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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

October 9, 2025

ADMINISTRATIVE AGENDA

9:00 a.m.

1. **CALL TO ORDER**

Chair Dubin called the meeting to order at 9:03 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Elisabeth Dubin, Sarah Dukett, Michael McCormick, Gurtaj Grewal, Amon Muller, Brian Sala, Tom Merwin (arrived 9:09 a.m.)

Staff Present: Adam Feiseler, Director of Community Services
Stephanie Cormier, Chief Assistant Director of Community Services
Jeff Anderson, Principal Planner
Eric May, Senior Deputy County Counsel
Evelyn Tamayo-Arias, Commission Clerk
Casey Liebler, Natural Resources Planner
Heidi Tschudin, Contract Planner

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

The September 11, 2025 minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. APPROVAL OF THE AGENDA

The agenda was approved as presented.

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

7. RESOLUTION HONORING TROY BIRD

Chair Dubin presented Troy Bird with the resolution.

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

- 8. 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.

9. CORRESPONDENCE

The Commissioner received several emails regarding the agenda items.

REGULAR AGENDA

- 10. ZF #2018-0015:** Receive staff report and public comment regarding the CEMEX Mining and Reclamation Plan Permit Amendment Project. The project is located on a 1,902-acre site east of Interstate 505 near the community of Madison. A Subsequent Environmental Impact Report (SCH #2021020487) has been prepared for the project. A public hearing to consider the Planning Commission's final recommendation to the Board of Supervisors will be scheduled for a future date. (Applicant / Property Owner: CEMEX Construction Materials Pacific, LLC and CEMEX Construction Materials South, LLC) (Planner: Heidi Tschudin, Contract Planner)

Heidi Tschudin, Contract Planner, and Yasha Saber, Consulting Project Manager, provided presentations and answered the Commission's questions.

The following addressed the Commission:

- Jim Barrett
- Juliette Beck
- Alan Pryor

- 11. ZF #2025-009:** Consider whether the Zipline Nest Z Drone Testing Facility qualifies as a "small experimental agricultural and seed research facility" to be processed as a Site Plan Review. The Project is located on the ranch of Yolo Land & Cattle Company at 24445 County Road 25, approximately 3.5 miles southwest of the unincorporated community of Esparto, on an Agricultural Extensive (A-X) zoned parcel (APN: 047-140-018). (Applicant: Zipline International, Inc. / Owner: Yolo Land & Cattle Company) (Planner: Jeff Anderson)

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

Scott Stone, landowner, addressed the Commission.

A motion was made to accept staff recommendations as follows:

2.a. Determine that the Project qualifies as a "small experimental agricultural and seed research facility" in accordance with Section 8-2.306(q) of the Yolo County Code and direct staff to process a Site Plan Review for the Project.

Motion: McCormick Second: Muller

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

Noes: None

Abstain: None

Absent: None

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 of Community Services, provided the Director's report and introduced the new Director of Community Services, Adam Fieseler.

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 the 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.

The future agenda items were discussed during the Director's report.

ADJOURNMENT

The meeting adjourned at 1:01 p.m.

Motion: Sala Second: Grewal

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

Noes: None

Abstain: None

Absent: None

Next meeting scheduled for: November 13, 2025

The Regular Meeting of the Yolo County Planning Commission adjourned at 1:01 p.m. The next regularly scheduled meeting of the Yolo County Planning Commission is November 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