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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

June 13, 2024

ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Chair Sala called the meeting to order at 9:02 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Trini Campbell Cline, Brian Sala, Gurtaj Grewal, Amon Muller, Patrick Reynolds

Absent: Troy Bird, Elisabeth Dubin

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services
Eric May, Senior Deputy County Counsel
Charlie Tschudin, Natural Resources Planner
Evelyn Tamayo-Arias, Commission Clerk

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

The May 09, 2024 minutes were approved as presented.

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

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

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**

- [Comments regarding Americana Organics Cannabis Use Permit Appeal](#)

TIME SET AGENDA

9. **ZF #2022-0075:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy for Capay Valley Organics, LLC, issuance of a nursery license, and determine that 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 also includes a request for approval of a buffer reduction and buffer exception from two off-site residences in the Agricultural Extensive (A-X) zone. The project is located on a 34-acre A-X zoned parcel at 24477 County Road 22A, approximately one-mile south of the town of Esparto (APN: 049-180-024). (Applicant: Dimitry Lublin/Owner: Dimitry Lublin and Lydia Lublin) (Planner: Jeff Anderson)

Stephanie Cormier, Chief Assistant Director of Community Services, provided the presentation and, along with Nate Smith, Cannabis Unit, answered the Commission's questions.

The following individuals addressed the Commission during public comment:

- Dimitry Lublin (Applicant)
- Hoa Tan
- Leo Romero
- Marian Flanders
- Giacomo Moris

A motion was made to approve staff recommendations as presented.

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

10. **ZF #2023-031:** Consider a request for approval of a tentative parcel map and a variance to allow for the creation of a substandard-sized Agricultural Intensive (A-N) zoned parcel and determine that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. The project is located at 52181-89 Clarksburg Road and 52431 Netherlands Ave., approximately 0.4-mile west of the town of Clarksburg (APNs: 043-220-013 and 043-220-015). (Applicant: Steve K. Pylman/Owner: B.A. Krull LP#1) (Planner: Charlie Tschudin)

Charlie Tschudin, Natural Resources Planner, provided the presentation to the Commission and answered their questions. The applicant, Matt Keasling, on behalf of the owner, Steven Pylman, also provided a presentation to the Commission.

There was no public comment.

A motion was made to approve staff recommendations with the following modifications to the Conditions of Approval.

- COA 6 shall be renumbered 6(a).
- Add COA 6(b) to read as follows: "Applicant shall record a water sharing agreement or comparable document to provide irrigation water to Parcel 1, subject to approval by the Planning Division."

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

REGULAR AGENDA

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.

The Commissioners provided their 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.

The future agenda items were discussed during the Director's report.

ADJOURNMENT

The meeting adjourned at 11:36 a.m.

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

Next meeting scheduled for: July 11, 2024

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