

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
07/16/13

Attending: Colleen Fescenmeyer, Cynthia Havstad, John Hulsman Jr, Giacomo Moris.

Absent: Pat Harrison, Melissa Jordan.

MEETING ADMINISTRATION

- 1) Call to order at 07:02 pm by Chair Fescenmeyer.
- 2) Agenda:
 - a) **Motion** to approve agenda by J. Hulsman, Second by C. Havstad. Vote: all in favor, none opposed.
- 3) Minutes:
 - a) **Minutes** for June. Need clarification on Planning Commission hearing on zoning date of 7/11 - was that correct and then they moved it to August? Minutes tabled to next meeting.
- 4) Correspondence & Announcements:
 - a) G. Moris - Nancy Pennebaker (Capay Valley Vision) will be meeting with Chris Lee regarding Streetscape on 8/8/13.
 - b) J. Hulsman – The partitioned smaller room in the library is the new norm since FERL has changed date to same as ours. We may need to find a bigger room if there is hot topic.
 - c) Board of Supervisors deferred deciding on the Ralston event center appeal to next month.
 - d) Blood Donation is on the first Mondays at the Scout Cabin.

PUBLIC FORUM

- 5) Public Requests (None)
- 6) County Update (No County staff present)
- 7) Action Items
 - a) Zoning Code updates

- i) G. Moris will e-mail past ECAC letters on the subject to refresh everyone's memory.
- ii) J. Hulsman – The big question might be what they will rezone your parcel. Theoretically, it is based on the minimum land you can live off of based on irrigation, etc. May not be the best strategy if they are trying to save farmland. Soil classifications would be better.
- iii) Public comment.
 - (1) AP vs current zoning – same protections?
 - (2) AP previously allowed only 2 homes if both residents farmed. That requirement was later dropped.
- b) Letter in support CVV Ag Task Force
 - i) C. Havstad is in support of a letter. She likes the principals that the CVV Ag Task Force has presented in their letter and would be in support of including them in our letter.
 - ii) County asked CVV Ag Task Force to reduce the list to their top priorities. Maya Walker (CVV) explained that they have consolidated items and are updating the request.
 - iii) G. Moris recounted Eric's concerns with self certification and permanent ramifications of that. Maya clarified that this is just in the early stages and applies more to low risk activities.
 - iv) G. Moris believes density is a factor that should be considered.
 - v) C. Havstad – supports Ag Task Force taking the lead in discussion on event centers. That sentiment could be included in the letter.
 - vi) Member of Public – at the Board of Supervisors today, they recognized that the County is lacking a definition of an event center.
 - vii) It was suggested that the ECAC also weigh in on this in support of the defining process.
 - viii) J. Hulsman hesitant to endorse something that is not finalized.
 - ix) C. Fescenmeyer supports the “non-event” events like school trips to the farms.
 - x) C. Havstad to start the draft, and send to G. Moris.

8) Discussion Items

- a) Mercy Housing Update – C. Fescenmeyer spoke to Jeff Riley today.
 - i) They are still working on getting occupancy.
 - ii) Payment estimates went up unexpectedly. 2 bedroom jumped from \$600 to \$900/month.
 - iii) They discussed a couple dates for our committee to go on a tour of the new development. Later in the day/evening and Mondays were suggested – 29th of July or 5th of August. Possibly Thursdays as a back up. Other groups interested? Maya and G. Moris to check with CVV.
- b) Review of Housing Element.
 - i) Documents distributed this afternoon. Review for next time.
 - ii) Empty lots (Those Mercy sold to Yolo Housing Authority) in town should be developed? Habitat for Humanity?

9) Future Agenda Items

- a) Zoning code update comment letter.
- b) Housing Element

10) Meeting Adjourned at 8:06 pm. Motion by C. Havstad, second by J. Hulsman. All in favor.

GLM

07/20/13