

# DRAFT



## County of Yolo COMMUNITY SERVICES DEPARTMENT

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### YOLO COUNTY PLANNING COMMISSION

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

#### MINUTES

September 11, 2025

#### ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Chair Dubin called the meeting to order at 9:02 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Elisabeth Dubin, Gurtaj Grewal (arrived 9:06 a.m.), Michael McCormick, Amon Muller, Brian Sala

Absent: Sarah Dukett, Tom Merwin

Staff Present: Stephanie Cormier, Chief Assistant Director of Community Services

Eric May, Senior Deputy County Counsel

Jeff Anderson, Principal Planner

Aaron Brown, Assistant Planner

Evelyn Tamayo-Arias, Commission Clerk

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

The July 10, 2025, meeting minutes were approved as presented.

Motion: Muller Second: McCormick

Ayes: Dubin, McCormick, Muller

Noes: None

Abstain: Sala

Absent: Dukett, Grewal, Merwin

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

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

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.

Alan Pryor addressed the Commission during public comment.

8. **CORRESPONDENCE**

[County Staff Response to the Sierra Club Yolano Group Correspondence Regarding the Cache Creek Area Plan Program](#)

The Commission received several emails prior to the meeting.

**TIME SET AGENDA**

9. **ZF #2024-036:** Consider a request for a Major Use Permit to allow for the construction and operation of a 140-foot-tall monopole cell tower and associated equipment on a 23.79-acre Agricultural Intensive (A-N) zoned parcel (APN 039-030-017). The project site is located immediately south of the City of Woodland and 0.25-mile west of County Road 99. An Initial Study/Negative Declaration (SCH #2025070236) has been prepared for the project. (Applicant: Carl Jones / Owner: Blake and Melissa Harlan Trust) (Planner: Aaron Brown)

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

The following addressed the Commission during public comment.

- Andrew Lesa (Epic Wireless on behalf of AT&T)
- Steve Lanni
- Blake Harlan- property owner
- Anthony Murillo

A motion was made to approve staff recommendations as presented.

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

**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 of Community Services, 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 future agenda items were discussed during the Director's report.

**ADJOURNMENT**

The meeting adjourned at 11:01 a.m.

Motion: Sala Second: Muller

Ayes: Dubin, Grewal, McCormick, Muller, Sala

Noes: None

Abstain: None

Absent: Dukett, Merwin

Next meeting scheduled for: October 09, 2025

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:01 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is October 09, 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