

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
06/18/13

Attending: Colleen Fescenmeyer, Pat Harrison, Cynthia Havstad (new member), John Hulsman Jr, Melissa Jordan, Giacomo Moris.

Absent: None.

MEETING ADMINISTRATION

- 1) Call to order at 07:05 pm by Vice Chair J. Hulsman (initial quorum attending: C. Havstad, P. Harrison, J. Hulsman, G. Moris).
- 2) Agenda:
 - a) **Motion** to approve agenda by P. Harrison, Second by G. Moris. Vote: all in favor, none opposed.
- 3) Minutes:
 - a) **Motion** by J. Hulsman to approve April minutes, second by P. Harrison. Vote: all in favor, none opposed, abstention by C. Havstad.
- 4) Correspondence & Announcements:
 - a) Taste of Capay will be October 20th at Historic Oakdale Ranch, save the date.

PUBLIC FORUM

- 5) Public Requests
 - a) Sandra Montero – The wind energy company has closed its leases here and should be taking down their met towers. She appreciated people’s sympathy. She still has concern that the County is changing its wording (wind ordinance) which may be opening up the door for more wind turbines. Request they review their set back distances (700 feet from homes and 500 feet from roads). Rio Vista was 1800 feet away from property. Zamora where she grew up – was approached for a food garbage compost area – which carries the risk of transmitting salmonella to almonds growing nearby.
 - b) Nancy Pennebaker – as project director for a grant for CVV – childcare feasibility – the end result looks like we’ll be able to reopen the former YMCA childcare center at the elementary school – RISE has agreed to operate the program – this is good news.

- c) Jeanette Wrynski, Yolo RCD. Minutes from April discussed the Lamb Valley Slough and debris issue. She had attended ECAC meetings in the past for Lamb Valley Slough issues and watershed study, sidelined due to other issues. Work that was done has been saved. As far as cleaning the slough and dealing with trash – we can look for funding – farm and ranch clean up grants through Cal recycle. G. Moris – who could pursue the grant, MERCESA? County Public Works? Property on South side of slough pays into MERCESA, North side does not (in old part of town – not Lopez). Letter was sent 2/24/13.

6) County Update

- a) Free Heart Farm event center (Havstad) appeal (of Planning Commission approval) is set for 7/16/13 at the Board of Supervisors. C. Havstad expects to be able to settle – Eric Parfrey suggested to call before going in person.

M. Jordan arrived.

- b) First public hearing of zoning code update at the Planning Commission will occur in August, with the second meeting to be late September, Board of Supervisors. Same morning of 7/16/13 an informal workshop will be held at BOS. Hard copy is available in the library. Also available on the website: go to Hot Topics, Planning, etc.

7) Action Items

- a) Review of Draft Update to the Zoning Ordinance. Eric summarized the background – last thorough update was in the 70's. County is vulnerable to law suits if the ordinance is not updated to be current with General Plan.
- b) Expected hot items:
 - i) Taking Williamson act out of the zoning equation (at direction of the Board). AP & A1 to A-N intensive (crops) and A-X extensive (cattle land). Barry Burns – how about Orchards on drip on dry hilly areas now? Eric – we don't have a way to rezone based on water supply. Vineyards, olives – less fire, more value, more taxes to fire protection. It will be based on current water use and soil class. Minimum acres stay the same (80 irrigated, 160 not). Proposed that Orchards will have a lower minimum of 40 acres.
 - ii) Williamson Act guidelines – catch 22: selling successor act – dropped minimum to 10 acres from 40 acres.
 - iii) Use permit for making a house on less than 20 acres in ag zoning. Eric suggests we (ECAC) think about that. M. Jordan concerned with costs like they have in Calaveras county.

C. Fescenmeyer arrived.

- iv) New siting criteria in the zoning. Restriction on size and location of houses. Limit is on size of second house to 2500 ft². Board may discuss limiting the first house as well.

- v) Expanding limits of ag tourism uses in ag zoning. Defining of event centers attempted by linking it to traffic. Less than 100 round trips will get less review (site plan for example – see below). M. Jordan – will that tie into the level of service for road maintenance? Eric – generally doesn't apply to rural roads because it is averaged over the day. Levels of review:
 - (1) Building Permit
 - (2) Site plan review
 - (3) Minor use permit (discretionary PC or zoning administrator, neighbors notified, public hearing, advisory committees).
 - (4) Major use permit
- vi) One time events (like the Almond Festival) are somewhat unregulated – Yolo doesn't issue temporary permits.
- vii) M. Jordan noted that Mercy ended up more residential than mixed use. Mercy – split to 4 pieces – sliver of commercial at road 87, phase 1, phase 2, and detention basin.
- viii) Density increases - R1 (R-L) zoning allows up to 10 units/acre (previous 5) concern in wealthy areas where more houses would develop. DMX zoning is retained (not expected to be a hot topic).
- ix) Animals – ag zoning has various thresholds – Stephanie is working on this, looking at Solano County. CVV Ag Task Force had proposed to increase the number of animals significantly. County concerned with small parcels. M. Jordan inquired about chickens. Eric - Chicken issue is very important – roosters are the main issue for County to deal with as “hens” turn into roosters. M. Jordan thinks half acre minimum is too big.
- x) Orchard on current industrial zoned parcel is with a developer.
- xi) J. Hulsman asked about the ag tourism definition – One day events that are big will need to get a permit. Hoes Down?
- xii) M. Jordan concerned with transparency by the County – Eric took exception saying that the County does a good job noticing.
- xiii) Comments:
 - (1) G. Moris – table 8-1.309 advisory committees? No, this is internal early stage for Development review committee only. Minor use will go to advisory committees. Page 37 should maintain the street grid pattern – General Plan takes precedent. Eric agreed it is important to resolve that.
 - (2) Sandra Montero – ordinances solar, wind, etc. Eric – these are not changed, but dropped into new zoning verbatim.
 - (3) C. Havstad – what is timeline for adopting new zoning regs? Planning Commission has been doing informal workshops for 2-1/2 years with straw votes. First formal meeting will be in August, second in September, BOS in late September. Time constraint is that Housing Element is being reviewed by the State and requires that zoning is in place before the end of October or the County will be bumped out of “streamline” review by the State. Housing element is only one of seven elements in the General Plan that has to go through the State. Eric will be sending that out in the next few weeks. It will be heard at the Planning Commission on the 11th.

8) Discussion Items

- a) CVV Ag Task Force presentation. Maya Walker presented materials
 - i) Letter to County to reduce permitting and allow farmers to create new income streams for themselves.
 - ii) Table showing uses, current proposed, and comments to change presented (attached). Certain activities did not seem like they should be treated like an event center.
 - iii) Allow smaller number of animals for a dairy (4 cows).
 - iv) Self-certification for some lower risk activities – like for vendors at Almond Festival for the Health Department. To allow some accountability with less bureaucracy.
 - v) Maya would like support for our review on this.
 - vi) Pam ?? – Valley is long and access limited so places to stay / camp they are trying to encourage. Barry Burns – Fire dept. would need to know that for responding to emergencies.
 - vii) G. Moris – did they consider density instead of max # of animals? No.
 - viii) C. Fescenmeyer likes the effort.
 - ix) J. Hulsman – 20,000 chickens is a lot for Yolo County.
 - x) Eric – in general, CVV Ag Task Force recommendations are to reduce the public review, notification and that is the tension that has to be balanced. Self-certification may not apply to permanent changes that Planning approves (compared to temporary events like for Env. Health) that has permanent implications.
- b) Crosswalks and Caltrans
 - i) No streetscape meeting after all, so no update.
- c) Woodland/Winters intersection
 - i) Resident on Winters street near Mercy Housing is asking for a stop sign on Woodland (at future 4-way stop location). Barry Burns – has more concern when the second phase gets built. Eric – talk to Todd Ridio.

9) Future Agenda Items

- a) Housing element. Review and let Colleen know if we need to have a special meeting.
- b) Zoning update (review letters and prep comments for August).
- c) Support letter for CVV Ag Task Force comments.
- d) Mercy Housing follow/up rent increase issues? Eric - They have temporary Certificate of Occupancy. Colleen not notified yet of opening. She may ask Jeff Riley to come to the next meeting.

10) Meeting Adjourned at 9:05pm. Motion by P. Harrison, second by M. Jordan. All in favor, none opposed.

GLM

07/10/13