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County of Yolo COMMUNITY SERVICES DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

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

MINUTES

April 11, 2024

ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Troy Bird, Brian Sala, Gurtaj Grewal, Amon Muller, Patrick Reynolds

Absent: Trini Campbell Cline, Elisabeth Dubin

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services
Eric May, Senior Deputy County Counsel
Jeff Anderson, Principal Planner
JD Trebec, Senior Planner
Evelyn Tamayo-Arias, Commission Clerk
Casey Liebler, Natural Resources Planner

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

The December 14, 2023 minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was a request to continue item # 11 to the May 09, 2024 meeting at 9:00 a.m.

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

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented with the continuance of item #11.

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

7. **INTRODUCE NEW COMMISSIONER**

Commissioner Gurtaj Grewal was introduced to the Commission.

8. **ELECTION OF OFFICERS**

A motion was made to nominate Commissioner Sala as Chair of the Planning Commission.

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

A motion was made to nominate Commissioner Reynolds as Vice Chair of the Planning Commission.

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

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**

There was no correspondence.

TIME SET AGENDA

11. **ZF #2022-0090:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy for Americana Organics, Inc., issuance of a distribution license, a retail non-storefront (delivery) license, and a nursery license, and determine the project falls within the scope of the previously certified Yolo County Cannabis Land Use Ordinance Environmental Impact Report and no further environmental review is required under the California Environmental Quality Act (CEQA). The Project also includes a request for approval of three buffer exceptions from offsite residences in the Heavy Industrial (I-H) zone, and one buffer exception from the Rural Residential- 2 Acre (RR-2) zone boundary. The project is located on a ±16.4-acre agriculturally zoned parcel at 3340-78 County Road 89, immediately east of the community of Dunnigan (APN: 051-203-001). (Applicant: Eduardo Fernandez/Owner: BKMK, LLC) (Planner: Tracy Gonzalez)

This item was continued to the May 09, 2024 meeting at 9:00 a.m.

12. **GPA #2023-01:** Hold a public hearing and consider a recommendation to the Board of Supervisors to approve the 2024 Dunnigan Community Plan (an amendment to the 2030 Countywide General Plan), adopt associated zoning changes, and adopt a Negative Declaration for this project. (Applicant: Yolo County) (Planner: JD Trebec)

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

The following individual addressed the Commission during public comment:

- Juliette Beck

A motion was made to approve staff recommendations as presented.

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

REGULAR AGENDA

13. **ZF #2018-0015:** Receive staff presentation and accept public and commissioner comments on the Draft Subsequent Environmental Impact Report for the CEMEX Mining and Reclamation Plan Permit Amendment (Applicant/Owner: CEMEX Construction Materials Pacific, LLC) (Planner: Casey Liebler)

Casey Liebler, Natural Resources Planner, provided the presentation to the Commission and answered their questions.

The following individuals addressed the Commission during public comment:

- Catherine Portman
- Alan Pryor
- Juliette Beck
- Alessa Johns

14. **Modify Planning Commission rules to change the start time.**

- Consider changing Planning Commission Rule 1 to modify the start time for regular meetings to 9:00 a.m.

A motion was made to accept the staff recommendation to change the Planning Commission start time to 9:00 a.m.

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

15. **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, Chief Assistant Director of Community Services, provided the Director's report.

16. 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.

17. 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.

There were no future agenda items discussed.

ADJOURNMENT

The meeting adjourned at 10:26 a.m.

Next meeting scheduled for: May 09, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 10:26 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is May 09, 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