

ESPARTO CITIZENS ADVISORY COMMITTEE

Approved MEETING MINUTES

Tuesday, March 21, 2017

Attending: G. Pennebaker, C. Havstad, Pat Harrison, Lisa Wyatt, Sandie Reed,
Randy Jacobs, Giacomo Moris,

Absent: John Hulsman Jr, Colleen Fescenmeyer,

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:00 by G. Pennebaker

2. APPROVAL OF AGENDA

There was a motion by C. Havstad to approve the agenda, seconded by P. Harrison. G. Pennebaker introduced the idea of a separate meeting after this meeting. We will have the public forum section, but G. Pennebaker will keep topics within the scope of ECAC. Vote: all in favor, none opposed.

3. APPROVAL OF February 21, 2017 MEETING MINUTES

a) Draft 2.21.17 minutes: Edits were provided by Pat Harrison, and G. Pennebaker re typos. Vote to approve: all in favor, none opposed. S.Reed abstained.

b) January 2017 minutes are not ready.

4. CORRESPONDENCE AND ANNOUNCEMENTS

a) Library notices about summer reading program.

b) Community conversations Tuesday April 4th at Library to discuss future of the library, 5:30 – 9 pm.

c) Library also has a questionnaire for community members to complete. It is available at the library desk.

d) On April 6th from 6-8 pm the Esparto Library will host Part 1 of a 4 part series on World War 1.

e) G. Pennebaker and C. Havstad met with Taro. C. Havstad provided the following update: Given that 1) the Esparto area plan is now ten years old, and that the

Countywide Plan and Zoning regulations have been updated since the Esparto Area Plan was last updated in 2007, and 2) the potential for renewed interest in development in Esparto and 3) the recent update to the Capay Valley Vision's community consensus document (called the Action Plan for the current update), we asked Taro if we should be considering an update to the 2007 Town of Esparto Area Plan, and if so, how would we go about that process. Taro was open to considering an update, and stated that fundamentally it should be up to the community to update the Plan. Language in the General Plan (CC3.2) supports an update: in the Land Use & Community Character Chapter: Policy CC-3.2 Update the Area General Plans for Capay Valley, Clarksburg, Esparto and Monument Hills in the form of new or updated Area Community Plans or Specific Plans. Prepare an area community plan for Yolo/Zamora. However, doing so requires that the BOS gives direction to the Planning department to update the Area Plan, and that the budget includes funds for staff to do so. We defined the following next steps with Taro:

- 1) Table 4 in the Esparto Area Plan is where the conversation needs to start. Taro has agreed to have this analyzed for simple yes/no with brief explanations of why items haven't been done.
- 2) At the same time, we need to look at Table 4 to determine what the community wants and to identify issues in the current Area Plan that could potentially be items of interest to the community.
- 3) We need to start building political support for an update by talking to Duane Chamberlain

J. Moris reminded us that J. Anderson sent us the word version of the Esparto Area Plan. It was decided that we would add this as a future agenda item for discussion with each of us drawing up a list of items that we consider important for reviewing, as well as priorities and needs. A. Hirson is also happy to schedule a meeting with Supervisor Chamberlain.

f) Jim Durst and Nancy Pennebaker met with Jill Cook, A. Hirson, Duane Chamberlain and others on traffic safety. The next day the yellow line was painted in front of the school zone on Yolo Avenue. CHP will be doing more traffic enforcement and a speed review on Hwy 16 in front of Manas Meat Market. The County is going to restripe the cross walks in front of the elementary and middle schools over spring break, April 10-14th. CalTrans agreed to restripe in front of the High School. Jonathon Howard, chief of staff for Representative Aguiar-Curry, phone 662-7867, is really important for talking to Cal Trans. A discussion on Sheriff's responsibility was held. Babs talked to Sheriff and they told her to call 911 when speeding is observed.

A. Hirson: C. Fescenmeyer emailed Supervisor Chamberlain's office about student use of the crosswalk. The school district is working with Sheriff's department to begin a

student education program on safety. A. Hirson was very happy for the letter and Colleen's perspective. Not using the cross walk appropriately is primarily an issue with high school students.

The school district also will post an announcement on school website. Lion's club members have been asked to volunteer to staff the crosswalks to educate the students on their use.

J. Moris reminded everyone that the new crosswalks still require caution.

g) J. Moris has been in correspondence with PG&E on LED streetlights. Davis had a problem with lights that were too bright and blue. PG&E plans to use 4000K lights which J. Moris thinks is too bright. C. Havstad thought it was helpful to have this on our radar.

PUBLIC FORUM

a) Public attendee asked how to get an agenda. They are posted on Esparto Watch Facebook page.

5. PUBLIC COMMENTS

a) none

6. COUNTY UPDATE

a) Dan Boatwright has submitted an application for a minor use permit for a gas station at the corner of Main Street and 21A. The application will be subject to an initial negative declaration for CEQA. E. Parfrey hopes to get that circulated soon. It is a discretionary use permit and the application will come before the committee for input. E. Parfrey thinks he will probably get the permit for review by the committee in about 2 months. The project will also include fast food restaurant.

b) E. Parfrey also reported that the Board of Supervisors had another interesting conversation about medicinal marijuana today. They gave direction to staff to come back with a draft ordinance in 3-6 months. A. Hirson recommends that people contact John Young as he has the most on the ground knowledge about current thinking and what is coming next. A. Hirson commented that it is a constantly changing issue.

c) There are two new planning commissioners: Trini Campbell and Elisabeth Dubin. Planning Commission meets second Thursday morning, once a month.

7. ACTION ITEMS

a) Flood Ordinance Amendment: This is a proposed amendment of Zoning Code to revise several sections of the Flood Protection Ordinance (Chapter 4 of Title 8, of the Yolo County Code), to respond to recommendations of the Federal Emergency Management Agency. The amendment would affect development on all properties in the unincorporated areas that are located within the 100- and 200-year flood plains. The Planning Commission held a public hearing on this item on March 9, 2017, and will hold a second public hearing on April 13, 2017. The item will then be scheduled for a future Board of Supervisors hearing.

There are a few flood plains in the Esparto Area. The proposed amendment sets forth all the regulations for building within flood designated areas. FEMA outlined specific changes that they wanted to see and the County has done that. Much of the new language came from Sac County ordinance which was adopted in 2014. There are 2 main changes: 1) additional duties and responsibilities for Ed Short and 2) previously Yolo County had an Ag exempt building process, which puts the county at risk of losing flood subsidies. In particular, the lack of a final building permit review is considered a problem. Yolo County can no longer issue an Ag exempt building permits for buildings in the flood zone. Most people in flood zones seemed to be aware this was coming. All buildings must be built for 100 year flood standards. J. Moris thinks landowners in Hungry Hollow may want to have input. Esparto Citizen's Advisory Committee doesn't have input.

b) Williamson Act Guidelines: This item is a set of guidelines that are intended to summarize the County's existing policies regarding the California Land Conservation Act of 1965 (Williamson Act), as amended. These Guidelines summarize the provisions of the State Act that are most relevant to the Yolo County Williamson Act program, and set forth the County's procedures for implementing the act. The Planning Commission held a workshop on the Guidelines on October 13, 2016. The Planning Commission will hold a public hearing on the Guidelines on April 13, 2017. The item will then be scheduled for a future Board of Supervisors hearing.

E. Parfrey gave a short summary of the Williamson Act. Williamson Act guidelines were previously embedded in zoning regulations but were removed with new zoning regulations. The BOS recently lifted a moratorium on new Williamson Act contracts and updated the eligibility criteria. Those criteria are now in the guidelines. Most Ag land in this county is already under Williamson Act. Guidelines are now stand alone administrative guidelines, which won't become part of the zoning code. J. Moris noticed that guidelines still include language on Ag preserve. E. Parfrey provided brief history of Ag preserves: we do have 100 Ag preserves, most of which were approved in late 60's

and 70's. When new applications come in, the Ag preserve needs to be modified to include new contracts.

c) Commercial Agricultural Zoning Amendment : This is a proposed amendment of the Zoning Code related to commercial and tourism uses in the agricultural zones, including substantive changes to the Zoning Code regulations for special event facilities, bed and breakfast uses, and other agricultural commercial uses. The Board of Supervisors held a workshop on this item on March 7, 2017, and directed staff to hold hearing(s) at the Planning Commission on the proposed amendment. The Planning Commission will hold a public hearing on the amendment on April 13, 2017. The item will then be scheduled for a future Board of Supervisors hearing.

E. Parfrey provided a history and summary of the amendments. He mentioned that the same debate is happening in many other counties, but often times it is driven by wine industry, whereas our wine industry isn't so well developed. Issues seen in the county are primarily when individuals buy small parcels to create Event Centers.

The process for updating amending the commercial agricultural zoning regulations has included many public, planning commission and BOS meetings. Field and Pond application created the most recent public discussion, now there is ongoing litigation around that permit.

It is not an easy issue, with strong feelings on both sides. The County needs to find the right balance. The goal is to provide farmers with added income without creating disturbance and difficulties for the neighbors. The latest draft of the zoning regulations is more restrictive than current County regulations. The BOS directed staff at their latest meeting to protect agriculture at all costs and to be sure that B&Bs and Event Center permits are consistent with Williamson Act guidelines.

If the regulations move forward as currently drafted, we may see fewer larger Event Centers on Williamson Contract land. E. Parfrey suspects that the PC will not make a decision at the next public hearing on April 13.

J. Moris asked about impact on the quality of life. Does county currently address the density and the potential for quality of life?

E. Parfrey highlighted item 9, Sec. 8-2.306, which generated a much discussion about requiring an agricultural spraying buffer. C. Havstad asked about a buffer is not also required for small Event Centers, considering people attending events at small centers will also need to be protected, and that if the Event Center is not required to provide the buffer, then the adjacent farmers will have to take some of their land out of production.

B. Burns offered some clarification on spraying restrictions.

Discussion turned to an appropriate action by the committee. It was determined that we can't put a letter together by email and that the committee was not prepared to write a detailed response at this meeting.

C. Havstad said she is in favor of the greater restrictions that the current draft of text amendment offers. J. Moris indicated that he was particularly concerned about issues of density, and quality of life for the neighbors and he wasn't sure that his concerns were yet addressed particularly in the context of the document's definition of "Agritourism" which states the "benefit from. . .quiet, sparsely populated". E. Parfrey cautioned us not to get caught up on definitions. J. Moris: Freeheart Farm issue was one of density: they were asking to operate an Event Center in an area with many neighbors. G. Pennebaker thinks each project is unique and that arbitrary regulations don't really address the individual issues that exist in individual situations; creating boxes isn't appropriate. E. Parfrey says however that the requirements are meant to establish standards that should be applied equally.

J. Harrison points out that any permit could be reviewed and denied. J Harrison is concerned about quiet streets.

J. Moris made a motion that we support the more restrictive language regarding the commercial Ag regulations as drafted and presented by E. Parfrey. C. Havstad seconded. The motion was approved by vote: all in favor, none opposed.

8. DISCUSSION ITEMS

a) Park/Pool update: J. Moris reported that the county is still in negotiations with the Herrera family for the purchase of their property near the high school. However, the Westerdahl property is still a possibility. The MOU with the school board on the long term use of the site has been resolved.

b) Crosswalk update: County has agreed to repaint during spring break. See previous discussion during announcements.

c) Traffic calming & speeding: G. Pennebaker introduced idea of bot dots to slow traffic. They are currently on Plainfield and Grafton. There is a question of whether or not they really slow people down. Citizens are concerned that people drive around them. Also there is a concern about the noise that they make when people drive over them. G. Pennebaker suggests that someone check with neighbors on Plainfield about the noise factor. G. Pennebaker doesn't want to let this go, although the topic is outside the purview of this group. A member of the public asked what the next steps are at this point. Another member of the public recommends a fixed radar. G. Pennebaker feels it would be subject to a CHP decision. CHP enforces speeding on Grafton. A. Hirson: there is a strong sense by the county that the speed undulations cause more damage and open the county to liability than they slow people down. B. Burns suggests the long

rumble strips. G. Pennebaker wonders who else has researched this issue. S. Reed suggested we write a letter to the county but G. Pennebaker pointed out again, that this is not really within the purview of this committee.

An attending member of the public then asked what this committee is meant to do. G. Pennebaker described the mission of the ECAC.

d) Possible changes to agenda format to hold a forum after meeting adjournment to discuss community concerns/issues: A. Hirson: Capay did something similar and included a second part of the minutes. County staff will not necessarily be paid to attend, unless Supervisor Chamberlain approves the staff member's time for attending a later community meeting. We could take minutes and share them with county staff in a less formal process. G. Pennebaker pointed out that technically we should have adjourned this meeting after the Park/Pool update. A. Hirson suggested that we do send minutes into the planning department. G. Pennebaker suggested that the community meeting should take notes of a meeting rather than minutes.

9. FUTURE AGENDA ITEMS

Identify Esparto Area plan priorities for revision, to include in a letter to Duane Chamberlain (action item).

10. ADJOURN

There was a motion to adjourn by P. Harrison, seconded by L. Wyatt. The meeting was adjourned at 9:00 p.m.