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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

July 11, 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, Patrick Reynolds

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services
Kimberly Hood, County Counsel
Jeff Anderson, Principal Planner
JD Trebec, Senior Planner
Tracy Gonzalez, Associate Planner
Charlie Tschudin, Natural Resources Planner
Evelyn Tamayo-Arias, Commission Clerk

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

The June 13, 2024 meeting minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Bird Second: Dubin

Ayes: Bird, Campbell Cline, Dubin, Grewal, Muller, Reynolds, Sala

Noes: None

Abstain: None

Absent: None

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 at the meeting.

TIME SET AGENDA

9. **ZF #2024-012:** Consider a request to approve an expired Tentative Parcel Map to divide two lots, each developed with a duplex, into four lots and determine 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 26253/26259 and 26261/26267 Woodland Avenue in the town of Esparto (APNs: 049-262-006 and -007). (Applicant/Owner: Chad Qi)(Planner: JD Trebec)

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

There was no public comment.

A motion was made to approve staff recommendations as presented.

Motion: Muller Second: Grewal

Ayes: Bird, Campbell Cline, Grewal, Dubin, Muller, Reynolds, Sala

Noes: None

Abstain: None

Absent: None

10. **ZF #2024-006:** Consider a request for a tentative parcel map to create two parcels from one 126.402-acre parcel in the unincorporated area of Yolo County and adopt Negative Declaration as the appropriate level of review under the California Environmental Quality Act (CEQA). The property is located 3.6 miles west of the City of Woodland and north of Cache Creek, and no development is proposed as part of the tentative parcel map. (Applicant: Matthew K. Souza/ Owner: Muller, et al.) (Planner: Tracy Gonzalez)

Tracy Gonzalez, Associate Planner, provided the presentation and, along with the applicant, Tom Muller, answered the Commission's questions.

There was no public comment.

A motion was made to approve staff recommendation as presented with modifications as follows:

- Attachment E. strike Condition of Approval #16, not applicable to this project
- Add a Condition of Approval regarding a water sharing agreement with the parcel that does not have a well.

Motion: Campbell Cline Second: Grewal

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

11. **ZF #2018-0018:** 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 Yolo 1, LLC, and Yolo 2, LLC, for a total of four acres of cannabis canopy, issuance of a cannabis nursery license, and issuance of a cannabis self-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 40-acre agriculturally-zoned parcel at 31905 County Road 17, approximately 4.25-miles northeast of the unincorporated community of Madison (APN: 049-020-012). (Applicant: Fred Barnum/Owner: Woodland Road 17, LLC) (Planner: Charlie Tschudin)

Charlie Tschudin, Natural Resources Planner, provided the presentation and along with Fred Barnum, applicant, Cedric Hopkins, Deputy County Counsel, and Jeff Anderson, Principal Planner, answered the Commission's questions.

The following addressed the Commission during public comment:

- Mike Horgan
- Jeanne Schlotz

A motion was made to approve staff recommendations as presented.

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

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, Chief Assistant Director of Community Services, provided the Director's report.
Nate Smith, Cannabis Unit, provided a brief overview of the illegal cannabis enforcement program.

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.

Commissioner Campbell Cline provided her report.

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.

Future agenda items were discussed during the Director's report.

ADJOURNMENT

The meeting adjourned at 11:40 a.m.

Motion: Campbell Cline Second: Bird

Ayes: Bird, Campbell Cline, Dubin, Grewal, Muller, Reynolds, Sala

Noes: None

Abstain: None

Absent: None

Next meeting scheduled for: August 08, 2024 Cancelled, Following Meeting September 12, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:40 a.m.. The next regularly scheduled meeting of the Yolo County Planning Commission is September 12, 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