

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
02/19/13

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

Absent: Patrick Scribner.

**MEETING ADMINISTRATION**

- 1) Call to order at 07:08 pm by Chair Fescenmeyer.
- 2) Agenda:
  - a) Times shown for agenda items are wrong.
  - b) **Motion** to approve agenda (with corrected times) by M. Jordan, Second by P. Harrison. Vote: all in favor, none opposed.
- 3) Minutes:
  - a) Minutes for December presented. **Motion** to approve the minutes by M. Jordan, second by P. Harrison. Vote: Four in favor, none opposed, one abstention: J. Hulsman (not present at December's meeting).
- 4) Correspondence & Announcements:
  - a) P. Harrison - Lions are pleased to say they have contributed to garbage can surrounds on main street, constructed by Dan Mossinger.
  - b) C. Fescenmeyer - Train station collaborative discussion to be 3/23/13 to discuss potential uses.
  - c) C. Fescenmeyer – Debris on the west side of Plainfield Bridge over Lamb Valley Slough. Let MERCESA know. Abandoned refrigerator and trash out there too. Get community to organize a clean up? G. Moris to draft a letter.

**PUBLIC FORUM**

- 5) Public Requests (no public present)
- 6) County Update (none)
- 7) Discussion Items
  - a) Highway 16 Caltrans meeting
    - i) Downsized significantly from the first project.

- ii) Roundabout went too close to Parker house.
- iii) Concern about middle turn lane.
- iv) Draft EIR to circulate in September.
- v) Caltrans elected not to address safety issues in town for this project despite Fed Safety Board comments.
- vi) Large right of way, no bike path.
- b) BOS thank you/BLM letter.
  - i) Send a thank you to the Board of Supervisors. – Agree that there could be future impacts if trust land goes to another use than stated, traffic for example. Stated use would be allowed in current County Zoning.
  - ii) County would have interest to preserve its tax base.
- c) Questions regarding Woodland Ave along the Mercy Housing project
  - i) Fence in middle of the street – was a danger at the time prior when it meandered. One way traffic heading East – now it is better
  - ii) 5 year waiting list for Section 8 housing. Davis appears to have the largest percentage of Section 8 occupants for the County.
  - iii) Live-in person is beneficial.
- d) Zoning
  - i) G. Moris reviewed his notes from the various articles distributed by Planning for review.
    - (1) Article 9: Madison specific plan of 413 acres mentioned, no specific plan called out for Esparto but what is the zoning status of the Deterding/Stephens property south of town?
    - (2) Article 12: Incentive for Monument signs over individual tenant signs may lead to blight.
- e) Preliminary Draft of the Yolo County Housing Element.
  - i) G. Moris noted this document has a lot of good reference material applicable to the committee. Some of the following items were noted:
    - (1) “New Mixed Use zone in Esparto is a great opportunity”
    - (2) Yolo County median income is about \$60K. Classifications are:
      - (a) Very Low = less than 50% of median. “Affordable” home would be less than \$100K.
      - (b) Low = 50-80%. Affordable home would be less than \$150K.
      - (c) Moderate = 80-120%. Affordable home would be less than \$340K.
      - (d) Above Moderate = greater than 120%
    - (3) Yolo County needed the UCD west village project to meet the 2008-2013 requirements, otherwise the County would have only attained 25% of the goal.
    - (4) The current Mercy project in Esparto is the only affordable housing project subsidized by the County since 2006.
    - (5) Home price trend shows most of the County values rising and falling during the boom and recession, while Davis has remained relatively high.
    - (6) Of the inventory of planned projects, all are in Esparto, except two in Knights Landing. 382 units total for Esparto. 97 acres of vacant land suitable for residential development remain in Esparto.

8) Future Agenda Items

- a) Lamb Valley slough clean up.
- b) Election of officers.

9) Meeting Adjourned at 8:25 pm. **Motion** to adjourn by G. Moris, second by P. Harrison. All in favor, none opposed.

GLM

02/24/13