

# DRAFT



## County of Yolo COMMUNITY SERVICES DEPARTMENT

Leslie Lindbo  
DIRECTOR

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## YOLO COUNTY PLANNING COMMISSION

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

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### MINUTES

May 8, 2025

### ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

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

Commissioner Dukett arrived at 9:03 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Elisabeth Dubin, Gurtaj Grewal, Sarah Dukett, Michael McCormick, Amon Muller, Brian Sala, Tom Merwin

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services  
Eric May, Senior Deputy County Counsel  
Jeff Anderson, Principal 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: McCormick  
Ayes: Dubin, Grewal, McCormick, Merwin, Muller, Sala  
Noes: None  
Abstain: None  
Absent: Dukett

5. **REQUEST FOR CONTINUANCES**

There were no requests for continuances.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Sala

Ayes: Dubin, Dukett, Grewal, McCormick, Merwin, Muller, 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.

There was no Public Comment.

8. **CORRESPONDENCE**

The following correspondence was received:

- Correspondence regarding Cannabis Business Ordinance Tax received with the agenda packet
- Correspondence related to Public Hearing Item 9 on the Time Set Agenda (ZF2022-0083), sent to the Commission by Jeff Anderson on May 5th
- Correspondence related to Public Hearing Item 9 on the Time Set Agenda (ZF2022-0083), sent to the Commission by Sativa Rasmussen on May 7th

Stephanie Cormier reported that she received a message from previous District 1 Commissioner, Troy Bird, relaying his heartfelt farewell to the Planning Commission.

New Commissioners, Merwin & Dukett were introduced.

**TIME SET AGENDA**

9. **ZF #2022-0083:** Consider recommendation of denial of a Cannabis Use Permit request to allow issuance of a cannabis cultivation license for up to one acre of canopy and a self-distribution license for Outdoor Properties LLC, and determine the project denial is exempt from the California Environmental Quality Act (CEQA). The project is located on a ±20-acre agriculturally-zoned parcel at 16520 County Road 56, approximately 1,000 feet southwest of the unincorporated community of Guinda (APN: 060-080-010). (Applicant: Tommy Christy/ Property Owner: Loma West, LLC) (Planner: Jeff Anderson)

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

The following individuals provided Public Comment:

Yarrow Kubrin  
David B  
Chris Hilderbrand  
Sue Ramsey  
Jane Rinka  
Jason Harper  
Tommy Christy  
Jon Taylor  
Kim Consol  
Nate Smith

Marlis Thompson

A motion was made to approve the staff recommendations as presented:

Motion: McCormick Second: Muller

Ayes: Dubin, Dukett, Grewal, McCormick, Merwin, Muller, Sala

Noes: None

Abstain: None

Absent: None

## REGULAR AGENDA

### 10. 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.

### 11. 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.

### 12. 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 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.

Brown Act training was requested.

## ADJOURNMENT

The meeting was adjourned at 10:58 a.m.

**Motion:** Muller **Second:** Sala

**Ayes:** Dubin, Dukett, Grewal, McCormick, Merwin, Muller, Sala

**Noes:** None

**Abstain:** None

**Absent:** None

Next meeting scheduled for: June 12, 2025.

The Regular Meeting of the Yolo County Planning Commission adjourned at 10:58 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is June 12, 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