Nate Smith answered their questions.

**TIME SET AGENDA**

10. **ZF #2022-0078:** Consider a request for a Cannabis Use Permit to allow issuance of cannabis cultivation licenses for up to two acres of canopy each for colocation of Woodland Roots Inc. and Yolo Family Farms Inc., for a total of four acres of cannabis canopy, issuance of a regional processing license and a regional distribution license, and determine the project falls within the scope of the previously certified Yolo County Cannabis Land Use Ordinance Environmental Impact Report and that no further environmental review is required under the California Environmental Quality Act (CEQA). The project is located on a 41-acre agriculturally-zoned parcel at 15928 County Road 87, approximately 0.7-mile north of the town of Esparto (APN: 049-140-024). (Applicant: Michael Hicks/Owner: Schwenger Living Trust) (Planner: Jeff Anderson)

Jeff Anderson, Senior Planner, provided the presentation and along with Nate Smith and Michael Hicks, applicant, answered the Commission's questions.

The following individual addressed the Commission during public comment:

- Leo Romero

A motion was made to approve staff recommendations as presented with modification to Attachment C page 10 item # 2 should read as follows:

Maximum Number of Cannabis Land Uses By License Type: If approved, the proposed project would receive two of 49 available cultivation licenses and be eligible to receive one of 7 available processing licenses and one of 7 available distribution licenses.

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

11. **ZF #2022-0084:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy and the issuance of a self-distribution license for Conquest Marketing Group, and determine the project falls within the scope of the previously certified Yolo County Cannabis Land Use Ordinance Environmental Impact Report and that no further environmental review is required under the California Environmental Quality Act (CEQA). The project is located on a 12.5-acre agriculturally-zoned parcel at 32484 County Road 24, approximately 1-mile west of

Monument Hills and 3.25-mile southeast of the town of Madison (APN: 025-460-003). (Applicant: Tranel Sevier/Owner: TR Property Group, LLC) (Planner: Jeff Anderson)

Jeff Anderson, Senior Planner, provided the presentation and along with the applicant, Rayna Peasron, answered the Commission's questions.

There was no public comment.

A motion was made to accept staff recommendations as presented with the update to the Site Plan.

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

## REGULAR AGENDA

### 12. 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, Planning Manager, provided the Director's Report.

### 13. 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 Commissioners provided their reports.

### 14. 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 11:08 a.m.

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

Next meeting scheduled for: November 09, 2023-Cancelled, following meeting scheduled for December 14, 2023

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:08 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is December 14, 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,

Stephanie Cormier, Secretary  
Yolo County Department of Community Services