



COUNTY OF SOLANO GENERAL PLAN UPDATE

CITIZENS ADVISORY COMMITTEE MEETING #12

County Administrative Center
First Floor Multi-Purpose Room
675 Texas Street, Fairfield

March 12, 2007
6:00 pm to 9:00 pm

DRAFT MEETING SUMMARY

The Solano County Citizen's Advisory Committee met on March 12, 2007 to welcome new and returning members to the CAC, provide background on the General Plan process, and hear an update on the agricultural study.

1. Welcome and Introductions

Birgitta Corsello welcomed the new and returning CAC members. She also introduced the staff and consultants. Terry Curtola introduced himself and asked that each CAC member provide a summary of their experience.

Public Comments on Items not on the Agenda

Mr. Curtola asked for comments from the public on items on the agenda. Each speaker was limited to three minutes.

- June Guidotti spoke concerning a zoning change on her property from agriculture to solid waste. She expressed her concern over the response from County staff and over the decision that would be carried out by the Board of Supervisors the next day.
- Marti Brown, a former CAC member, asked the current CAC to "tread lightly" on the vision. She said the former CAC worked very hard on the vision and she would like that work to stay.

2. Review/Approve Summary

Previous meeting summaries from January and November were accepted.

3. Discussion: Introduction to the General Plan

Jeff Goldman presented a brief introduction on general plans and state requirements. Questions and answers discussed after this presentation are as follows:

- How long will the general plan take from this point? Will the CAC be meeting for two more years? *The general plan should take about 2.5 years total. The CAC should meet until the end of this year, at which time there should be a draft ready to progress to the Planning Commission and Board of Supervisors.*
- Do there have to be seven separate elements? Are all the issues covered even though we won't have an element covering recreation or scenic highways?

Solano County has chosen to organize the general plan in a different way. They are striving to make it easy to read and understand. If anyone has a good example of a general plan that is functional and easy to read, staff would be happy to look at it and incorporate changes to the layout of the general plan update. All the issues will be covered in the general plan. Recreation will be dealt with even though there is no separate recreation element.

- How long is the general plan expected to be relevant? What is the planning timeframe? *The County is still deciding what the best timeframe would be but know that they want it to be good for at least 15 years.*

4. Discussion: General Plan Update Objectives, Work Program, and Schedule

Harry Englebright presented the current schedule and work program. CAC members had the following discussion:

- The CAC will have the chance to review the policies at key points through the process. If, after finishing the policies, the CAC wants to change something from an earlier time, it will have that opportunity at the final draft stage.
- The economic summit information will be integrated to the extent possible. Because the timing is slightly off, this may not be able to happen but the County is working to coordinate the information.
- A discussion on bringing in information regarding other general plans ensued with some desiring to bring in examples of other county general plans and processes and some being concerned about the time. Mr. Englebright assured the CAC that the County has already talked to others about their general plans. The County began discussing process and plans even before the work program was decided. Some asked that the County inform the CAC of this kind of communication.
- Some wanted more information on neighboring counties to be brought into the workbook. They felt it is important to understand the interface between Solano and their neighbors, as well as having a regional perspective.

5. Discussion: Review By-Laws and Role of CAC and Agenda Committee

Mike Yankovich reviewed the amendments to the CAC by-laws approved by the Board of Supervisors as well as discussing CAC and Agenda Committees roles and responsibilities. Mr. Curtola asked that if any members know that they will be absent, please alert Diane Buschman so that the County can plan accordingly.

6. Discussion: Public Meeting (Brown Act) and Conflict of Interest Requirements

Jim Laughlin presented and answered questions regarding open meeting requirements, conflict of interest, and the Brown Act as they apply to the CAC.

- The County will send CAC members a list of ethics training dates.
- Ethics training is good for two years. Continuing CAC members do not have to retake the training.
- Tours have been made public by inviting the press to join them and thereby being consistent with Brown Act requirements.

- There was one member with some questions about conflict of interest and the form 700 that CAC members must fill out. Mr. Laughlin agreed that it is complicated and reminded CAC members that he can help but cannot act as their attorney.

7. Presentation: Solano Agricultural Futures Project

Kurt Richter presented the findings of the Agricultural Futures Project and Report and answered questions.

- Alternative energy from agricultural products is being considered but is not economically feasible at this moment. Corn is an excellent biofuel but Solano County doesn't produce corn in the quantities needed. Grasses may be a good source for biofuel but the process is more expensive.
- The total acreage agricultural land of 362,000 came from the agricultural commissioner's report and includes farmland in production, not all land zoned for agriculture.
- Mr. Richter was asked whether "Farm-to-Schools" was being considered as part of the report. He said that yes, it was, but the program would need organizers and champions both inside and outside the schools if it was to work.
- There is a "right-to-farm" ordinance on the books but the CAC may want to consider this issue and give a recommendation to the Board. Someone suggested that the County look to Napa for a good example.
- Agri-tourism was discussed as a possible future for Solano agriculture. Mr. Richter stated that popular agri-tourism locations have had special circumstances and that the exact method to make it happen is unknown. There has to be a reason for visitors to visit your area. Someone stated that the Jelly Belly factory could be used as that special attraction.
- Mr. Richter agreed with CAC members that the Williamson Act is a very important part in sustaining agriculture in Solano County.
- A question was posed whether demand from Asia could be a benefit to farmers here. Mr. Richter said that it is unknown but worth watching that trend.

Public Comments on Items on the Agenda

At the conclusion of the meeting, an additional opportunity was provided for public comments. The following people spoke:

- Ms. Guidotti asked that her property in Potrero Hills be included in the special study areas Mr. Englebright had discussed earlier.
- John Fatal, from Dixon, asked that the CAC consider making agriculture a separate element

The meeting was adjourned until

March 26, 2007; 6:00 PM

SOLANO COUNTY CAC MEETING # 12

PUBLIC COMMENTS

JUNE G. - DDC GIVEN TO CAC
CHANGE IN ZONING FROM AG TO
SOLID WASTE / DON'T WANT ZON CHNG
STAFF RESPONSE

MARTY BROWN - CAC MEMBER
"TREAD LIGHTLY" ON VISION/PRINC.

SUMMARY

ACCEPTED

GPOI

- TIMELINE? AFTER CAC, PC & BOS
2.5 YR PROCESS USUAL
- SEVEN ELEM.? NOT REQ SEP OPT
ELEM. BUT ISSUE IN MAND ELEM. IMPORT

PG1 MARCH 12, 2007

- CAC REC TO ORG PLAN
MAKING IT EASY TO USE
BRING IDEAS FOR OTHER
- GP TIMEFRAME? NOT DEC
BUT ~15 YRS

GP WORK SCHEDULE

CAN CAC GO BACK? YES!
FINAL DRAFT

ECON. SUMMIT INTEGRAT?
COORDINATE / SCHED. DIFF

STREAMLINE - SURVEY OTHER
COUNTY GP - MISTAKES/SUCCESS
REV. EXIST. (SON, NAFA, MONT...)
UNDERSTAND PROCESS/PRODUCT
COUNTY TALKING W/ OTHERS BY
WORK PROGRAM - COORD
CAC WANTS TO HEAR

CONCERN
ABOUT
TIME
COORD
IMPORT

WORKBOOK - I, INC. OTHERS
CAUTIOUS ABOUT BRINGING IN OTH.
UNDERSTANDING INTERFACE/
REGIONAL ISSUES !!

CAC NOTIFY DIANE OF KNOWN
ABSENCES

CC PRESENTATION

ETHICS TRAINING - COUNTY SEND
CAC DATE'S

TOURS - MAKE PUBLIC BY INVIT.
PRESS

ETHIC TRAIN GOOD FOR 2 YR

FORM FOOD - FILL OUT NOW / 1 YR
WHEN DOES IT BECOME CONFLICT?
REP/DISCLOSE ALL / LATER DEC IN
PART. / CONCERN ABOUT PUBLIC
DETAIL (LAWYER REP CLIENT)

AG FUTURES

ALTERN ENERGY?
WORKSHOP APPLICATIONS OF
ENERGY CROPS
NOT CORN - PRODUCE
YES BREAKING DOWN GRASS
NOT ECON VIABLE NOW

362,000 - DESIG OR
ACTIVE AG COMM REPORT
ZONING VS LAND USE

FARM-TO-SCHOOL?
INCLUDE IN REPORT
NEEDS ORG / CHAMPION
BOTH INSIDE & OUTSIDE SCHOOLS
VERY DIFFICULT CONS SUPPLY

PUBLIC
HEALTH!

RIGHT-TO-FARM?
ORD ON BOOKS (LOOK AT NATA)
GIVE REC TO CONSIDER

AGRI-TOURISM
NEED SPECIAL (UNKNOWN) CIRCUM
FLAVORS - B&B, COOKING CLASSES...
REASON FOR VISITORS (JELLY BELLY #1 TOURIST)
DESTINATION!

FLAVORS MADE CHICAGO
WILL ACT IMPORT PART

BENEFIT FROM ASIAN DEMAND?
UNKNOWN BUT TO WATCH

PUBLIC COMMENT

- JUNE - COVERING POTTERD HILLS
ETC
#4 AGENDA PG 3 ON PPT
POT HILLS NOT IN STUDY
WANT TO BE INC. IN STUDY
SPEC STUDY AREA
- JOHN FAYAL - IN DIXON
AG AG SEP ELEMENT