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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

September 12, 2024

ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Chair Sala called the meeting to order at 9:01 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Troy Bird- arrived 9:03 am, Trini Campbell Cline, Elisabeth Dubin, Gurtaj Grewal, Amon Muller, Patrick Reynolds, Brian Sala

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

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

The July 11, 2024 minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was no continuance request.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Grewal

Ayes: Campbell Cline, Dubin, Grewal, 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 provided at the meeting.

TIME SET AGENDA

9. **ZF #2024-011:** Consider a request for a tentative parcel map to create five parcels from one 986.93-acre agricultural parcel in the unincorporated area of Yolo County and adopt Negative Declaration as the appropriate level of environmental review under the California Environmental Quality Act (CEQA). The property is located approximately 4.9 miles northwest of the community of Knights Landing, and no development is proposed as part of the tentative parcel map (APNs: 053-120-008, 053-170-009, and 056-010-024). (Applicant: Matthew K. Souza/ Owner: GES EAT 052023 LLC) (Planner: Aaron Brown)

Aaron Brown, Assistant Planner, provided the presentation and along with the applicant, Matthew Souza, answered the Commission's questions.

There was no public comment.

A motion was made to approve staff recommendations as presented.

Motion: Reynolds Second: Dubin

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

Noes: None

Abstain: None

Absent: None

10. **ZF #2022-0089:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to 5,000 square feet of canopy for Flower of Life Farm Capay Valley, LLC, 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 ±121-acre agriculturally-zoned parcel at 7087 County Road 49, approximately 1-mile northwest of the unincorporated community of Guinda (APN: 018-140-037). (Applicant: Justin Byrd/Owner: Road 49 Inc.) (Planner: Jeff Anderson)

Aaron Brown, Assistant Planner, provided the presentation and along with the applicant, Justin Byrd, answered the Commission's questions.

There was no public comment.

A motion was made to accept staff recommendations as presented.

Motion: Muller Second: Campbell Cline

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

Noes: None

Abstain: None

Absent: None

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.
Eric May, Senior Deputy County Counsel, provided some updates on previous projects.

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. Commissioner Campbell Cline requested periodic updates on illegal grow sites. Commissioner Sala requested information on environmental impacts associated to solar farms.

ADJOURNMENT

The meeting adjourned at 10:07 a.m.

Motion: Campbell Cline Second: Grewal

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

Noes: None

Abstain: None

Absent: None

Next meeting scheduled for: October 10, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 10:07 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is October 10, 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