

Notes 8-9-07

Jeanne McCormick – Are we going to condense this? We should get rid of item 11 – it is raising a question and doesn't have an answer. Another person asked if sustainability will be used in the general plan. Harry said yes – the word will be used in the general plan with a definition. Jan asked if sustainable means economically viable. Jeanne said it could mean “Not relying on outside sources.” Nicole asked if we can have a different definition for sustainability for agriculture. Harry said yes.

Minimum parcel size – participants don't want change.

Is important if total household income comes from farming? Jeanne said that farming shouldn't be held to a specific standard. Others agreed. Farmers shouldn't be defined as farming but not other income.

Olive orchard – not too economical here.

Infrastructure to move product. Larry said there were comments made at other meetings about truck routes to move farm product. These roads face competition with urban needs. Especially on 12 and 113 and 80 but indirectly. Jeannie says there is terrible truck traffic on 12. Larry said that the county should make some improvement on Hwy 12. Someone said they are putting concrete barriers up to Shiloh road. There is trouble with emergency vehicles because no shoulders to pull over on.

Jan said infrastructure should mean fire, sheriff, telephone, etc. The definition should be expanded.

Larry brought up #25. Larry said that other parts of county that are interested in down zoning are Suisun valley and around Vacaville. Larry wants to see a general plan with variation. He doesn't think 20 acres in Montezuma hills. Jan said she doesn't want to see A320.

Jeanne says it should say this “it should not be necessary for all family income to come from farming.”

Participants want to limit or eliminate personal property on farmer equipment. Someone said that you can take it off your taxes after you haven't used it for 5 years. Larry said the county assessors office should be asked how it would be affected to reduce by 10%, 25%, 50% etc. someone said they used to charge a head tax per head of cattle.

Someone said it hasn't been “harassment” in the permitting process but it has not been cooperation.

Why do we need a two car garage when we don't use street parking? We don't!

#31 – Larry said this subject came up in another meeting. Larry said that the concept came up that there should be a “family compound” allowed. This would allow a 2.5 acre plot for another home. Jeannie said that she thought developers would jump on it but it could be useful for families. Someone asked if the septic requirements would allow that. Harry asked if 2.5 acres could be sold off separately. Larry said no, the 160 acre parcel would have to be sold intact, but with another house. People were not opposed to the idea. Larry said it was just an idea from last night. Someone said you should be able to have houses for other family members. But there should be a requirement that it is actually family. Someone asked if you have a 100 acre parcel, can you not build a house ever? Harry said that if it was legally created, it was grandfathered in and you could build your house on it. You need enough space to meet development standards for well and septic.

Larry said there were concerns for fees. No services for taxes and hazardous service fees. Jeannie said this is from environmental mgt.

Jeannie re-emphasized organic management problem. Duplication of service. County shouldn't have to re-certify when you went through the process.

#35 – Larry says he doesn't know what to do with this comment. Jeannie said we could get rid of it.

#36 – This was Larry's statement. Is soil classification the best way to classify soil? He says the soil classification system was set up in 1933 in Iowa. Another person says it was a way to designate where to put development on productive or non-productive. Jeannie said intensive vs extensive - was a better way to designate farmland. Larry asked if that matters any more. Or is it just another layer that doesn't need to be there. Ian says that there is a high correlation between 160 and extensive and intensive and 40. Ian says there is a good definition in the 1980 plan about intensive vs extensive. But drip irrigation is new. How does that affect things? Larry said that north of the Hwy is better soil because of soil depth. Around here really good wheat crops can be grown. Larry says if there was irrigation, the soil could be more productive. Another person said that even poor soil could grow great crops with irrigations. He said we could grow great things here with drip.

Nicole asked if there were any ideas on how to classify soil. Harry said that UC Davis is doing a study would differentiate based on soil, what's grown, water, potential... etc. Jeannie said she thought this was a good idea. Larry said that things have changed in the industry.

The group talked about keeping growth within existing cities. They said there have been lots of annexations.

Someone asked the difference between having an income from having windmills vs incoming from stocks and bonds? None. People said that windmills help people keep their land open.

People asked about 43. Is it true? Was county supposed to be country? Larry said he thought it was true but would check. Someone asked if this had to do with stocks and farms, windmills, gas wells etc. Off-farm means any income from anything other than growing something... this is from the federal statistics bureau. Someone said this shouldn't be a measure of farming security. And that we shouldn't try to limit people to be "farmers" if people leave the farm and get input from other arenas. Larry said urban people look at farms as being pretty and open and people bailing hay.

Larry asked how we want 46 defined. What can the county do – this is an inheritance issue. Larry said maybe the farm could only support one family. Someone said if your nephew wanted the farm and you wanted to leave it to him the inheritance tax would put you out of farming. Someone said that there are trusts etc. Larry said again that he doesn't know what the county can do. Someone said they could strike it. Jan said she didn't want it stricken.

Prop A for urban development. The BOD said they want to keep "what is urban shall be municipal" Harry said the BOD wants some flexibility with that. He thinks that the BOD should be able to provide industrial areas where the cities don't have room.

#48 economics will drive (not derive)

We need help with predator control.

People don't want all the back country roads paved.

Keep dump fees in range of people, so people won't sump their garbage on personal property.

Folks would like to see a program for rural crime reporting. It is listed in ag alert and farm bureau is involved.