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County of Yolo COMMUNITY SERVICES DEPARTMENT

Leslie Lindbo
DIRECTOR

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

YOLO COUNTY PLANNING COMMISSION

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

MINUTES

December 14, 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 November 02, 2023 meeting minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was no continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Dubin Second: Campbell Cline
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.

There was no public comment.

8. **CORRESPONDENCE**

There was no correspondence.

TIME SET AGENDA

9. **ZF #2022-0082:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to one-half acre of canopy and the issuance of a self-distribution license for California Clean Cannabis, 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 26-acre agriculturally-zoned parcel at 3038 County Road 41, approximately 1,000 feet northwest of the town of Rumsey (APN: 060-260-005). (Applicant: Jordan Karlonas/Owner: Jordan & Sarah Karlonas) (Planner: Jeff Anderson)

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

There was no public comment.

A motion was made to accept staff recommendations as presented.

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

10. **ZF #2022-0087:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to one acre of canopy, 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 38-acre agriculturally-zoned parcel at 20910 County Road 79B, approximately 3.3 miles northwest of the town of Capay (APN: 048-060-008). (Applicant: Edward Walker/Owner: Walker 2019 Rev Trust) (Planner: Jeff Anderson)

Jeff Anderson, Senior Planner, provided the presentation and answered the Commission's questions.

There was no public comment.

A motion was made to accept staff recommendations as presented with an addition to the Conditions of Approval as follows:

8. Prior to issuance of a cultivation license subsequent to the approval of this Cannabis Use Permit, Permittee shall consult the State Water Resources Control Board or the appropriate Regional Water Quality Control Board to ensure

all project activities are enrolled in an order or waiver of waste discharge requirements. This may require amendment to the Notice of Applicability or issuance of a new Notice of Applicability. Permittee shall provide such documentation to the Planning Division and the Cannabis Unit prior to issuance of a cultivation license. If enrollment in an order of waste discharge requirements is not required, applicant shall provide a Notice of Non-Applicability from the State Water Resources Control Board or the appropriate Regional Water Quality Control Board.

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

REGULAR AGENDA

11. **Presentation by the Yolo Subbasin Groundwater Agency on the Final Mapping of the SGA Focus Areas Well Permit Verification Process in Yolo County**

Kristen Sicke, Yolo Subbasin Groundwater Agency Executive Officer and Yolo County Flood Control & Water Conservation District General Manager, provided the presentation and answered the Commission's questions.

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 10:36 a.m.

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

Next meeting scheduled for: January 11, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 10:36 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is January 11, 2024, 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