

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
02/15/11

Attending: Colleen Fescenmeyer, Pat Harrison, John Hulsman Jr, Melissa Jordan, Giacomo Moris, Patrick Scribner.

Absent: None.

**MEETING ADMINISTRATION**

- 1) Call to order at 7:05 pm by Chair Hulsman.
- 2) Agenda:
  - a) **Motion** to approve agenda by M. Jordan, Second by C. Fescenmeyer. Vote: all in favor, none opposed.
- 3) Introduction and Welcome to New/Old Advisory Committee Members
  - a) There were no new members. The six members of 2010 constitute the current committee.
- 4) Election of Officers:
  - a) **Chair**: P. Scribner nominated **J. Hulsman** for Chair, seconded by G. Moris; all in favor, none opposed.
  - b) **Vice Chair**: M. Jordan nominated **C. Fescenmeyer**, seconded by P. Harrison; all in favor, none opposed.
  - c) **Secretary**: P. Harrison nominated **G. Moris**, seconded by P. Scribner; all in favor, none opposed.
- 5) Minutes:
  - a) January Minutes deferred until next meeting.
- 6) Correspondence & Announcements:
  - a) M. Jordan – special meeting for CSD. Current budget will be topic.
  - b) M. Jordan - Message on her answer machine from Jeff Riley of Mercy housing – wants to present at the March meeting.
  - c) Nate Palmer - Supervisor Chamberlain's office getting calls from business owners in area who have been getting served for ADA suits. Man going around looking for compliance issues and filing suit. 30-35 businesses in range between Woodland and Capay. New parking signs going up to comply.
    - i) Assistance from DA? Yes, possibly; but everybody is settling for a few thousand dollars.
    - ii) Older buildings grandfathered? No, not always.

- d) Nate Palmer - Conway ranch deal approved.

## **PUBLIC FORUM**

### 7) Public Requests

- a) Leroy Bertolero – At the Planning Commissioners conference in Monterey, he was elected Northern District (northern 27 counties) representative (along with two others). He will hold a conference (8:30-5:00) on May 21 (300 commissioners invited, 50 hopefully will attend) at the Old Sugar Mill in Clarksburg. Guest speakers will be consultants that worked on the Climate Action Plan. They will tour Bogle winery and wetlands. This conference will be self funded (sponsors, tickets, etc.).

### 8) County Update (Eric Parfrey presented the updates)

- a) Update of the zoning and related ordinances. Staff continues to work on them and more will be rolled out in the coming months. They need to reconcile ordinances with the new General Plan.
- b) Mercy Housing Site Plan review. County has received a formal application for site plan review. This project is 100% affordable housing.
  - i) Jeff Riley (Mercy) is securing various funding sources. Needs approval of site plan by end of next month to qualify.
  - ii) This is not the same project we (ECAC) had looked at before. This is a new applicant. This is a mix of incomes up to 55% of median income (73K for family of four). Low is 50-80% of median (high median because of Davis). Our low is more like moderate.
  - iii) G. Moris - Deadline for comments is 2/21. Will this be extended? Yes, Eric believes so.
  - iv) Barry Burns – Wants a map to review.
  - v) G. Moris - how does this meet DMX? – community building self serving of complex or offices open for business? – Eric answered the latter is the case.
  - vi) M. Jordan – how are workers going to walk to work? Casino near by, but still adds to vehicle miles traveled.
  - vii) David Herbst - owns a parcel north of this parcel that will be landlocked if this project gets developed. He is not opposing the project per se but he has been assured he was not going to end up land locked. He believes that he has a proscribed easement for access.
  - viii) J. Hulsman and M. Jordan expressed concern that the plan does not continue the town's grid of streets.
  - ix) Barry Burns – Storm drains and manholes are shown as 12" – that won't be big enough.
  - x) G. Moris – Can the project coordinate a joint detention basin with Storey? County has to require individual detention basins for individual applications.
  - xi) Barry Burns – detention ponds end up being too flat and water stands, not useable.
  - xii) G. Moris – What about a storm drain north to Cache Creek? Woodland would sue.

- c) Draft Climate action plan – hearing open, continued to next meeting 3/1.
  - i) J. Hulsman – We (County) are getting ahead of ourselves since parts of AB32 are in legal limbo and the implementation plan isn't complete.

9) Community Updates

a) Solar Facilities Ordinance

- i) Eric discussed the various size tiers of facilities and permitting requirements. State doesn't regulate until 50 MW size facility. Mitigation for loss of Swainsons Hawk habitat and ag land is large. Map included in staff report that shows areas that PG&E might prefer generation sites. 2.5 acre threshold matches building permit.
- ii) G. Moris – The size of even 500 KW sounds large for residential – is that right?
- iii) C. Fescenmeyer – There should not be overlap in size ranges.
- iv) J. Hulsman – Expressed concern with allowing placement of systems in park & open spaces.
- v) J. Hulsman – Regarding spacing, suggests getting them in one spot instead of having farm equipment dodge them.
- vi) Eric – medium and large facilities are being designed with greater separation (50') and there is debate about whether you could actually farm (or ranch) around them. Also, they don't have science to support how to reclaim it after 25 years – how much to set aside for the surety bond for example.
- vii) C. Fescenmeyer – We want to encourage people to put up solar – are the fees/regulations prohibitive? Eric – Yolo fees are a few hundred compared to thousands being charged in Southern California.
- viii) Eric – will circulate neg dec for 30 days, back to Planning Commission on 3/10, then Board of Supervisors on 3/29 at the soonest.
- ix) The committee discussed if there was need for action on this and decided they will send comments, if any, individually.

b) Ag Zoning Regulations

- i) Eric: Formatting has been rearranged from last version. Ag use types are broadly defined and list some examples.
- ii) J. Hulsman – seems to include everything in any category.
- iii) M. Jordan – limiting in some cases – blackberries not allowed?
- iv) J. Hulsman – Resource Extraction and Utilities seem to be a stretch for ag uses.
- v) Zoning clearance? – Eric – this is a new category to discriminate when quick check of set backs and height clearance are needed.
- vi) C. Fescenmeyer and G. Moris noted AG-R doesn't allow orchard, vineyard, etc. Eric - Need to clarify an allowance for hobby farms.
- vii) G. Moris – Doesn't like max 4 acres for AG-R – too small to be viable for agriculture.
- viii) J. Hulsman pointed out an inconsistency – shelling and hulling by right vs. hay sales needing a site plan.

- ix) Committee discussed drafting a letter so that the Planning Commission will have our input in time for their meeting. G. Moris will collect comments to draft a letter that lists the comments; but noting that with short notice, the submitted comments may not be forming a consistent opinion among committee members.
- c) Local CEQA Guidelines
  - i) Eric: This is new for the County which has not adopted local guidelines before. Combination of State law and County's interpretation of state law. Provides streamlining and clarifies what County has done in the past. This will eliminate the negative declaration effort on some projects – saving time and staff work.
  - ii) Motion by M. Jordan to extend meeting past 9:00, second by C. Fescenmeyer. All in favor, none opposed.
  - iii) Planning Commission has blessed this already and is sending it out to advisory committees for review. We can comment at our next meeting.

#### 10) Future Agenda Items

- a) Cleanout of Lamb Valley Slough?
  - i) Barry – no money.
- b) Mercy housing and Jeff Riley if he is available.
- c) Water district redevelopment grant – Wes Ervin has this grant and could be invited. CSD has not heard any info. Strategic plan for water and drainage for Esparto, Madison, and Yolo.

#### 11) Meeting Adjourned at 9:15 pm

GLM  
3/03/11