

CLARKSBURG GENERAL PLAN CITIZENS ADVISORY COMMITTEE
Community Room at Clarksburg Library
Thursday, February 1, 2024

- 1) 7:00 PM CALL TO ORDER
- 2) ROLL CALL
 - a) Members present: Beck, Dutra, Johas, McCormick, Ogilvie
 - b) Members absent: Reamer
- 3) APPROVAL OF AGENDA
 - a) First motion: Weathers
 - b) Second motion: Johas
 - c) Unanimously approved.
- 4) APPROVAL OF MINUTES
 - a) First motion: Dutra
 - b) Second motion: McCormick
 - c) Unanimously approved.
- 5) PUBLIC COMMENT
 - a) Larry Hunn – There is a proposal for an events center and Air B-n-B at Peter Wheelers barn. He is concerned about the number of events and having people close to an active farming operation.
 - i) Charlie Tschudin said he believed the number of events has been reduced to 12 from the original 18. If they wanted to go over this number, the owner would need a special permit. He mentioned the nuance in the language of the Clarksburg overlay that permits land use of this type.
 - ii) Barbara Borges – Has been having actual issues with this type of activity close to her home on South River Road.
 - a) Joe Borges mentioned Miners Leap and how it properly obeys noise ordinances.
 - b) Beck read the Yolo County ordinance to the audience and advised that Mrs. Borges contact the County to lodge a complaint.
 - iii) Beck suggested adding this item to a future agenda to discuss further.
- 6) ACTION ITEMS
 - a) ZF #2023-31: Recommendation on Pylman Variance Tentative Parcel Map and Variance request to divide an approximately 73-acre legal parcel that is bisected by Netherlands Avenue, into one 58.183-acre parcel (“Parcel 1”) and one 14.926-acre parcel (“Parcel 2”). (Charlie Tschudin, Natural Resources Planner)
 - i) There is no development involved in this request. There could be potential development in the future. However, given the layout of the lot, it would be very difficult to do.
 - ii) There needs to be a variance because **Parcel 2** will be below the 40-acre minimum standard.
 - iii) There was a home built on **Parcel 2** because it was assumed to be on a separate lot when Netherlands road severed it from **Parcel 1**. That is when it was discovered that it was in fact never recorded as a separate parcel.

iv) Matt Keisling (who is aiding Mr. Pylman) said that since the title had never been transferred the lot split had never been officially documented. This means the ownership is still tied to the larger parcel. This has created a problem for Mr. Pylman because until the property is properly separated his flood insurance policy needs to cover all the structures on **Parcel 1** as well as **Parcel 2**. This is an incredible financial burden.

a) There was a question about the type of precedence this could create. Mr. Keisling does not believe this variance will create a precedence because this situation is incredibly unique.

v) Motion to support variance:

a) Motion: Ogilvie

b) Second: Weathers

c) Unanimously Approved

b) Proposed 2024 calendar and discussion of July 2024 meeting.

i) July 11th and July 25th were listed as options.

a) Motion for the 11th: Beck

b) Second: Ogilvie

c) Unanimously approved.

7) INFORMATIONAL ITEM

a) Introduction of new Director of Public Works with Yolo County Department of Community Services (Todd Riddiough, Director of Public Works)

i) Larry Hunn thanked Mr. Riddiough for repairing Z-Line Rd. and asked how the repairs were being funded.

a) Mr. Riddiough said the gas tax is paying for the repairs. He also said there are plans in place to repair more roads in the Community.

ii) Dutra asked if he and/or his office is responsible for vegetation management along the roads.

a) He alluded to the fact that they are, but that staffing cuts have precluded them from being able to respond. He said that they will take vegetation requests into consideration if it is called in.

i) He further said that in most cases the responsibility actually falls on the landowner.

iii) Mark Pruner mentioned that communication between the Public Works Department and the local Community has not been perfect in the past. He asked that better notice be given in the future.

iv) McCormick voiced his concerns about the safety of South River Road in front of his house.

a) Mr. Riddiough said Yolo County would be receiving a "safe streets" grant. They intend to identify certain dangerous corridors and further examine what can be done.

b) There was a question about how SEQA could have been used to mitigate traffic impacts.

i) Brain Abbanat noted that traffic impacts are not considered under SEQA, only vehicle miles traveled. Traffic is considered a social nuisance not an environmental issue.

c) Linda Hart said the real issue is how to deter the commuters.

i) She offered suggestions including, but not limited to, a toll road.

8) DISCUSSION ITEM

- a) Presentation on Yolo County Transportation District (Brian Abbanat, Acting Director of Planning, Yolo County Transportation District and Brenda Lomeli, Assistant Transportation Planner)
 - i) Mr. Abbanat discussed the Yolo Active Transportation Corridors Plan.
 - (1) The plan is needed because of unsafe conditions that currently exist. He noted the limited ways to move within the County without using a motor vehicle.
 - (2) They have identified that infrastructure for non-vehicle modes of transportation (i.e. walking and biking) is lacking.
 - (a) Dedicated biking facilities are few and far between. This limits non-vehicle transport within the unincorporated areas.
 - (3) They have used cellular data to determine where the heaviest travel patterns are. They plan to use outreach to confirm this.
 - (a) Ms. Lomeli said they would be in the Clarksburg area doing a community workshop on February 29th.
 - (i) McCormick asked about the planning horizon.
 - 1. Abbanat said the planning process would go through early fall 2024. This would be followed by planning and then construction.
 - (ii) The Clarksburg Bike Trail along the old railroad line was brought up as a possible project.
 - 1. There was a great deal of discussion about unintended consequences. Two of the main topics were homelessness and having the public in areas surrounded by active farming operations.

9) FUTURE AGENDA ITEMS

- a) Ogilvie suggested having someone speak on event venues and the County noise ordinance.
- b) Beck said that we should have someone speak on the specific event center that Mr. Hunn spoke on during the public comment period.

10) ADJOURNMENT 8:55 pm

- a) First motion: Beck
- b) Second motion: Johas
- c) Unanimously approved.

11) COMMUNITY CORRESPONDENCE AND ANNOUNCEMENTS

- a) District 1 – Supervisor Oscar Villegas, represented by Iulia Bodeanu
 - i) Supervisor Villegas is a part of the planning process from the Clarksburg Bike Trail
- b) California Highway Patrol – None
- c) Yolo County Sheriff’s Office – Jason Wood
 - i) Mr. Wood spoke about the difference between noise ordinances and disturbing the peace.
 - a) Disturbing the peace can be enforceable at any time by the Sherrif’s Department, whereas the noise ordinance would be code enforcement.
- d) Clarksburg Fire Protection District – Mark Pruner

- i) Mr. Pruner discussed the matching funds that Yolo County provides to the Fire District. The County will match the funds raised within the community up to a certain amount. However, the current special assessment within the Fire District is lower than the money available. The current assessment is ~\$83,000 whereas there is ~\$143,000 that is accessible. In order to reach that amount, there will need to be a special election to raise assessments/taxes on property owners.
- e) School – Mary Weather
 - i) Ms. Weathers gave an update on the sports teams and the cafeteria.
- f) Friends of the Clarksburg Services and Recreation – Amanda Beck
 - i) Ms. Beck discussed the work done to the High School Baseball field.
- g) North Delta Cares – None