

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
08/21/12

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

Absent:

**MEETING ADMINISTRATION**

- 1) Call to order at 07:15 pm by Vice Chair P. Harrison.
- 2) Agenda:
  - a) **Motion** to approve agenda by G. Moris, Second by P. Scribner. Vote: all in favor, none opposed.
- 3) Minutes:
  - a) **Motion** by M. Jordan to approve May minutes, Second by J. Hulsman. All in favor, none opposed.
- 4) Correspondence & Announcements:
  - a) P. Harrison noted that Almond Festival vote has moved the date back to the last Sunday in February.
  - b) G. Moris announced that Capay Valley Vision has been interviewing 7 candidates for Executive Director. Also, save the date for Taste of Capay 10/21/12.

**PUBLIC FORUM**

- 5) Public Requests
  - a) Sandra Montero. Citizens Preserving Yolo County had a booth at the fair. Cemex wind generator has been on line since Monday. Rite Aid distribution center had been approached to put 1-2 wind turbines on their property. Walmart by Red Bluff has their own.
  - b) County forum and tour for Wind turbines is 9/13/12.
- 6) County Update (Jeff Anderson present) – no update.

*Chair C. Fescenmeyer arrived.*

- 7) Action Items
  - a) Zone file #2012-0028 (Variance for Capay garage)
    - i) **Motion** by M. Jordan to recommend allowing the variance. Second by P. Harrison. Discussion:

- (1) Loretta's neighbor notified the County due to some trees that were pruned.
  - (2) Carport & poles were first – then enclosed with a garage. Neighbors were "OK with that" for 4 years. Carport was there for 17 years. No permits on record for Carport. State regulates modular construction and that was pertaining to the roof of the carport.
  - (3) Opposite side property line also has zero set back structures.
  - (4) G. Moris – did neighbor get noticed? No, but they will when it goes to the Planning Commission.
  - (5) Jeff Anderson – applicant has paid the application fee - waiting for complete variance findings, drawings. Options for Planning Commission might be:
    - (a) Approve garage & variance with 1 hour fire wall added.
    - (b) Deny garage & take it down to a carport.
    - (c) Deny garage & carport.
  - (6) Capay Advisory Committee will look at it at their next meeting.
  - (7) Vote: 5 in favor (C. Fescenmeyer, M. Jordan, P. Harrison, J. Hulsman, and G. Moris; 1 opposed (P. Scribner). Motion passes.
- b) Finalize crosswalk letter
- 1) G. Moris – funds not transferred yet from Public works to County Administrator (about 160K). No point in sending the letter yet.
  - 2) **Motion** by P. Scribner to table topic to next meeting. Second by J. Hulsman.
  - 3) Vote: All in favor, none opposed.
- c) Esparto Park Development Fees
- i) C. Fescenmeyer sent a letter to Recorder's office to find out where the money is and how much. Heard it might be used for pool project or maybe cannot be used for capital improvements.
  - ii) Jeff Anderson – David Morrison mentioned he would get back to Colleen tomorrow.
  - iii) M. Jordan – will County discuss the fee use? No.
  - iv) J. Hulsman – what about the vote? G. Moris – they are trying to avoid the 218 by tapping foundations.
  - v) M. Jordan expressed disappointment that David is responding tomorrow when we meet tonight.
  - vi) **Motion** by M. Jordan to table the topic until September, second by P. Scribner. Vote: All in favor, none opposed.
- 8) Discussion Items
- a) Wind Energy
- i) Leroy Bertolero went to Rio Vista. Stopped at first farm house and talked to owner for an hour and a half.
  - ii) Planning Commission subcommittee formed with Mary Kimball and Leroy Bertolero. Speakers at UCD set up in AM of 9/13. Bus at 11:30 sponsored by Pioneer Green Energy with box lunches. Two landowners – one with generators, one without – will speak to both sides of the issue. Hoping for industry reps too. Speakers will talk then be a panel to take questions. Then tour the wind farm access/proximity TBD.

- iii) M. Jordan – is it true that the County has doubled the number of generators from 200 to 400. Not County, Pioneer increased it. From County's perspective, application is incomplete at this time. There are 1000 there (Rio Vista) now, about 1 per 20 acres. SMUD just put in 150 units.
- iv) M. Jordan – photo of “possible windmill” doesn't represent the actual photo Melissa took.
- v) Leroy – whole program will be on the web site – check it soon.
- vi) G. Moris – will there be someone to explain the County ordinance, process to approve? Allowed by right in ag land? Not by right, but by use permit. Major or minor – CEMEX was major. Would go through Planning Commission for approval.
- vii) Roads going to each for maintenance – affects farming – takes out maybe 10%, and adds cost. Solar takes more land out of production.
- viii) Property taxes will probably go up.
- ix) Crop dusters don't like it. Affects Doppler radar systems at Travis (8-15 miles away – the local project may affect Sacramento Airport.
- b) Zoning Code Update
  - i) M. Jordan – What is the timeline for this?
  - ii) Leroy – we've had 3 workshops – should come back to PC probably in October or November.
  - iii) Comments – e-mail Eric or Jeff.
  - iv) Dunnigan recommended approval 10-2.
  - v) Esparto DMX left as is.
  - vi) Chickens – allowed in RL, not roosters.
  - vii) Plan for responding with an action item at the Sept Meeting.
  - viii) C. Fescenmeyer asked for clarification on designations I vs L-I vs H-I – confusing.
  - ix) M. Jordan noted DMX not enacted exactly as community wanted it (residences above, businesses below (vertical) vs. horizontal mixed use.
  - x) M. Jordan – think of all potentials of Wind Energy. J. Hulsman – at least Wind ordinance was started. Picture was misleading no doubt.
  - xi) Leroy – seems like a lot of pages, but attempt was to go into detail so that if there was a question they could look it up instead of calling county to interpret. Amongst other counties too there is a trend towards tables like this instead of long text.

9) Future Agenda Items

- a) Discussion on Wind Energy Forum.
- b) Response to zoning – action item.

10) Meeting Adjourned at 8:15 pm. **Motion** by G. Moris, second by P. Harrison. Vote: All in favor, none opposed.

GLM  
09/17/12