

DRAFT



County of Yolo COMMUNITY SERVICES DEPARTMENT

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YOLO COUNTY PLANNING COMMISSION

CHAIR: Elisabeth Dubin
VICE-CHAIR: Gurtaj Grewal
MEMBERS: Troy Bird, Sarah Dukett, Michael McCormick, Amon Muller, Brian Sala

MINUTES

April 10, 2025

ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Chair Dubin called the meeting to order at 9:00 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Elisabeth Dubin, Sarah Dukett, Michael McCormick, Amon Muller, Brian Sala

Absent: Troy Bird, Gurtaj Grewal

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services
Eric May, Senior Deputy County Counsel
Jeff Anderson, Principal Planner
Tracy Gonzalez, Associate Planner
Aaron Brown, Assistant Planner
Nathaneal Smith, Cannabis Inspector II
Christina Gonzalez, Cannabis Inspector II
Cassandra Mendoza, Administrative Services Analyst
Patricia Valenzuela, Community Services Analyst
Krista Piazza, Secretary to the Director

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

The minutes were approved as presented:

Motion: Sala Second: Muller
Ayes: Dubin, Dukett, McCormick, Muller, Sala
Noes: None
Abstain: None
Absent: Bird, Grewal

5. **REQUEST FOR CONTINUANCES**

There were no requests for continuances.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Dukett
Ayes: Dubin, Dukett, McCormick, Muller, Sala
Noes: None
Abstain: None
Absent: Bird, 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**

The following correspondence was received:

- Planning Commission supporting documents on 2/17/25
- Email from Alan Pryor, dated 3/17/25, regarding 'New Restoration Vision for Cache Creek Area Plan'
- Brown Act training email on 3/17/25
- CLUO Refresher on 4/8/25

TIME SET AGENDA

9. **ZF #2023-046:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy and the issuance of a self-distribution license for Kind Farms 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 ±20-acre agriculturally zoned parcel located off County Road 89, approximately 3.5 miles south of the town of Madison (APN: 050-100-040). (Applicant: Thomas Sheridan et al. /Owner: Kind Farms LLC) (Planner: Aaron Brown)

Aaron Brown, Assistant Planner, provided the staff presentation and answered the Commission's questions.

The following individual provided Public Comment: Chelsea Haskins.

A motion was made to approve staff recommendations as presented:

Motion: Dukett Second: McCormick
Ayes: Dubin, Dukett, McCormick, Muller, Sala
Noes: None
Abstain: None
Absent: Bird, Grewal

10. **ZF #2023-047:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to one acre of canopy and a retail non-storefront (delivery) license for Yolo Green, LLC, 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 ±7.89-acre agriculturally zoned parcel at 17805 County Road 85C, approximately 0.4-miles south of the unincorporated community of Esparto (APN: 049-170-040). (Applicant: Jeff Raven/Owner: David Raven) (Planner: Tracy Gonzalez)

Tracy Gonzalez, Associate Planner, provided the staff presentation and answered the Commission's questions.

There was no Public Comment.

A motion was made to approve staff recommendations as presented:

Motion: Sala Second: Dukett

Ayes: Dubin, Dukett, McCormick, Muller, Sala

Noes: None

Abstain: None

Absent: Bird, Grewal

REGULAR AGENDA

11. **ZF #2023-0005:** Public Scoping Meeting on the Clark Pacific Facility Expansion Project Environmental Impact Report (EIR). (J. Anderson)

Stephanie Cormier, Chief Assistant Director, introduced the item and a Scoping Presentation was given by Angela DaRosa, CEQA consultant with Raney Planning and Management.

Staff and Ms. DaRosa, answered questions and accepted comments from the Commission. No public scoping comments were received.

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, provided the Director's report and introduced Mike Webb, new County Administrative Officer.

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.

The Commissioners provided their reports.

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.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

Motion: McCormick Second: Muller
Ayes: Dubin, Dukett, McCormick, Muller, Sala
Noes: None
Abstain: None
Absent: Bird, Grewal

Next meeting scheduled for: May 8, 2025

I declare under penalty of perjury that the foregoing agenda was posted April 4, 2025 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and

- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California.

- On the bulletin board at the entrance of the Department of Community Services at 292 W. Beamer Street, Woodland, California.

- On the Yolo County website: www.yolocounty.gov.

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at (530) 666-8078 or at the following address:

Clerk of the Yolo County Planning Commission
292 W. Beamer Street
Woodland, CA 95695

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing a notice of appeal with the Clerk of the Board within fifteen (15) days from the date of the action. A Planning Commission Appeal Form and appeal fee immediately payable to "County of Yolo" must be submitted at the time of filing. The Board of Supervisors may sustain, modify or overrule this decision. The Planning Commission Appeal Form can be accessed at the following link: <https://www.yolocounty.gov/government/board-of-supervisors/clerk-of-the-board/planning-commission-appeal>

Pursuant to California Government Code Section 65009(b)(2) and Public Resources Code Section 21177, any lawsuit challenging the approval of any project described in this agenda, including any related CEQA actions, may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:30 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is May 8, 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