

# DRAFT



## 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

January 16, 2025

### 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  
Jeff Anderson, Principal Planner  
Patricia Valenzuela, Community Services Analyst  
Eric May, Senior Deputy County Counsel  
Charlie Tschudin, Natural Resources Planner  
Nathaniel Smith, Cannabis Inspector  
Christina Gonzalez, Cannabis Inspector  
Krista Piazza, Secretary to the Director

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

The November 14, 2024 minutes were approved as modified to correct the motion on Item #10, as follows:

- Motion made by Commissioner Campbell-Cline
- Seconded by Commissioner Reynolds
- Ayes: Bird, Campbell-Cline, Dubin, Muller, Reynolds, Sala
- Noes: None
- Abstain: None
- Absent: Grewal

Motion was made to adopt the corrected Minutes by: Commissioner Campbell-Cline, Seconded by Commissioner Bird

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

5. **REQUEST FOR CONTINUANCES**

There were no requests for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Grewal  
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.

The following individual provided public comment:

- Linda Whent

8. **CORRESPONDENCE**

Correspondence was received by Juliette Beck on issues related to methylmercury accumulating in mining pits.

**TIME SET AGENDA**

9. **ZF #2023-039:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy for Bro Properties LLC, issuance of self-distribution license and nursery 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 16.5-acre agriculturally zoned parcel at 24701 County Road 22A, approximately 1.2 miles southwest of unincorporated community of Esparto (APN: 049-180-059) (Applicant/Owner: Kokyou Chau) (Planner: Charlie Tschudin)

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

The following individuals provided public comment:

- Marian Flanders
- Leo Romero
- David Moreno
- Hoa Tan
- Linda Whent
- Giacomo Moris

A motion was made to approve staff recommendations, as presented.

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

Abstain: None  
Absent: None

10. **ZF #2024-039:** Public hearing to consider a request for a two-year term extension to the Development Agreement for the E. Parker residential subdivision project in Esparto (APN: 049-160-021, 62 units approved on 17 acres), and determine the project is exempt from the California Environmental Quality Act (CEQA) based on the 'common sense' exemption under CEQA Guidelines Section 15061(b)(3). A Mitigated Negative Declaration was previously adopted for the project (SCH No. 2007012126). (Applicant/Owner: Yocha Dehe Wintun Nation) (Planner: JD Trebec)

Stephanie Cormier, Chief Assistant Director, provided the presentation and answered the Commission's questions.

There was no public comment.

After much deliberation, a motion was made to approve the staff recommendation as presented.

Motion: Campbell-Cline Second: Grewal  
Ayes: Bird, Campbell-Cline, Grewal, Muller, Reynolds, Sala  
Noes: Dubin  
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, 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 and expressed their gratitude for Commissioners Campbell-Cline and Reynolds, whose terms have expired.

### 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.

Refresher on CLUO for new commissioners, presentation on County's fire liabilities and general sustainability and methyl mercury.

## ADJOURNMENT

The meeting was adjourned at 11:49 a.m.

Motion: Campbell-Cline Second: Reynolds

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

Noes: None

Abstain: None

Absent: None

Next meeting scheduled for: February 13, 2025.

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:49 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is February 13, 2025, 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