

# DRAFT



## 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](http://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

November 14, 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, Troy Bird, Elisabeth Dubin, Brian Sala, Amon Muller, Patrick Reynolds

Absent: Gurtaj Grewal

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services  
Eric May, Senior Deputy County Counsel  
Todd Riddiough, Director of Public Works  
Jeff Anderson, Principal Planner  
JD Trebec, Senior Planner  
Charlie Tschudin, Natural Resources Planner  
Tracy Gonzalez, Associate Planner  
Evelyn Tamayo-Arias, Commission Clerk  
Casey Liebler, Natural Resources Planner  
Patricia Valenzuela, Department Analyst

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

The October 10, 2024 meeting minutes were approved as presented.

Motion: Campbell Cline Second: Bird

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

Noes: None

Abstain: None

Absent: Grewal

5. **REQUEST FOR CONTINUANCES**

There was no continuance request.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Dubin

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

Noes: None

Abstain: None

Absent: Grewal

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**

Correspondence received for agenda items 9 and 10.

**TIME SET AGENDA**

9. **ZF #2022-0072:** Consider a request for a Tentative Parcel Map and Use Permit to divide a 100-acre parcel for the development and operation of a truck and travel center on a commercially zoned parcel and determine an Addendum to a Mitigated Negative Declaration is the appropriate level of environmental review under the California Environmental Quality Act (CEQA). The proposed project includes vehicle fueling and charging, a convenience store, restaurants, a truck dealership, truck repair and servicing, travel-related retail, a 60-room motel, and overnight parking for trucks. The project is located at the southwest corner of the junction of Interstate 5 and County Road 8 in the unincorporated community of Dunnigan (APN: 052-060-011). (Applicant: Mel Smith / Property Owner: Aulman, LLC) (Planner: JD Trebec)

JD Trebec, Senior Planner, provided the presentation and along with Todd Riddiough, Director of Public Works, answered the Commission's questions.

The following individuals addressed the Commission during public comment:

- Mel Smith (applicant)
- Corie Calfee

A motion was made to accept staff recommendations with the following changes to recommended action number 4:

4. Approve the request for Tentative Parcel Map #5259 (Attachment C), modified to conform the alignment of Parcels 3 and 4 as shown on page 1 of Attachment C2, and Use Permit in accordance with the Conditions of Approval (Attachment E). Condition of Approval No. 5 is modified to begin with the following sentence: "Applicant shall comply with all conditions of approval."

Motion: Dubin Second: Reynolds

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

Noes: None

Abstain: None

Absent: Grewal

10. **ZF #2023-0034:** Consider a request for approval of an amendment to the Granite Capay Mining and

Reclamation Plan (ZF95-078) to extend the Permit expiration date by 10 years, from January 1, 2028, to January 1, 2038, and determine an Addendum to two previously adopted Environmental Impact Reports is the appropriate level of environmental review under the California Environmental Quality Act (CEQA). The project is located at 15560 County Road 87, approximately 0.1-miles northeast of the unincorporated community of Capay (APNs: 048-140-040, 048-220-018, and 048-220-016). (Applicant/Property Owner: Granite Construction Company) (Planner: Charlie Tschudin)

Charlie Tschudin, Natural Resources Planner, provided the presentation and answered the Commission's questions.

The following individuals addressed the Commission during public comment:

- Juliette Beck
- Candace Longnecker (Granite Construction Company)
- Kelly Bartron (Granite Construction Company)

A motion was made to accept staff recommendations with the following modification to the last sentence in Conditions of Approval #4:

The processing of aggregate material approved under this Mining Permit shall cease when either permitted reserves are depleted or the life of the permit has expired, whichever event occurs first. The operator may apply for permit approval to extend aggregate processing beyond the limits described above. The extension may not exceed an additional period of ~~twenty~~ ten years and shall be subject to appropriate environmental review.

11. **ZF #2023-044:** 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 S&R Pharms, LLC, and Apex Agriculture, LLC, for a total of four acres of cannabis canopy, issuance of self-distribution licenses, 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 is located on a 40-acre agriculturally zoned parcel at 20750 County Road 103, adjacent to the City of Woodland and immediately south of the Woodland Regional Park (APN: 042-030-006). (Applicant: Ross Haley/Property Owner: Maupin Ranch Properties, LLC) (Planner: Tracy Gonzalez)

Tracy Gonzalez, Associate Planner, provided the presentation and along with the applicant, Michael Vukmanovich, answered the Commission's question.

There was no public comment.

A motion was made to accept staff recommendations as presented.

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

12. **ZF #2022-0091:** Consider recommendation of denial of a Cannabis Use Permit that would allow issuance of a cannabis cultivation license for up to two acres of canopy and a cannabis nursery license for Green Dream Farms, Inc., and determine the project denial is exempt from the California Environmental Quality Act (CEQA). The project is located on a ±50-acre agriculturally-zoned parcel off County Road 100 and State Highway 113, approximately 1.75 miles east of the unincorporated community of Yolo (APN: 027-280-019). (Applicant: Zhen (Bryan) Wu/Owner: Stillwater Trust) (Planner: Jeff Anderson)

Jeff Anderson, Principal Planner, provided the presentation and answered the Commission's questions.

The following addressed the Commission during public comment:

- Bryan Wu (applicant)
- Jim Wirth
- Wayne Yu

A motion was made to accept the staff recommendations to deny the permit.

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

## REGULAR AGENDA

### 13. 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.

### 14. 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.

Commissioner Reynolds announced his departure from the Planning Commission upon expiration of his term in January 2025.

### 15. 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 12:56 p.m.

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

Next meeting scheduled for: December 12, 2024

The Regular Meeting of the Yolo County Planning Commission adjourned at 12:56 p.m. The next regularly scheduled meeting of the Yolo County Planning Commission is December 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