

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
10/18/11

Attending: Colleen Fescenmeyer (Vice Chair), Pat Harrison, John Hulsman Jr. (Chair), Melissa Jordan, Giacomo Moris (Secretary).

Absent: Patrick Scribner.

MEETING ADMINISTRATION

- 1) Call to order at 07:02 pm by Chair Hulsman
- 2) Agenda:
 - a) **Motion** to approve agenda by C. Fescenmeyer, Second by G. Moris. Vote: all in favor, none opposed.
- 3) Minutes:
 - a) Revision to June minutes: Capitalize B in Burns.
 - b) **Motion** to approve minutes of 06/21/11 as revised by P. Harrison., Second by C. Fescenmeyer. Vote: all in favor, none opposed.
- 4) Correspondence & Announcements:
 - a) G. Moris: Taste of Capay event coming up on Sunday.
 - b) Lynn Rolston: November 5 will be "Celebrate Esparto Day" 10:00am to 2:00pm – Multiple "Grand Openings" including the thrift store, Ace 1 year anniversary, the feed store in the new building, Gretchen's insurance, etc.
 - c) P. Harrison: Lions organizing main street clean up – waiting for Caltrans permit.
 - d) C. Fescenmeyer attended the recent Energysshed committee meeting – they received an RGB grant to construct a business plan – 1 year time frame. Sue – we are one of only two in California that got this grant.

PUBLIC FORUM

- 5) Public Requests
 - a) Cassandra Montero (lives on Road 85 between roads 12 & 13 to the north of town). There is a proposed wind turbine farm coming from the Colusa Co. line down to Winters. Includes the western side (of Hungry Hollow?) to east at the Zamora hills.
 - i) 30-40,000 acres to be leased.
 - ii) 200 Wind turbines.
 - iii) 400 feet high (as compared to 1000ft high hills).

- iv) The Planning Commission stated they wanted to keep Yolo Co. viable, tourism included.
- v) Met (Meteorological) Towers are up now to see if there is enough wind. She believes there is not enough set back (375 feet). She has chosen not to lease but near her house there would be turbines. The noise is like a washing machine, has a beat.
- b) G. Moris: Has it gone to the Planning Commission yet – No, not yet. Planning is trying to go “neg dec” (Negative Declaration - no EIR).
- c) Sue Heitman tried to contact the agency since the energysched report did not address this.

M. Jordan arrived at 7:15 pm

- 6) County Update
 - a) G. Moris: Mercy grant received for Burton property.
 - b) Leroy Bertolero – Annual conference of planning commissioners is happening this Friday and Saturday.
- 7) Potential Murals in DMX Area. County code 8.2-1219(m) (Murals allowed and shall be reviewed by ECAC).
 - a) Lynn Rolston presented. There is growing interest around the world. A small town in Canada put a mural on almost every building until almost all were covered and then the town became a tourist destination. Murals are a positive impact on people’s impression of a town. As Esparto begins to reenergize, murals would be a way to enhance the vitality. They are looking at a number of sources for funding.
 - b) Two sites have been selected, no design yet. Above Roses island on the side of the Lindberg building (Ace). Maybe an old train with people in old fashioned dress, fruit trees, packing activities, etc.
 - c) The alley between Ruth’s and Lance Lindville’s (CVV/Chamber) building to face the other direction. Maybe art could include people walking to provide the impression of more people, more walkable town.
 - d) Façade project also in progress to make improvements. Awning at Los Tios windows. Feedstore in Fullerton building. Painting the tall portion of Lance Lindville’s building (before 11/5). Thrift store getting new windows, doors, paint, and insulating spray foam in Quonset huts.
 - e) C. Fescenmeyer – any designers for the mural? Mural at grab and go was done by high school students.
- 8) Train Station Presentation. Maria McVarish introduced Alexis Petty and Melissa Martin.
 - a) Mnemictrain.com is a blog for more info. Mnemic is the adjective for memory.
 - b) Maria grew up in Davis and lives in San Francisco now. She is currently an architect and also teaches at the College of Arts in SF.
 - c) First, she wants to be able to renovate the station agent quarters on top so she has a place to live and work while she’s here.

- d) Her specialty has been renovating old run-down buildings. She has a history trying to buy this place (starting in 2003 with P. Harrison). It went on the market in 2006 and she was in escrow, but not able to negotiate the price. At that time she met Sue Heitman and Thomas Nelson. Initial idea for a partnership with New Seasons also didn't work out. Now she closed in May.
- e) Some structural improvements have been done prior, but was going to be difficult to take on with a permit.
- f) EPA grant work for toxic soil issues (pesticides and fuel) was done. Soil removed and tested this summer.
- g) They have provisionally protected the roof to get through the winter.
- h) They have been getting the sign up and starting the blog site. Check the blog for updates, information, designs. We can post comments for her and each other.
- i) Upcoming work:
 - i) Finish the structural improvements that were abandoned in the mid 90's.
 - ii) Reinforce existing roof structure. Possibly adding skylights on the north slope.
 - iii) Stub in electrical and plumbing.
 - iv) Prime coat of paint on the outside to protect it. She doesn't want it to deteriorate further.
- j) M. Jordan – when is the first work party? Would love to help.
- k) No schedule yet – Maria needs to figure out how to fund the work. Construction loan, or seek investors, subdivide vacant property, or use savings over 10 years (worst case scenario).
- l) Wants to get to know people and stories about the station.
- m) She teaches interdisciplinary design at the College of Arts in SF. Students have time and creativity to help with this.
- n) Jim Durst – interested in taking on financial partners? Yes.
- o) Melissa Martin and Alexis Petty presented the following:
 - i) Opportunity for students to engage with community and have 3 months to dream and build gathered histories of the local community.
 - ii) Course description is on the web site. Students in illustration, graphic design, interaction design, industrial design, etc. Maybe some writers.
 - iii) One goal is to determine what role do the stories we have about this place have in the restoration.
 - iv) Side note regarding earlier topic: Suggested mural contact – Eduardo Pineda.
- p) Duane Chamberlain (Yolo Co. Supervisor) – is there a business plan to see how much it will all cost? Yes.
- q) Community work day? Yes, she would be grateful and could spend time with us. M. Jordan provided the recent example of Capay cemetery clean up day. Although it is a private property we all have an interest.
- r) Charlie Shaupp suggested Maria contact David Herbst for a lot of historical information.
- s) Duane Chamberlain wants to waive fees to get these buildings done knowing we'll recoup funds later with business. Suggest Maria demand they bring the same inspector every time.

- t) C. Fescenmeyer – when interviewing people will they do a digital interview? Record of memories. Yes, would need to sign a media release form.
- u) Digital storytelling program here at the library. Julie Rose had also mentioned it and Maria had watched it.
- v) Scale model of train station presented. She is looking at the project as 3-4 different areas of use.
 - i) Depot portion one use – revive deck and wrap around three sides. Has a basement now 8' high (good for storage or food prep). Roof is very nice. Maybe she'll arrange a tour on 11/5 to coincide with the event mentioned earlier.
 - ii) Tower – waiting room on bottom and station agent on top. Want to restore downstairs space to original full height of 12'.
 - iii) In between space now (between depot and tower). Gallery, museum, community center. Coffee shop.
- w) Committee and public present applauded in appreciation.
- x) Terry Hatnaka: What is nature of business? Possibilities include restaurant, produce showcase, rent some space as office, etc. Uses are less important to her at this stage. No “sound” business plan at this stage yet.

9) Granite Esparto Mining and Reclamation Project

- a) Heidi Tschudin presented. Cindy Tuttle (County) and Ben Adamo (Granite applicant) present.
 - i) Project moving forward to last stage – hearings. Has been to us previously at the introductory stage, then for Draft EIR comments.
 - ii) Planning Commissioning meeting is on 10/27.
 - iii) Staff Recommendation is for approval, but not as project was proposed.
 - iv) Heidi explained the summary document and maps presented (see attachments). Request from applicant was to have two adjacent simultaneously mined facilities. Less impactful alternative is “off site processing/sequential mining”: Mine at the Capay site, at a faster rate, first.
- b) M. Jordan – what about water hydrology.
 - i) Heidi – cumulative analysis performed for whole 15 mile stretch, and each individual properties did analysis. Monitoring is also required. Analysis showed no issue. Five operating mines out there currently. All sites are providing monitoring.
 - ii) M. Jordan, if accelerated mining does show impact, will it be addressed? Yes. Mining is a use permit.
- c) Capay site approved to 150 feet deep, Esparto site - 75 feet is what is being asked for.
- d) About a billion tons in high grade aggregate in OCMP (Off Channel Mining Permit) area.
- e) M. Jordan – thanks to the mining, heavy flooding is a thing of the past now.
- f) C. Fescenmeyer – Clarified additional tonnage being allocated is 870 at Capay site before 870 at Esparto.

- g) G. Moris – Is a night shift needed for accelerated capacity with only one plant?
No other than Caltrans spec work. Additional equipment will help with the capacity.
- h) M. Jordan – an exit off road 19 straight to Road 85 for the Casino is needed.
- i) G. Moris – Is the reclaimed crop land at lower than grade levels? Lowest areas are reclaimed to lakes. Crop land should be within 5 feet of grade.
- j) Member of public – how many trucks increased on road?
- k) Is there a local tax on tonnage out? Yes.
- l) M. Jordan and G. Moris felt there should be mitigation for local pot holes as was suggested at a prior ECAC meeting. M. Jordan – benefit of funding and reclamation area is outside of our local community.
- m) Heidi continued:
 - i) Per ton fee (20 of 300+ jurisdictions in the state have this) is used to fund program and restore the creek.
 - ii) The County struck a deal in the 90's with miners in the creek channel to move to off-channel so as to not affect hydrology of the creek. They traded vested rights in exchange for off channel mining and agreed to the concept of "Net Gains" – additional public benefit for the right to mine. No one else in the state has this. Development agreements are the tool that is used to document this. For this project, the benefits are:
 - (1) Dedication of Granite Woodland Reiff Property
 - (a) Melissa – Regarding the current Open Space Park dedicated recently . . . No parking allowed along Road 85 anymore so now we have to pay \$6 parking fee – not appropriate for the economic level of our community.
 - (2) Dedication of Reclaimed Lake and Surrounding Habitat Area (approx. 2044). 2024 for Capay Lake. If Esparto site wants to dig deeper (beyond clay layer), then they would have to do the net gains analysis over.
 - (3) Dedication of Trail Corridor and Trail (finished by 2016). 1.8 miles of trail.
 - (4) Unallocated Tons Surcharge
 - (5) Sales Tax Place of Sale – identified for those two properties. They currently are a point of sale for Yolo County, but they could change that if they wanted to.
 - iii) M. Jordan asked that Heidi explain the direct benefit to the Esparto community. She is not pleased that the County has paid highly for a Consultant to generate reports, but not any benefit to the community.
 - iv) C. Fescenmeyer noted that the point of sale is for the County, but not for community.
 - v) Roadway mitigation. Regulations require maintenance of haul roads and Granite to cost share. Money not going to pot holes in town or other roads.
 - vi) M. Jordan – County's 2030 general plan called for reduced maintenance on County roads, based on walkability improvements; but that does not help in our case. Grafton street is an example of a road in poor condition.
 - vii) G. Moris – preferred reduce scope as he expressed in the Draft EIR. This project goes further north of the creek than others existing.

- viii) J. Hulsman – alternatives are: no project, reduced quantity/reduced acreage, alternative location, offsite/sequential mining (staff recommendation).
Questions why the sequential mining alternative wasn't the original application – possibly they couldn't amortize the cost of a plant out.
- ix) Public comments:
- (1) M. Jordan – recognizes benefit gravel mining has done for the County. Until some direct gain within 2 miles is realized, then we are not doing any benefit to the local communities Esparto, Capay, Madison. She is in support of the gravel production, not for the way the money is distributed.
 - (2) C. Fescenmeyer – Only will work if Esparto is incorporated into a city. What if we did, would all this go the County? Yes, unless within city limit.
 - (3) G. Moris – prefers the reduced scope alternative. With the one plant project on the table, Possibly offsite/sequential with reduced scope.
 - (4) P. Harrison – supports alternative 4 (County recommendation)
 - (5) M. Jordan – supports alternative 4 with net gain #4 changed to read 10 cents per ton be directly returned to the communities within 2 miles of the gravel site.
 - (6) J. Hulsman – supports alternative 4
 - (7) C. Fescenmeyer – supports alternative 4.
 - (8) M. Jordan – **Motion** for alternative 4 with 10 cents per ton be directly returned to the community. No second.
 - (9) C. Fescenmeyer – **Motion** to accept alternative 4. Second by Pat.
Discussion:
 - (a) G. Moris suggested a letter to go after mitigation for local benefit.
 - (b) M. Jordan felt it should be part of motion.
 - (c) Friendly amendment to include pot hole repair as part of a development agreement amendment.
 - (d) Fulton Stephens – some benefit coming out of it otherwise property would have remained private. Who picks who should benefit? Why not Hungry Hollow?
 - (e) Jim Durst – two issues on the table. One to approve alternative. Other is level of service. Suggest we tackle them separately. Committee agreed and dropped the amendment.
 - (f) Vote:
 - (i) In favor: C. Fescenmeyer, P. Harrison, J. Hulsman.
 - (ii) Against: G. Moris, M. Jordan.
 - (g) G. Moris **Motion** to suggest the County consider a development agreement with Granite for a good faith effort of road maintenance repair within 3 miles of the plant. Second by C. Fescenmeyer.
Discussion: M. Jordan – funding source to come from surcharge fee from net gain #4. C. Fescenmeyer seconded friendly amendment.
Vote: All in favor, none opposed.

Meeting extended past 9:00. All in favor.

10) Future Agenda Items:

- a) CSD study – Remove this item, but Wes Ervin wants to come on 11/15 for public hearing on clean up of Wyatt building property.
- b) Park plans & developers fees. No consultant anymore. Jeff Anderson is our new County rep.

11) Meeting Adjourned at 9:15 pm

GLM
10/27/11