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County of Yolo COMMUNITY SERVICES DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

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

MINUTES

May 9, 2024

ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Chair Sala called the meeting to order at 9:00 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Trini Campbell Cline, Troy Bird, Elisabeth Dubin, Brian Sala, Gurtaj Grewal, Amon Muller

Absent: Patrick Reynolds

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services

Eric May, Senior Deputy County Counsel

Jeff Anderson, Principal Planner

JD Trebec, Senior Planner

Tracy Gonzalez, Associate Planner

Evelyn Tamayo-Arias, Commission Clerk

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

The April 11, 2024 meeting minutes were approved as presented.

Motion: Muller Second: Bird

Ayes: Bird, Grewal, Muller, Sala

Noes: None

Abstain: Campbell Cline, Dubin

Absent: Reynolds

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

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

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 #2022-0090:** 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)

Tracy Gonzalez, Associate Planner, provided the presentation and, along with Jeff Anderson, Principal Planner, and Nate Smith, Cannabis Unit, answered the Commission's questions.

The following addressed the Commission during public comment:

- Joe Murillo
- Eduardo Fernandez-Applicant

A motion was made to approve Recommended Actions 2-4 and 8-10 and reject Recommended Actions 5-7, clarifying that the 600-foot buffer shall apply to all existing residences in residential-zoned parcels subject to the exception authorized in Recommended Action 8, and modifying Condition of Approval No. 79 to replace "the three fiscal years" with "up to three fiscal years."

The following Actions were approved, rejected, or modified as follows:

2. Determine the project is consistent with the Cannabis Land Use Ordinance Environmental Impact Report (SCH #2018082055), certified by the Board of Supervisors on September 14, 2021 (Resolution 21-111), and determine that no further environmental review is needed pursuant to Sections 15168(c), 15162, and 15183 of the California Environmental Quality Act (CEQA) Guidelines, and approve the Finding of CEQA Compliance (Attachment C);
3. Adopt the Findings in support of approval of the project;
4. Approve the Cannabis Use Permit subject to, and as modified by, the Conditions of Approval;
5. Reject the request for a buffer exception to allow outdoor cannabis cultivation within ±480 feet of

- an offsite legal residence;
6. Reject the request for a buffer exception to allow outdoor cannabis cultivation within ±390 feet of an offsite legal residence;
 7. Reject the request for a buffer exception to allow outdoor cannabis cultivation within ±520 feet of an offsite legal residence;
 8. Approve a buffer exception to allow outdoor cannabis cultivation within ±220 feet of a residential zone boundary, but clarifying that the 600-foot buffer shall apply to all existing residences located on residentially-zoned parcels;
 9. Authorize the project applicant to apply for issuance of a cannabis cultivation license; and
 10. Authorize the project applicant to apply for license allocation of a distribution license, retail non-storefront license, and nursery license.

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

REGULAR AGENDA

10. Workshop on the Yolo County Zoning Code Reorganization project.

JD Trebec, Senior Planner, provided the workshop to the Commission and answered their questions.

11. **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.

12. **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 were no Commission reports.

13. **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.

- Request to get a brief update on the Cannabis Tax Oversight Committee

ADJOURNMENT

The meeting adjourned at 11:29 a.m.

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

Next meeting scheduled for: June 13, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:29 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is June 13, 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