

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
03/19/13

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

Absent: Pat Harrison, Patrick Scribner.

MEETING ADMINISTRATION

- 1) Call to order at 07:08 pm by Chair Fescenmeyer.
- 2) Agenda:
 - a) **Motion** to approve agenda by M. Jordan, Second by G. Moris. Vote: all in favor, none opposed.
- 3) Minutes:
 - a) **Motion** to approve February Minutes by M. Jordan, second by J. Hulsman. Vote: all in favor, none opposed.
- 4) Correspondence & Announcements:
 - a) M. Jordan – Chamber of Commerce presenting Culpepper and Merryweather Circus. May 15 on EUSD school grounds. Tickets at Ace and Chamber office. Community receives a portion of tickets.
 - b) Train Station community meeting 3/23 from 3:00-5:00 to discuss future use of train station.

PUBLIC FORUM

- 5) Public Requests
 - a) Alice Meserve Manas – Noticed light out in park? NE Corner. Was fixed and now is out again. Notify PG&E.
- 6) County Update
 - a) None that are not on the agenda already.
 - b) M. Jordan – Mentioned debris in Lamb Valley Slough (at Fremont St.) and there has been no response yet.
- 7) Action Items
 - a) Election of officers.
 - i) M. Jordan **Motion** to nominate C. Fescenmeyer for Chair, J. Hulsman for Vice Chair, and G. Moris for secretary. Second by J. Hulsman. No discussion. All in favor, none opposed.

b) Free Heart Farm Event Center Use Permit Request.

i) Eric Parfrey presented:

- (1) Plan to be in use May to October, 10:00am to 10pm, up to about 4 Saturdays a month. Up to 80 participants, weddings, concerts, etc.
- (2) Services provided by others (not Ralstons).
- (3) Parking on site for up to about 100 cars.
- (4) Noise could be an issue with neighbors. State guidelines (no County guidelines). Ensure noise at property line stays within levels.
- (5) No new well, but new septic.

ii) ECAC comments

- (1) M. Jordan – Typo on item 14 conditions of approval.
- (2) Noticing? Neighbors within 500 feet were noticed (300 feet required). Probably not those on 85B. G. Moris noted additional noticing preferred.
- (3) M. Jordan – Item 30 – temporary events that are walk-in. How to limit people if open to public? Eric – This is a generic condition from Environmental Health. Lynn Rolston – One event had 275 people, land wasn't so much an issue, except maybe where to park. Rotary event that was walk-in was less than that amount.
- (4) M. Jordan – Article 35 – events held prior to May, more than 60/year? Larry Rolston – they have a dirt parking lot so if it rains, no events can be held.
- (5) G. Moris – Major or minor use permit? Eric: Major. What distinguishes throwing a party versus a requirement for a use permit?

iii) Public comments

- (1) New General Plan requirements? Eric - Yes, but zoning regs not updated yet (previous being used in this case).
- (2) Agritourism? If this qualifies please define. Eric - Bed and breakfast, wine tasting, ag stays, etc. Defined in General Plan.
- (3) Work has already been done. Coach has been purchased and leach field. Eric - That is why they received a letter from the County encouraging a use permit. Leach lines are under parking and not long enough.
- (4) Sue Heitman – This is about small farms. In order for small farms to make it, they need to find that extra value. Tabers and Stevens have gone this direction. Would be a travesty to deny the permit. It's about saving these family farms.
- (5) Fred Manas – Some French people from the Bay Area came up and had lunch in the peach orchard. They enjoyed it and didn't want to leave.
- (6) Nancy Pennebaker – Ralstons past events have been fundraisers, giving back to the community.
- (7) Cynthia (neighbor and small farm owner). We have to site these carefully, not all event centers should be OK. She distributed a map of the area showing farms to the committee members. Compared to Oakdale and Taber, it is much denser as far as houses in the vicinity. Need to protect people that live out here.

- (8) G. Moris – For Fred’s example is a use permit necessary? Eric - Structures and traffic level of service dictates major versus minor use permit.
- (9) M. Jordan – 85B olive ranch was an example of a large potential impact. Understands need for balance for good neighbors.
- (10) ?? (Next door neighbor), facing music to the West would face his place. Could we work with the Ralstons to mitigate the concerns about traffic and noise? Like Cynthia, cautions against treating all event centers as equal. Parcel size and surrounding parcels makes a difference.
- (11) C. Fescenmeyer - Prior notice is most important. Fireworks for example!
- (12) ?? – Our road (22) is very narrow (only one lane). If there are a lot of cars, is there a regulation to address that? Eric – applicant has proposed to put up signs to direct traffic via road 23. In Planning’s discussion with Public Works staff, they don’t want signs in their right of way – need to put signs on private property instead.
- (13) Locals know their road; but with 100 strangers in a hurry to go home, someone has to give way. Eric – we have this situation in multiple places, and don’t require road to be repaired.
- (a) Ron Voss - How many examples have 50 events with over 100 cars?
- (b) Eric - Traffic proposed to be generated would not overload existing system.
- (c) Ron Voss - Will County maintain road more than they do now. If permit is being proposed that increases traffic; and if County approves, then will they accept responsibility for additional maintenance?
- (14) Kim Stephens (Historic Oakdale Ranch). County told them they were not allowed to make improvements to the County Road; but to call them or use the on-line form to report pot holes, edge issues.
- (15) Ron Voss presented a summary of comments. Ron was the director of small farm operations at UCD for many years. Understands the viability issue, but it has to be community oriented too.
- (a) County Road 22 is not just a place 24 people live within so many feet of Free Heart farm; it’s used by the community to watch wildlife at dusk, bicycle, etc. This event center will disrupt this environment and quality of life. Traffic hazards with pedestrians a concern.
- (b) Some sites are suitable for event centers, but Lamb Valley is not.
- (c) On site parking – conflict between zoning reg and conditions of approval.
- (d) No limit on number of events (except the one mentioned above for another permit if over 60). Review is flawed and so are conditions of approval. Recommends that ECAC deny the project.
- (16) M. Jordan – Country person slows down for turkeys for ex. Need accountability for people driving safely. Barry’s Burns opinion? Barry - He has put in his requirements on the permits – as long as they comply, he’s OK, but cannot predict what traffic will do.

- (17) ?? (Neighbor) - Maybe we can work things out together to be good neighbors.
- (18) Matt Milliron – Capay cemetery caretaker. Severity of traffic. Don't think you can control how people drive. Lives by high school, during events, Grafton goes to one lane, pot holes, etc. Many violations already seen on road 22.
- (19) Cynthia – no prohibition on resubmitting an application? We could work with Ralstons on another application. Eric - Usual rule of thumb is about a year later. Patricia Valenzuela - Costs \$900-1000 to reapply.
- (20) Jim Durst – you can speculate. Sometimes it's best to start and see how it goes. His experience with Larry and Lynn is that they are good people and responsive.
- (21) M. Jordan thanked Ralstons for being present knowing that neighbors have concerns.
- (22) M. Jordan introduced Leroy from Planning Commission so public can see that he is aware of community concerns. This application will be coming up at the Planning Commission on 4/11.
- (23) Sue Heitman - Do neighbors have specific conditions that would make it OK, or just want it not to happen? The process is now to submit comments for incorporation.
- (24) **Motion** by Melissa to approve Neg Dec & Use Permit and hope that County will listen to community concerns. Second by J. Hulsman.
Discussion:
- (a) G. Moris – issue of density is a concern. Many pre-existing under-sized parcels for ag zoning are in that area. Consistent with his past concerns on other applications, the density makes a difference here and recommends against approval of the use permit.
 - (b) J. Hulsman – Understands people want peace in the country, but it is all relative (Ancestors had peace until we all moved here!). His grandfather didn't come here for these kind of restrictions; therefore he is for approval. It's their land; they can do what they want with it.
 - (c) C. Fescenmeyer – Also in favor for approval and agrees that we just have to try it.
 - (d) M. Jordan – In favor. Sue's example of the casino is good where initially heads butted, but many issues were mitigated.
 - (e) Vote:
 - (i) 3 Ayes: C. Fescenmeyer, J. Hulsman, M. Jordan
 - (ii) 1 Nay: G. Moris

8) Updates to Title 8, Yolo County Zoning Code.

- i) Eric has been working to revise zoning code and presented summary. Subdivision section very important.
- ii) M. Jordan – when does this go to Planning Commission? Eric - Went on 2/14. Straw vote taken, 9 of 11 were ready to continue on for public review draft at the Planning Commission by the beginning of summer.

- iii) G. moris – Development Review Committee – is that us? Eric – No, it is an informal committee of Planning, Barry , Environmental Health, etc. Is the role of ECAC clarified? Eric – in general admin section.
- iv) G. Moris Certificate of Compliance’s for antiquated subdivisions? – Eric - date is getting later (1929 for requiring Counties to recognize antiquated subdivision).
- v) Leroy Bertolero – Appreciated ECAC’s comments on the Housing Element.
- vi) ECAC members agreed they will review at the next meeting.
- vii) Leroy Bertolero - Should we have a joint meeting of Planning Commission and CAC members? Do we see any value, and what would we talk about? Brown act training?

Vote to extend meeting past 9:00pm. All agreed.

- b) Letter to Board of Supervisors regarding their letter to the Bureau of Indian Affairs regarding the Tribe’s plan to take acreage into trust – C. Fescenmeyer’s edits OK.
- c) Thank you letter to the Lions Club for garbage can surrounds? Colleen to draft.
- d) Letter to MERCSA regarding the slough debris drafted. C. Fescenmeyer to finalize edits and send.

9) Discussion Items

- a) Feral Dog and Cat problem. Call animal control, record requests.
- b) Streetscape Update - \$175,000 available to use on non-private property. Couldn’t add lights (like the ones ECAC requested) because Caltrans Engineering would take all the amount. Looking instead at the rest of the current lighting (4 lights) – replace light with preferred selected model.
- c) Sue Heitman – need to push Caltrans – reconfigured the SIP opened door for Esparto to be part of it. County agreed to support community crosswalks request. Will be looking for a formal letter of support. Fed safety board pushed them.
- d) What we can do is improvements to park along street. Maybe lights.
- e) Matt Milliron - Lower lighting fixtures to below the high trees to improve lighting.
- f) G. Moris - How can we help with the SIP. Formal letter to Caltrans “new name” (not SIP). John Garamendi should be cc’d.
- g) Barry Burns – kids chasing balls into the street not a problem, but lighting is.
- h) Lynn Rolston – double light poles?

10) Future Agenda Items

- a) Review of County Code items.

11) Meeting Adjourned at 9:35 pm. Motion by M. Jordan, second by G. Moris. All in favor, none opposed.