

Coombsville Residents Strategic Planning Meeting  
September 25, 2018

The aspirations of the group were to: improve water; create transparency in Government; Quality of Roads & Bikes Circulation; protect the Ag Preserve; increase housing options; and, discuss solar.

Solutions included: Figure out how to get potable city water to county; Public disclosure and process for recusal - educate/info fair/more mtgs like this one; More road maintenance dollars rebuild and maintain; Include grapes, olives in ordinance that current allows sale of other Ag products; and, have the Cities and County working together.

**Aspiration: Water**

Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Lack of distribution/access to recycled water	Costs and responsibility to get recycled water through one property to another property owner	Wells running dry
Inappropriate use of water	Secondary line not yet put through next area	Property values impacts
Deep wells being dug for commercial agriculture and affect on other landowners	Wells no longer viable	Limitation on land use due to lack of water
Pesticides and other pollutions in the water - from run off and disposal	Report - US Geological survey done over 14 years. USGS. 2016 county water study	Health issues
Lack of dissemination of reporting of out water table/pollutions/etc.		
MST aguifer down in water flow - more water going out than coming in		
Golf course water use		

Solution			
Actions to Solve	Who Needs to Be Involved	Pros   Cons	
Transparency in the impact of recycled water - quality of water and impact to the water table/supply	County	Cost could go down if property values more taxes	Possible costs
Need to quatify the well impacts annually	Engineers	More housing because water availabe (extra in-law)	Disagreement on how to implement
Require commercial activities to use recycled water	Citizens	More taxes granny flats	Monitoring
<b>Figure out how to get potable city water to county</b>	City - (taxes)		
Research to determine what it would take to make potable and how to use it for non potable reasons in homes	(Steering committee of various groups)		
Not require the property owners to put pipe all the way	State (?)		
Increase tourist tax to help fund water and other issues - need			
County should put incentives in place to encourage recycled water/gray water/water collection (regulations) - tax breaks/credit			
Encourage rain water harvesting/Education on use of water - what can and cannot be harvested and used			

Aspiration: Transparency in Government		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Campaign dollar contributions	Lack of available info, no limits	Skewed decisions
Outside influence on decision/rule making	BOS members on special interest groups/committees and business connections	Decisions made not in best interest of county/Coombsville community
Decision making process who/what/when	BOS and commissions - "runaround" difficulty finding needed info and assistance	Frustration; lack of trust; dysfunctional
Info readily (timely) available to public	People don't know low attendance today; BOS mtg.	Community and individual voice not heard/doesn't count stop being engaged

Solution			
Actions to Solve	Who Needs to Be Involved	Pros   Cons	
Set limits and disclose	Candidates, ballot measures and special interest groups	Voter knowledge of support/dollars	Barrier to candidates/measures
<b>Public disclosure and process for recusal - educate/info fair/more mtgs like this one</b>	Elected and appointed officials	Voter knowledge know the bias	More time commitment/more personnel
Public triage desk/location person bilingual/not just digital/inviting-engaging	County staff and community members (need to show up)	Makes voter more engaged	

Aspiration: Quality of Roads & Bikes Circulation		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Enforcement speed - cars, motorcycles	Visual	Vehicle damage
Noise from traffic	Drive in traffic	Collisions/injury (fatalities)
Need bike lanes, pedestrian, equestrian	Close calls between cars and others	Safety
Traffic conjection north/south/AC/general	Pavement condition index (PCI)	Damage to wildilfe
		Quality of life (peace and quiet)
		Garbage/illegal dumping

Solution			
Actions to Solve	Who Needs to Be Involved	Pros   Cons	
<b>More road maintenance dollars rebuild and maintain</b>	CHP/law enforcement	Less car maintenance	Funding
More enforcement	BOS - county Public Works	Better quality of life	More cars if better roads
More signage (wildlife/caution)	NVTA	Overall safety	Wait for it (funding)
School buses/circulation around school		Overall health	Inconvenience during construction
Analyze ways to build bike and pedestrian lanes		Attract recreational users	
Support bus system			

Aspiration: Ag Preserve

Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Expensive time consuming regulations for less than 5 acre vineyards	Average time 2-5 years at cost of more than \$1,000,000+	Small farmers are being squeezed out
No direct sales allowed for small wineries unless you have brick and mortar facility and a deep pocket	Current regulations restrict opportunity to engage in onsite direct sales	If you can't sell products the business is not sustainable (no business to leave your kids)
Not supporting Ag as the best use of the land by protecting Ag (farmers aren't the bad guys)	Accessory building ok for non-winery land but not for those in Ag-change character of the community. No land to structure ratio except for wineries changing character of non-Ag land	Fewer businesses negatively impact tax base
		Lack of tasting in small wineries impact tourism - (not everyone wants the mega winery experience)

Solution			
Actions to Solve	Who Needs to Be Involved	Pros   Cons	
Clear consistent checklist for permitting (no moving the goalpost mid application process)	Planning dept/BOS/applicants	Consistence encourage development of small family wineries	No growth folks will be up in arms
Allow one acre planting automatically (from current 1/4 acre)	Planning/BOS/land owners	Help maintain rural nature	Small reduction in area currently with trees
Allow 5 acres or less with ECP package and no public hearing in all areas	Planning/BOS/land owners	Encourage small family farms	
<b>Include grapes, olives in ordinance that current allows sale of other Ag products</b>		Extra fire breaks	
Establish a fast tracking home winery program			
Require some scientific basis for problems you are required to answer in the permit process			

Aspiration: Housing		
Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Improving the current system that exists related to affordable housing	1% vacancy rate	Puts pressure on mental health/public health/social services
Local government should not rely on TOT for house funding	Traffic congestion	Effect on youth
Misuse of the in-lieu fund (compliance)	Homelessness/near homelessness	Domino effect - if you don't have housing it impacts school, health, etc.
Housing crisis	Working poor	Traffic congestion

Solution			
Actions to Solve	Who Needs to Be Involved	Pros   Cons	
Additional ADU's (Accessory Dwelling Units)	State legislature	Less homeless	Nimbyism
<b>Having city and county working together</b>	BOS and city councils	Decrease commute traffic	More traffic congestion locally
Relook at zoning and density requirements	PBES for zoning and coding	Increase in availability of housing	More strain of infrastructure and
Streamline	Community	Reduces the working poor	
Changing definition of what is a "housing unit"	Special districts		
Look at other models for creative alternatives			
Mandate construction with any project			
Relook at deed restrictions/BMR (below market rate)			
Special programs/incentives for mid income employer			

**Aspiration: Solar**

Specific Challenge or Problem	Evidence this Challenge or Problem Exists	Impact of the Challenge or Problem on You?
Outdated vague, non-specific zoning ordinance	Developer proposal for commercial, hillside solar - no way to naturally buffer	Future maintenance of property/business
Excess solar power sold to other states lack of data re: consequences of commercial solar	PG&E charging residents for solar more than states with excess	Fire risk, toxic panels - hazardous waste county to resolve
Lack of communication/dialogue with residents	Some neighbors not included in notification	People impacted and not included citizens not feeling heard
Drawn-out permit process/litigation/EIR	Real estate values down	People unable to sell property/loss of value
		Moving panels/glare would impact health and eyesore/temperature
		precedent of land use/whole county/hillside/non

Solution			
Actions to Solve	Who Needs to Be Involved	Pros   Cons	
Action plan (look at Sonoma, etc.) including zoning ordinance informed by research and inclusion of residents	BOS	History/data	Excess regulation of business/development
Research - extensive, transparent, thoughtful planning	Residents of county - more education precedence	Clarificatin of regs	Loss of solar power perception of...
County should consider solar on county-owned property	Planning Commission	Control of installation	Discouraging solar
Planning Commission deny propasal/freeze until data and regs in place *temporary moritorium	Planning Department	Trust/peace of mind	
Expanding method, not just mailed and reach of notifications (not just close neighbors, not just mail)	County leading with own facilities, etc.	Reduce legal issues	
	Environmentalism groups/activists	Mitigates negative impacts	
		More health, quality of life	
		Preserve Ag Preserve and watershed	

Thank you for sending the notes and allowing our comments by email.

In reviewing the problems and suggestions for solutions, we are mostly in alignment with what was said.

Additional concerns:

-Coombsville, as part of District 5 seems unrepresented properly in the Board of Supervisors scenario. We are lumped with American Canyon which is large and has very different issues. We feel unrepresented.

-We have a property nearby in Coombsville that is regularly holding un-permitted/against code large commercial events and weddings. Code enforcement is understaffed and unable to control these high impact, noisy, traffic making, events. This erodes our quality of life and sense of rural community. It also erodes our confidence in the rules and that they will be enforced. (I have submitted a complaint to code enforcement for help)

-Noise: there are modified noise making motorcycles that roar out Coombsville road and there is no control or enforcement to stop this. In general the traffic and speeding on Coombsville is dangerous to pedestrians, bicyclists and wildlife. Especially from the cemetery to Silverado Middle School.

-Water is a huge issue. Our well is going dry. Luckily we have access to city water since we were annexed and on the edge between city/county. We are one of the lucky ones.

-Airbnb homes abound out here. Parties rage in them. Weekend noise and disturbance.

In general we have been "Hamptonized" but the "summer people" never leave.

-Campaign finance reform is needed here. Our locally elected officials take too much money from vested interests and businesses.

Thank you!