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County of Yolo COMMUNITY SERVICES DEPARTMENT

Leslie Lindbo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

YOLO COUNTY PLANNING COMMISSION

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

MINUTES

October 10, 2024

ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Vice Chair Reynolds 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, Amon Muller, Patrick Reynolds

Absent: Brian Sala, Gurtaj Grewal

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services
Eric May, Senior Deputy County Counsel
Jeff Anderson, Principal Planner
Elisa Sabatini, Natural Resources Manager
Ron Miller, Natural Resources Planner
Charlie Tschudin, Natural Resources Planner
Evelyn Tamayo-Arias, Commission Clerk
Nate Smith, Cannabis Unit
Cristina Gonzalez, Cannabis Unit
Casey Liebler, Natural Resources Planner
Patricia Valenzuela, Department Analyst

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

The September 12, 2024 minutes were approved as presented.

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

Absent: Grewal, Sala

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

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

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. Hold public hearing on the 2023 Annual Compliance Report regarding off-channel gravel mining within the boundaries of the Cache Creek Area Plan. (Planner: Ron Miller)

Ron Miller, Natural Resources Planner, provided the presentation and, along with Elisa Sabatini, Natural Resources Manager, 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, Muller, Reynolds
Noes: None
Abstain: None
Absent: Grewal, Sala

Elisa Sabatini, Natural Resources Manager, announced her departure from Yolo County.

10. **ZF #2022-0085:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy for California Grown, Inc., 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 98-acre agriculturally-zoned parcel at 38032 Z Line Road, approximately 5.1 miles southwest of unincorporated community of Clarksburg (APN: 043-180-022) (Applicant: Anthony Vasquez/Owner: 2017 Victoria Trust) (Planner: Charlie Tschudin)

Charlie Tschudin, Natural Resources Planner, provided the presentation, along with Nate Smith, Cannabis Unit, answered the Commission's questions.

The following addressed the Commission during public comment:

- Grant Slape

- Sherry Kirk
- Tyler Vasquez

A motion was made to accept staff recommendations as presented.

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

11. **ZF #2022-0086:** 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 Green Wave Farms, LLC, and Green Wave, Inc., for a total of four acres of cannabis canopy, 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 98-acre agriculturally-zoned parcel at 37936 Z Line Road, approximately 5.1 miles southwest of Clarksburg (APN: 043-180-023) (Applicants: Tyler Vasquez, Green Wave, Inc., LLC/Stefanie Vasquez, Green Wave Farms, LLC/Owner: Anthony Vasquez) (Planner: Charlie Tschudin)

Charlie Tschudin, Natural Resources Planner, provided the presentation and, along with Jeff Anderson, Principal Planner, answered the Commission's questions. Tyler Vasquez also answered the Commission's questions.

There was no public comment.

A motion was made to accept staff recommendations as presented.

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

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 and Eric May, Senior Deputy County Counsel, provided updates on a previous project.

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 Muller provided his 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.

The Commission requested a progress report on the Vasquez Cannabis Use Permits (ZF2022-0085 and ZF2022-0086) to ensure compliance.

ADJOURNMENT

The meeting adjourned at 11:23 a.m.

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

Next meeting scheduled for: November 14, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:23 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is November 14, 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