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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

November 13, 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, Sarah Dukett, Gurtaj Grewal, Michael McCormick, Amon Muller, Tom Merwin

Absent: Brian Sala

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
Tracy Gonzalez, Associate Planner
Krista Piazza, Secretary to the Director
Evelyn Tamayo-Arias, Commission Clerk
Heidi Tschudin, Contract Planner

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

The October 09, 2025 meeting minutes were approved as presented.

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

5. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Dukett Second: Muller

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

Noes: None

Abstain: None

Absent: Sala

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 Commission received email correspondence.

TIME SET AGENDA

9. **ZF #2018-0015:** Hold a public hearing to consider a recommendation to the Board of Supervisors to certify the Subsequent Environmental Impact Report and approve 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. (Applicant / Property Owner: CEMEX Construction Materials Pacific, LLC and CEMEX Construction Materials South, LLC) (Planner: Heidi Tschudin, Contract Planner)

Heidi Tschudin, Contract Planner, provided the presentation and answered the Commission's questions.

The following individuals addressed the Commission during public comment:

- Yasha Saber (Cemex)
- Jim Barrett
- Alan Pryor
- Juliette Beck
- Lucas Hatton

A motion was made to accept staff recommendation with the following revisions to the conditions of approval:

Include in the Conditions of Approval a new Condition of Approval No. 28.16 to read as follows:

28.16. The operator shall prepare and implement, in coordination with the County and its scientific expert, a short-term LMP (consistent with the requirements of Reclamation Ordinance Sections 10-5.517(g)(1) and 10-5.517(g)(1)(a) but with no obligation to prepare an alternate management plan) consisting of pilot mercury reduction controls in the Phase 3 pond, and continue mercury testing (consistent with the requirements of Reclamation Ordinance Section 10-5.517(c)(1) and 10-5.517(f)) in both the Phase 3 and 4 ponds until such time as it is no longer feasible to undertake monitoring under the new approved reclamation (e.g. the ponds are no longer navigable by the monitoring vessel). The testing and reporting of results of the of pilot mercury reduction controls under this short-term LMP shall be completed and reported to the Planning Commission at a public meeting within one year of approval.

Modify Condition of Approval No. 65.2 as follows:

1. Revise the first sentence:

... shall submit for review and approval, *in recognition of the Climate Emergency Resolution, a Greenhouse Gas Reduction Plan ...*

2. Add in new subsection (f):

f. Commercial haul truck retrofit, or permanent replacement with one or more zero-emissions haul truck(s);

3. Renumber the former subsection (f) [regarding carbon credits] to subsection (g).

Motion: Muller Second: Grewal

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

Noes: None

Abstain: None

Absent: Sala

10. **ZF #2023-041:** Consider a request for a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy for Yolo Gardens 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 ±30.7-acre agriculturally zoned parcel at 36459 County Road 21, approximately 1.5 miles west of the City of Woodland (APN: 025-130-027). (Applicant: Jack Brown/Owner: Golden State Ranch Properties, LLC) (Planner: Tracy Gonzalez)

Tracy Gonzalez, Associate Planner, provided the presentation and, along with the applicant, answered the Commission's questions.

There was no public comment.

A motion was made to accept staff recommendations with the following revision to item 5:

5. Deny a buffer exception to allow outdoor cannabis cultivation within ±530 feet of an offsite legal residence, and direct the applicant to submit a revised site plan to the Department of Community Services that meets the applicable buffers; and

Motion: McCormick Second: Grewal

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

Noes: None

Abstain: None

Absent: Sala

11. **ZF #2023-043:** Consider a request for a Cannabis Use Permit to allow issuance of cannabis cultivation licenses for up to two acres of canopy each for collocation of White Wolf Farms Inc., Miranda Gardens, and Till Land LLC, for a total of six acres of cannabis canopy, and determine the project falls within the scope of the previously certified Yolo County Cannabis Land Use Ordinance Environmental Impact Report and no further review is required under the California Environmental Quality Act (CEQA). The project is located on a 78-acre agriculturally zoned parcel at 29371 County Road 12A, approximately four miles west of the unincorporated community of Zamora (APN: 054-100-017). (Applicant: David J. Ostrach/Owner: Paul Long) (Planner: Aaron Brown)

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

The following addressed the Commission during public comment:

- Mario Medina

A motion was made to approve staff recommendations with the following modification to Condition of approval 15:

Replace "... associated with installation of new hoop houses." with "... associated with the cannabis operation." Add, "Any deviation of the requirements of Conditions 14 and 15 shall be approved in writing by the Yocha Dehe Wintun Nation and the Department of Community Services."

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

REGULAR AGENDA

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.

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.

Commissioner Merwin provided his report.

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. Requests were made to get future Board direction for complying with the 2030 Climate Emergency Resolution and to receive a briefing on hybrid meetings, including an update on available technology and how that will affect future meetings.

ADJOURNMENT

The meeting adjourned at 1:14 p.m.

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

Next meeting scheduled for: December 11, 2025

The Regular Meeting of the Yolo County Planning Commission adjourned at 1:14 p.m. The next regularly scheduled

meeting of the Yolo County Planning Commission is December 11, 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