

**SOUTH DAVIS GENERAL PLAN CITIZENS ADVISORY COMMITTEE (SDCAC)
MINUTES OF MEETING ON SEPTEMBER 18, 2012
APPROVED**

COMMITTEE Present: Jim Bernardy, John Cooluris, Stan Dean, Maureen Guerreri, Matt Williams

COMMITTEE Absent: Olin Woods

OTHERS PRESENT: Leroy Bertolero – Yolo County At-Large Planning Commissioner,
Rich Reed - Chair, Yolo County Planning Commission,
Landon Scarlett – Recording Secretary.

1) Call to Order

Chair Matt Williams called the meeting to order at 5:30 PM at The El Macero Country Club

2) Introductions - none

3) Approval of Agenda

The Agenda was approved as written

MOVED BY: Cooluris/SECONDED BY: Bernardy
AYES: Bernardy, Cooluris, Dean, Guerreri, Williams
NOES: None
ABSTAIN: None
ABSENT: Woods

4) Approval of Minutes of May 15, 2012

MOVED BY: Cooluris / SECONDED BY: Guerreri
AYES: Bernardy, Cooluris, Dean, Guerreri , Williams
NOES: None
ABSTAIN: None
ABSENT: Woods

5) Correspondence and Announcements:

a. Soil Maps: Matt Williams showed the Committee a black and white soil map of the SDCAC area and described his plan to color code the maps by the four soil classes in order to help with future committee discussions and proposal reviews.

b. Davis Water Advisory Committee (WAC): Matt, an alternate member of the WAC, reported that water rates for Willowbank and El Macero (“the communities”) are expected to at least double on average in the future, in part to conform to California Constitution Article X requirements. To help defray the cost of irrigation water in the future, discussion followed on the possibility of dual water systems for the communities together or separately, with potable water delivered through the current distribution system operated by the City of Davis, and non-potable irrigation water delivered from local wells. According to John Cooluris, Willowbank supplied its own well water until 1998 and the currently unused piping from that old delivery system might serve to deliver irrigation water to Willowbank in the future. There is a well site available there. John also mentioned the possibility of several homeowners joining together and drilling a well for their use. Matt thinks there may be potential for an agreement between El Macero and the El Macero Country Club on irrigation water, which could benefit both parties.

c. City of Davis Advisory Committees: Matt noted that there has been a recent change in the rules for participation in the City of Davis Advisory Committees and Commissions. It is no longer necessary to be a City resident to serve, and the City is currently soliciting volunteers for a number of City Committees and Commissions.

PUBLIC FORUM

6) Public Comment: Commissioner Bertolero reported on a daylong Wind Energy Forum held as a joint session of the Yolo County Planning Commission and Board of Supervisors on September 13 at UC Davis and at the Birds Landing Firehouse in Solano County, followed by a 12-mile driving tour through the Solano wind farm area. 70 people attended. It was an educational session on the pros and cons of wind farming, responding to the fact that meteorological data on wind is being collected currently in the Dunnigan Hills and a proposal for a wind farm there may (or may not) be forthcoming. As follow-up to the public comment, the fact that subsidies, which make wind farming cost effective at present, may or may not continue was discussed by the committee.

7) County Report: no applications are submitted or pending at this time.

8) DISCUSSION ITEMS

8.1 Ag Cluster Housing Ordinance (continued from former meeting): There was no additional discussion on this item.

8.2 Agricultural Preservation Alternatives: Matt read from a document he had presented to the Yolo Co. Supervisors in 2008 in support of an Ag Mitigation Bank concept that would proactively convert prime farmland from developer ownership into perpetual agricultural conservation easements. Using the developer owned farmland south of El Macero as an example, he suggested that the developer would transfer fee title with the conservation easement in place to a new owner committed to actively farming the land. The mitigation score (LESA score) associated with the land would be recorded in the mitigation bank under the name of the developer for later use in mitigating an urbanization project. Matt believes this concept is timely and wants to begin the process for adopting it as a County ordinance. Matt will send electronic copies with draft ordinance language for committee review.

Discussion followed about whether this was a good idea at this time. John doesn't think the market is right for this given the poor economy. Commissioner Bertolero noted that farmland is no longer "a bargain" locally. Commissioner Reed thought this might be an idea ahead of its time. The issue of cross-County mitigation was also discussed.

8.3 Draft Zoning Change Proposal: Matt reported that David Morrison felt there was no hurry for the committee to make its comments on the proposals. It was noted that all nine Yolo County Advisory Committees are expected to report back on the proposal to the Supervisors before it can be voted on by the County. John Cooluris stated his serious concern that, as currently written in the proposal, residential zoning for Willowbank could allow for mobile homes and multiplex housing that would be out of character for the established, older Willowbank neighborhood of single family houses on large lots. The committee agreed that SDCAC was the appropriate forum to address this concern for both Willowbank and El Macero. Jim Bernardy questioned why Willowbank and El Macero were lumped in with "towns" in the General Plan and as such seemed a bad fit. Commissioner Bertolero suggested the zoning proposal was probably written with towns in mind and not for communities like ours. Commissioners Reed and Bertolero encouraged the committee to move ahead on further exploration of this issue with some haste.

It was decided to hold the next SDCAC meeting in early November and to include members of the El Macero and Willowbank communities to discuss this matter. A subcommittee was formed composed of John Cooluris and Stan Dean to review the zoning proposal documents in detail, and work out details of the November meeting.

MOVED BY: Bernardy/SECONDED BY: Guerreri
AYES: Bernardy, Cooluris, Dean, Guerreri, Williams
NOES: None
ABSTAIN: None
ABSENT: Woods

Matt will check with the El Macero Country Club to see if we can meet there in early November and perhaps have 2 quiet rooms available to accommodate maybe 15 people from each community to begin the discussion. He will also check with the El Macero Homeowners Association President, Doug Anderson on how best to let El Macero residents know about the meeting, as well as with Bill Dendy, Chair of the El Macero Service Area Advisory Committee. John Cooluris, who is Chair of the Willowbank Service Area Advisory Committee will organize the Willowbank constituency. A second meeting in January or February with a larger audience might follow the November meeting to expand the discussion.

The Committee unanimously agreed that water issues will not be addressed at the November meeting where the focus will be on appropriate zoning for the communities.

8.4 Clarification of Meeting Minutes timeline in Standing Rules: Due to the need to post draft meeting minutes of this committee on bulletin boards and the County website the recording secretary suggested there be an agreed upon response time for committee members to get their corrections on the draft minutes to her for inclusion before posting. It was agreed that Committee members should get back to her within 10 days of the minutes being distributed or she could assume that the draft is acceptable as written. Jim Bernardy cautioned against the potential danger of meeting minutes becoming an outlet for promotion of committee members' pet projects.

9) Action Items: none

10) Future Agenda Items: NEXT MEETING: Early November (see item 8.3 above)

11) Adjourn: the meeting adjourned at 7:15 pm
MOVED BY: Cooluris/SECONDED BY: Dean
AYES: Bernardy, Cooluris, Dean, Guerreri, Williams
NOES: None
ABSTAIN: None
ABSENT: Woods

Respectively submitted by:



Recording Secretary