



**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**

**November 10, 2021**

**ADMINISTRATIVE AGENDA**

8:30 a.m.

1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

**Staff Present:** Leslie Lindbo, Chief Assistant Director  
Stephanie Cormier, Principal Planner  
Jeff Anderson, Senior Planner  
Eric May, Senior Deputy County Counsel

Tracy Gonzalez, Junior Planner  
Evelyn Tamayo-Arias, Commission Clerk  
Elisa Sabatini, Natural Resources Manager  
Heidi Tschudin, Contract Planner

4. **Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) local officials continue to recommend measures to promote social distancing.**

A motion was made to approve the findings.

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

5. **ADOPTION OF MINUTES OF PREVIOUS MEETINGS**

The October 14, 2021 meeting minutes were approved as presented.

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

6. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

7. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

Motion: Muller Second: Reynolds  
Ayes: Bird, Campbell, Dubin, Dudley, Gibbs, Muller, Reynolds  
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.

Ann Liu addressed the Commission during public comment. Her comments were for item #11.

9. **CORRESPONDENCE**

Correspondece regarding item #11 was forwarded to the Planning Commissioners.

**TIME SET AGENDA**

10. **ZF #2021-0014:** Public hearing to consider a request to amend the Story Development Agreement and Tentative Subdivision Map No. 4691 to extend the expiration date from December 31, 2021, to December 31, 2023. The project site is located at the southwest corner of the intersection at County Road 20X and County Road 87 in the town of Esparto (APN: 049-250-009). A Mitigated Negative Declaration for the Story Residential Subdivision was adopted on October 23, 2007 (SCH#2007012125). Applicant: Raul Melendez/Owner: Esparto Story, LLC (Planner: JD Trebec)

Stephanie Cormier, Principal Planner, provied the staff report to the Commission.

The following individual addressed the Commission durng public comment.

- Scott Steward

A motion was made to approve staff recommendations as presented.

Motion: Campbell Second: Dudley

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

Noes: None

Abstain: None

Absent: None

11. **ZF #2018-0078; GPA File #2021-03:** Hold a Public Hearing to consider a recommendation to the Board of Supervisors to certify the Environmental Impact Report and approve the Teichert Shifler Mining and Reclamation Project on a 319.3-acre site east of Woodland, CA, including a General Plan Amendment, Rezone, and other associated approvals. An Environmental Impact Report has been prepared for this project. Applicant: Teichert Inc.; Property Owner: LJ Shifler Family Trust (Planner: Jeff Anderson/Heidi Tschudin, Contract Planner)

Elisa Sabatini, Natural Resources Manager, and Heidi Tschudin, Contract Planner, provided a presentation and answered the Commission's questions. Matt Keasling and Jason Smith, on behalf of applicant, provided their presentation and along with David Manciat, Till Angermann and Nick Burton, Public Works Manager, answered questions.

The following individuals addressed the Commission during public comment:

- Lupita T.
- Nancy Ullrey
- Peggy Froehlich
- Brad K.
- Chuck
- Sharon Schwarz
- Scott Steward
- Nancy Price
- Alessa Johns
- Ann Liu

A motion was made to continue this item to the December 09, 2021 Planning Commission meeting at 8:30 a.m.

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

## 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, Principal Planner, 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.

The Commissioners provided 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 1:03 p.m

Motion: Dudley Second: Bird

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

Noes: None

Abstain: None

Absent: Reynolds

Next meeting scheduled for: December 09, 2021

The Regular Meeting of the Yolo County Planning Commission adjourned at 1:03 p.m. The next regularly scheduled meeting of the Yolo County Planning Commission is December 09, 2021 via Zoom.

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