



**County of Yolo**  
**COMMUNITY SERVICES DEPARTMENT**

**Taro Echiburu**  
DIRECTOR

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**YOLO COUNTY PLANNING COMMISSION**

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

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**MINUTES**

**January 21, 2021**

**ADMINISTRATIVE AGENDA**

8:30 a.m.

1. **CALL TO ORDER**

Vice Chair Dubin called the meeting to order at 8:31 a.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

Staff Present: Leslie Lindbo, Community Development Director  
Stephanie Cormier, Principal Planner  
Eric May, Senior Deputy County Counsel  
JD Trebec, Senior Planner  
Evelyn Tamayo-Arias, Commission Clerk  
Tracy Gonzalez, Junior Planner  
Elisa Sabatini, Natural Resources Manager

Heidi Tschudin, Contract Staff Planner

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

The December 10, 2020 minutes were approved as presented.

Motion: Reynolds Second: Campbell  
Ayes: Campbell, Dubin, Dudley, Gibbs, Muller, Reynolds  
Noes: None  
Abstain: Bird  
Absent: None

5. **REQUEST FOR CONTINUANCES**

There were no requests for continuances.

6. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Dudley  
Ayes: Bird, Campbell, Dubin, Dudley, Gibbs, Muller, Reynolds  
Noes: None  
Abstain: None  
Absent: None

7. **INTRODUCTION OF NEW COMMISSIONER**

Troy Bird from District 1 is the new Planning Commissioner.

8. **RESOLUTION HONORING DARIN HALL**

Vice Chair Dubin presented the resolution for Darin Hall.

A motion was made to accept the resolution.

Motion: Reynolds Second: Gibbs  
Ayes: Bird, Campbell, Dubin, Dudley, Gibbs, Muller, Reynolds  
Noes: None  
Abstain: None  
Absent: None

9. **ELECTION OF OFFICERS**

A motion was made to nominate Elisabeth Dubin for Chair of the Planning Commission.

Motion: Muller Second: Campbell

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

Noes: None

Abstain: None

Absent: None

A motion was made to nominate Chuck Dudley for Vice Chair of the Planning Commission.

Motion: Campbell Second: Reynolds

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

Noes: None

Abstain: None

Absent: None

10. **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.

11. **CORRESPONDENCE**

There was no correspondence.

## TIME SET AGENDA

12. **ZF #2020-0038:** Consider a request to amend a Condition of Approval of the Villas at El Macero Subdivision Map No. 5064 to allow dedicated Inclusionary Housing funds for the project to be used for alternative housing projects. The project is exempt from the California Environmental Quality Act. (Applicant: Yolo County Housing) (Planner: JD Trebec)

JD Trebec provided the staff report.

The following individual addressed the Commission during public comment:

- Juliette Beck

A motion was made to approve staff recommendations as presented.

Motion: Muller Second: Dudley

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

Noes: None

Abstain: None

Absent: None

13. **ZF #2020-0033:** Public hearing to consider a general plan conformity determination for vacation of a portion of right-of-way for County Road (CR) 100B located between CR 18C and CR 18A (Best Ranch Road) (affects Assessor's Parcel Numbers 027-250-005 and 027-250-006). The project site is located north of the City of Woodland where a portion of CR 100B bisects the Clark Pacific industrial manufacturing plant located at 40600 CR 18C/40979 Best Ranch Rd. The project is exempt from the California Environmental Quality Act. Owner/Applicant: Clark Pacific/Wes Washburn; Planner: SCormier

Stephanie Cormier presented the staff report. Chad Roberts answered the Commissions questions.

The following individuals addressed the Commission during public comment:

- Barbara Buchignani
- Ray Yeung
- Donna Howald
- Par Khagura

A motion was made to approve staff recommendations with the following modifications:

- Attachment D- Addition of the word "substantially" to read as follows: Closure of County Road 100B between CR 18C and CR 18A will not substantially impede emergency services, but will allow for greater control over safety and security efforts.
- Recommend the BOS to return this issue to the Planning Commission for a full discussion.

Motion: Reynolds Second: Bird

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

Noes: None  
Abstain: None  
Absent: None

## REGULAR AGENDA

14. **ZF #2018-0078: Teichert Shifler Mining and Reclamation Project Draft Environmental Impact Report (EIR):** Public meeting to receive comments on the Teichert Shifler Mining and Reclamation Project Draft Environment Impact Report (EIR) (Staff: E. Sabatini; S. Cormier; H. Tschudin)

Heidi Tschudin, Land Use Planner, provided the presentation to the Commission.

The following individuals addressed the Commission during public comment:

- Omar Carrillo
- Juliette Beck
- Heidi Potter
- Lachi Richards
- Max Stevenson YCFCWCD

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.

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

## ADJOURNMENT

The meeting adjourned at 12:02 p.m.

Motion: Dudley Second: Muller

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

Noes: None

Abstain: None

Absent: None

Next meeting scheduled for: February 11, 2021

The Regular Meeting of the Yolo County Planning Commission adjourned at 12:02 p.m. The next regularly scheduled meeting of the Yolo County Planning Commission is February 11, 2021, 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