



**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**

**December 9, 2021**

**ADMINISTRATIVE AGENDA**

8:30 a.m.

1. **CALL TO ORDER**

Chair Dubin called the meeting to order at 8:33 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, Assistant Planner  
JD Trebec, Senior 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 renew authorization to meet remotely.

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

Noes: None  
Abstain: None  
Absent: None

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

The November 10, 2021 minutes were approved as presented.

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

6. **REQUEST FOR CONTINUANCES**

There was no request for continuance.

7. **APPROVAL OF THE AGENDA**

The agenda was approved as presented.

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

Correspondence regarding item #12 was forwarded to the Planning Commissioners.

**TIME SET AGENDA**

10. **ZF #2021-0006:** Consider a request for a Tentative Parcel Map to divide two lots with existing duplexes into four individual for-sale lots at 26253 and 26261 Woodland Avenue in the unincorporated town of Esparto (APN: 049-262-006 and -007). The project is exempt from the California Environmental Quality Act (CEQA) and CEQA Guidelines. Applicant/Owner: Chad Qi. (Planner: JD Trebec)

JD Trebec, Senior Planner, provided the staff report to the Commission.

There was no public comment.

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

- REVISED COA 3: All access and utility easements shall be submitted to the County Counsel's Office and Department of Community Services for review and approval prior to recordation. The easements shall be shown on the Parcel Map for recordation.
- NEW COA 8: The setback for the existing structures is zero feet between parcels 3A and 3B, and parcels 4A and 4B.

[renumber all successive COAs]

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

11. **ZC2020-03/GPA2021-02:** The public hearing to consider minor amendments to the Cannabis Land Use Ordinance, originally noticed for December 9, 2021, at 8:30 a.m., has been removed from the agenda.
12. **Zone File #2018-0078; GPA File #2021-03:** Continue the public hearing from November 10, 2021, to consider a recommendation to the Board of Supervisors regarding certification of the Environmental Impact Report and approval of the Teichert Shifler Mining and Reclamation Project on a 319.3-acre site west of Woodland, CA, including a General Plan Amendment, Rezone, and other associated approvals. An Environmental Impact Report has been prepared for this project (SCH#201908903). Applicant: Teichert Inc.; Property Owner: LJ Shifler Family Trust (Planner: Jeff Anderson/Heidi Tschudin, Contract Planner)

Heidi Tschudin provided the presentation and along with Elisa Sabatini, Matt Keasling, and Darrell Slotten answered the Commission's questions.

The following individuals addressed the Commission during public comment:

- Nancy Ullrey
- Alan Pryor
- James Barrett
- Chuck Salocks
- Mark Aulman
- Peggy Froehlich
- Elise Scholls
- Nancy Price
- Ruth Schreiber
- Gary Mckenzie
- Liza Grandia
- Nancy Lea
- Sharon Schwarz
- Scott Steward
- Jaclyn
- Juliette Beck
- Ann Liu
- Eileen Samitz
- Jose Heredia
- Leeman

A motion was made to not approve the project.

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

A motion was made to recommend the staff approval to the Board of Supervisors, and that

the project incorporate the following:

1. Adjust native herbaceous vegetation percentage to 10% in grasslands and adjust the woody species cover in the lower riparian to 25%.
2. Include test plots for reclamation.
3. Adjust COAs 4-6 to limit maximum extraction rates to the Woodland plant.
4. Require conservation easements on 212 net gain acres.
5. Limit mining to area north of the Moore Canal.
6. That the project be powered by VCE UltraGreen (not delay until 2030).

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

## REGULAR AGENDA

### 13. 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.

### 14. 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.

There was no Commission reports.

### 15. 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 1:52 p.m.

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

Next meeting scheduled for: January 20, 2022

The Regular Meeting of the Yolo County Planning Commission adjourned at 1:52 p.m. The next

regularly scheduled meeting of the Yolo County Planning Commission is January 20, 2022 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

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