

3 May 2017  
Capay Valley Citizens Advisory Committee Meeting  
Grange Hall, Guinda

Present:

Advisory Board Members:

Wyatt Cline  
Linda Pillard  
Anne Rawlins  
Don Tompkins  
Diego Ochoa  
Roxanne Lucero

Capay Valley Residents

Stephanie Cormier from the Yolo County Department of Community Services

Absent:

Advisory Board Members Darin Woodfill and Barbara Gemmill-Herren

- I. Called meeting to order at 7:00pm
- II. Minutes approved from previous meeting held on February 1, 2017
- III. No correspondence and/or announcements to relay
- IV. No public comments
- V. No informational items to discuss
- VI. Action items
  - i. Proposed Williamson Act Guidelines
    - A. Stephanie Cormier informed the committee and the public that the new set of guidelines for the Williamson act is to include what non-discretionary uses are compatible with the act.
    - B. Wyatt Cline asked if the county wanted to be more compliant with state law. Stephanie mentioned that yes, the guidelines are a bit more similar to state law, but the guidelines also reflect the county and its unique attributes tied to our Agricultural history.
    - C. Don Tompkins inquired who makes the Williamson Guidelines. Stephanie said that the planning board come up with the guidelines.
    - D. Diego Ochoa asked how the compatible uses permitted through site plan review were decided on. Stephanie commented that the planning board looked at past and current zoning codes and also took comments from locals to find compatible uses.
    - E. Wyatt mentioned that there is a need for farm worker housing developments in the valley. He asked how this could be done and what other counties are doing to develop farm housing in their

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jurisdictions. Stephanie pointed out that under the Williamson Act multiple homes with less than 6 bedrooms could work but unfortunately anything larger would have to be looked at by the county.

- F. Don recommended to define the quantifications in the zoning code as some of the quantifiers are not clear measurements.
  - G. Stephanie highlighted that these guidelines still have to be approved by the Farm Bureau. Their meeting on these guidelines will be held on Tuesday May 11, 2017.
  - H. Wyatt asked for confirmation that the minimum range land parcel is 160 acres to be viable for contract. Stephanie verified that this was indeed true.
  - I. Diego wanted feedback on how the numbers/ quantities were decided on Table 1 listing the Compatible Uses Permitted through Site Plan Review. Stephanie stated that numbers/ quantities from the compatible table were taken from previous years.
  - J. Omar Carrillo asked what is the timeline for when our recommendations need to be in. Stephanie said she could not give us a date but she mentioned a month or so out from now.
  - K. Wyatt pointed that people who are related to agriculture and on the board, have to recuse themselves from Williamson Act discussions and are unable to vote on items related to the act. So, the people who are not affected by the act gets to vote on the Williamson Act. Stephanie verified that those individuals who are in agriculture will have to recuse themselves but their input on the guidelines could be heard.
- ii. Proposed Zoning Codes changes involving Agricultural Commercial Uses
- A. Stephanie said that these codes are in a middle of an update. The committee working on these amendments believe that while the current zoning codes works for Yolo County, there are still some updates that can be made to better service the county.
  - B. Wyatt asked what the definition of "incidental" was in regards to the language used in section 8-2.303 and 2.306. Stephanie revealed that this was why the code changes were included as an action item. The planning board is looking to the community to see if they have recommendations for how they would like to see "incidental" defined.
  - C. Wyatt also revealed that a worry of his is if a newcomer who does not care about farming or agriculture comes into the valley and is approved to develop an event center, then the next newcomer that comes in does something similar, and so on and so forth, to the point it seems like a development area. Linda suggested that

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in order to mitigate this possible scenario to introduce a cap, only allow so many event centers in the valley. Wyatt highlighted that the term “incidental” means something different in a rural area than in an industrial neighborhood.

- D. Jesse Capitanio suggested maybe “incidental” could be measured by certain metrics, for example, if a land parcel makes 50% of its earnings from the event center it can be considered incidental.
  - E. Wyatt inquired about the 500ft buffer and how that was decided. Stephanie said that John Young started with a conservative estimate. An owner can get an easement from their neighbor, have a partition of mature plants, etc. Stephanie pointed out that there are exceptions that can be taken into consideration upon review.
  - F. Wyatt asked if the buffer would still apply if the event center was located on its own agricultural land. Stephanie replied with that so far it has been an assumption that the buffer wasn’t required based on event center’s ability to better able plan their events around their spraying schedules.
  - G. Diego asked if the Williamson Act would discourage small farms implementing other events in order to increase visitor numbers. Stephanie said that the Williamson Act will not discourage this, no event permit will be required.
  - H. Stephanie wanted it to be known that the compatible items in the Williamson Act are still covered under the Ag Preservation.
  - I. Wyatt proposed that the committee think over what “incidental” should mean and meet back next week. Stephanie mentioned that we have until the board votes on Article 3 which would be in a couple of months.
  - J. Anne Rawlins motioned for the Capay Valley Citizen Advisory Committee to meet on Wednesday May 10<sup>th</sup>, 2017 at 6pm at the Guinda Grange Hall. The motion was seconded and the majority voted to meet on May 10<sup>th</sup> at 6pm. Those who cannot attend, are to send in their ideas /recommendations to the committee via email.
- VII. No future agenda items were discussed
- VIII. Meeting adjourned at 8:33pm