



County of Yolo
COMMUNITY SERVICES DEPARTMENT

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DIRECTOR

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YOLO COUNTY PLANNING COMMISSION

CHAIR: Patrick Reynolds
VICE-CHAIR: Darin Hall
MEMBERS: Trini Campbell, Elisabeth Dubin, Chuck Dudley, Marcia Gibbs, Amon Muller

MINUTES

September 12, 2019

ADMINISTRATIVE AGENDA

8:30 a.m.

1. **CALL TO ORDER**

Chair Reynolds called the meeting to order at 8:30 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Trini Campbell, Elisabeth Dubin, Charles (Chuck) Dudley, Marcia Gibbs, Darin Hall, Amon Muller, Patrick Reynolds

Staff Present: Stephanie Cormier, Principal Planner
Charlie Tschudin, Assistant Planner
Eric May, Senior Deputy County Counsel
Leslie Lindbo, Community Development Director
Evelyn Tamayo-Arias, Commission Clerk

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

The July 11, 2019 minutes were approved as presented.

Motion: Campbell **Second:** Hall
Ayes: Campbell, Dubin, Gibbs, Hall, Muller, Reynolds
Noes: None
Abstain: None
Absent: Dudley (arrived after vote)

5. **REQUEST FOR CONTINUANCES**

There was a request to continue item #13 GPA #2019-02 to the October 10, 2019 meeting.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented with the modification to continue item 13 to the October meeting.

Motion: Campbell **Second:** Hall
Ayes: Campbell, Dubin, Gibbs, Hall, Muller, Reynolds
Noes: None
Abstain: None
Absent: Dudley (arrived after vote)

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**

Correspondence was received regarding item 12 for the Public Scoping Meeting on the Teichert Shifler Mining and Reclamation Project Environmental Impact Report.

TIME SET AGENDA

9. **ZF #2018-0094:** Request to establish a Farmland Security Zone, and simultaneously rescind Williamson Act Land Use Agreements (# 18-204 and 70-545) and re-enter the affected parcels into new Farmland Security Zone Contracts. The project parcels are located along County Road 102, approximately 2 miles south of the City of Woodland, APNs 042-060-006, 042-060-007, and 042-070-009. The project is categorically exempt from the California Environmental Quality Act (CEQA). (Applicant/Owner: Bruce Bailey/Multiple) (Planner: C. Tschudin)

Charlie Tschudin presented the staff report.

There was no public comment.

A motion was made to approve staff recommendations as presented.

Motion: Hall **Second:** Campbell

Ayes: Campbell, Dubin, Dudley, Gibbs, Hall, Muller, Reynolds

Noes: None

Abstain: None

Absent: None

10. **ZF #2018-0095:** Request to establish a Farmland Security Zone, rescind Williamson Act Land Use Agreement (# 84-012), and simultaneously re-enter the parcel into a new Farmland Security Zone Contract. The project parcel is located at the southeast intersection of County Road 98 and 25A, approximately 1 mile south of the City of Woodland, APN 041-010-010. A Categorical Exemption was prepared for the project. (Applicant/Owner: Bruce Bailey/Sumeru Development) (Planner: C. Tschudin)

Charlie Tschudin presented the staff report.

The following individual addressed the Commission during public comment:

- Rosanne Lyons

A motion was made to approve staff recommendations as presented.

Motion: Muller **Second:** Dubin

Ayes: Campbell, Dubin, Dudley, Gibbs, Hall, Muller, Reynolds

Noes: None

Abstain: None

Absent: None

11. Public hearing and presentation of the 2018 Annual Compliance Report on off-channel gravel mining within the boundaries of the Cache Creek Area Plan. Applicant: Yolo County (R.Miller/E.Sabatini)

Ron Miller, Senior Planner from Natural Resources, provided the Planning Commission with the Annual Compliance Report on off-channel gravel mining within the boundaries of the Cache Creek area plan. Elisa Sabatini, Manager of Natural Resources, answered the Commission's questions.

The following individual addressed the Commission during public comment:

- Kevin Lewis (comments intended for item #12)

A motion was made to approve staff recommendations as presented.

Motion: Muller **Second:** Dudley

Ayes: Campbell, Dubin, Dudley, Gibbs, Hall, Muller, Reynolds

Noes: None

Abstain: None

Absent: None

12. **ZF #2018-0078:** Public Scoping Meeting on the Teichert Shifler Mining and Reclamation Project Environmental Impact Report (EIR). (S. Cormier/H. Tschudin)

Heidi Tschudin, Project Planner, provided the staff report. Jason Smith, Project Manager, provided his presentation to the Commission.

The following individuals addressed the Commission during public comment:

- Donna Murray
- Monique Marin
- Joyce Reynolds
- Pam Van Brocklin
- Steven Pierce
- Jon Huffine
- Paul Lopez

13. **GPA #2019-02:** Recommendation to adopt the Cache Creek Area Plan (CCAP) Update comprised of general plan amendments, CCAP amendments, rezoning and zoning code text changes, and various amendments to the County Code. The CCAP sets policy for and regulates off-channel surface mining along Lower Cache Creek through the Off Channel Mining Plan (OCMP) and implementing ordinances. The CCAP also sets policy and regulates in-channel restoration and maintenance within Lower Cache Creek through the Cache Creek Resources Management Plan (CCRMP) and implementing ordinances. The County has completed a mandatory Update to the CCAP and will be seeking approval from the Planning Commission and Board of Supervisors for policy and regulatory changes to implement the CCAP Update. A Final Environmental Impact Report (Final EIR) has been completed and will be considered prior to taking the recommended actions to approve the CCAP Update. (Applicant: Yolo County) (Staff: E. Sabatini; H. Tschudin) This item will be continued to the October 10, 2019 Planning Commission meeting.

REGULAR AGENDA

14. Presentation on the 2018 General Plan Annual Progress Report

Leslie Lindbo provided the annual progress report.

15. **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.

Leslie Lindbo provided the Director's report.

16. **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.

17. **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.

- Cache Creek Area Plan update.

ADJOURNMENT

The meeting adjourned at 11:25 a.m.

Motion: Dudley Second: Campbell

Ayes: Campbell, Dubin, Dudley, Gibbs, Hall, Muller, Reynolds

Noes: None

Abstain: None

Absent: None

Next meeting scheduled for: October 10, 2019

The Regular Meeting of the Yolo County Planning Commission adjourned at 11:25 a.m. The next regularly scheduled meeting of the Yolo County Planning Commission is October 10, 2019 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,

Leslie Lindbo, Secretary
Yolo County Department of Community Services