

ESPARTO CITIZENS ADVISORY COMMITTEE

Approval MEETING MINUTES

Tuesday, April 18, 2017

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

Absent: Colleen Fescenmeyer

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:02 by Chairman G. Pennebaker

2. APPROVAL OF AGENDA

There was a motion by C. Havstad to approve the agenda, seconded by J Hulsman. Pool update will be added to the Discussion Items. J. Moris made a motion to approve as revised, P. Harrison seconded. Vote: all in favor, none opposed.

3. APPROVAL OF March 21, 2017 MEETING MINUTES

a) Draft 3.21.17 minutes: Edits were provided by Pat Harrison re typos, J. Moris with clarifications on 4e and 7c. P. Harrison made a motion to approve as edited, J. Moris seconded. Vote: all in favor, none opposed, J. Hulsman abstained.

b) January 2017 minutes will be sent to everyone for review and approval at our next meeting by S. Reed.

4. CORRESPONDENCE AND ANNOUNCEMENTS

a) Someone bought a piece of property behind the Manas Meat Market for a mushroom growing operation.

b) B. Burns is moving towards retirement as Chief of the Fire Department.

PUBLIC FORUM

5. PUBLIC COMMENTS

a) J. Durst provided the following update: New Season is organizing a scoping session on the Esparto alleys on Saturday, 9 am, to evaluate the cleanup and repair that needs to be done. Volunteers should meet behind the Chamber of Commerce office. A

workday will be scheduled for May. Public Works and Waste Management will provide support, supplying green waste containers and dumpsters. Yolo County Public Works will send a notice to all residences and businesses once the date is set.

b) J. Durst also introduced Carolyn, who is new to the community.

6. COUNTY UPDATE

None, no county staff were present.

7. ACTION ITEMS

None

8. DISCUSSION ITEMS

a) Pool Update: J Moris provided a revised timeline, an updated map and budget. The State has approved the re-location of the project to the school/Hererra property. The County has successfully negotiated the purchase of the Herrera property. The purchase and relocation will go to the BOS for their approval in May. The revised layout moved the entire aquatic center to the school portion of the site, in order to meet the needs of the MOU with the school district. The budget is tight and an additional \$250,000 will need to be raised for the installation of a foot bridge across the slough. Other items on the wish list include: solar power and lighting, bleachers, a play structure, a snack bar, bike racks, BBQ grills, trees for privacy around the pool, a splash pad for toddlers, pool heating, changing areas & showers. An organization similar to the Friends of the Library will be created to prioritize the items on the wish list and to raise the funds needed for their purchase/construction. The deadline for submitting bills for reimbursement from the grant is March 2019, but the objective is to finish by January 2019. Questions were raised about paving the parking area and stormwater drainage. J. Durst indicated that there are some funds left over from the street scape that could be directed to this project.

b) Identify Esparto Area Plan priorities for revision to include in a letter to Supervisor Chamberlain

We reviewed the general points as presented in the March 2017 minutes. We discussed, in general, what we'd like to write to Supervisor Chamberlain. G. Pennebaker will draft a letter based on this discussion for approval by the committee at the next ECAC meeting.

J. Moris submitted a list of items for consideration during an update of the Esparto Area Plan. There was general agreement that his list of priorities does need consideration by

the community in an updated Area Plan, particularly the questions about drainage, schools and growth rate. His table is included as Attachment A, with the priorities highlighted.

L. Wyatt added the issue of park space as an important consideration in an update of the Esparto Area Plan.

C. Havstad also submitted a list which is included as Attachment B. Her list includes a number of items that likely need to be brought into agreement with the updated Countywide General Plan and Zoning Regulations. C. Havstad also suggested that we may want to look at some other Area Plans to consider whether there are new topics that we'd like included in an updated Esparto Area Plan.

G. Pennebaker shared some initial thoughts on a community exercise for identifying priorities. J. Durst suggested that we would want to have a lot of community input. He recalled a community visioning project that was completed in 2001. He thinks it is a good time for another visioning process. He suggests a weekend or a Saturday to invite the community to get their input. S. Reed pointed out that we have a number of new community members who would probably like to have some input.

J. Moris indicated that the CVV project's next step includes a community meeting in May, but that of course has a wider perspective.

P. Harrison doesn't think that there is a lot of pressure for development. S. Reed pointed out that houses in town, though, are selling quickly and that inventory is low.

c) Ensure action items are brought to ECAC with enough time to consider and make a recommendation. G. Pennebaker reflected on the last ECAC meeting and his frustration with not having the time to take action regarding the three items brought to the ECAC by the county: 1) the Flood Ordinance amendment 2) The Williamson Act Guidelines and 3) The Commercial Agricultural Zoning Amendment. Many committee members agree and felt the same frustration. In contrast, E. Parfrey told us that the gas station proposal will be brought to us at one meeting, with time for us to act upon it at the following meeting. In other words we will have two meetings to first get community input and then take an action as a committee. J. Moris indicated that we have had similar problems with timing on proposals in the past. C. Havstad shared that although we did take an action on the one item regarding the Agritourism issue, the ECAC's input did not appear to have been shared with the Planning Commission. The committee agreed that as a next step we would like to have this topic included as a future agenda item for discussion with County staff.

9. FUTURE AGENDA ITEMS

a) Review and finalize a letter to Supervisor Chamberlain making the case for updating the Esparto Area Plan (action item).

- b) Discuss timing of the items brought to ECAC for our input.
- c) Pool update.
- d) Gas station permit?
- e) Alley workday.

10. ADJOURN

There was a motion to adjourn by P. Harrison, seconded by C. Havstad. All in favor, none opposed. The meeting was adjourned at 8:27 p.m.

Attachment A

ESPARTO AREA PLAN ITEMS for consideration during an update GLM 4/17/17

Highlighted items potential high priority/controversial

Table 4 (page 59):

- 1) Line 4: Believe this is done except tree planting and growth management ordinances? Do we have compliance on tree shading in new parking lots like Dollar General (per E-D.17 page 26)?
- 2) Line 5: This should be a priority if not already done.
- 3) Line 8: Does the community think we need a new school (this was a hot item in the past, but I think is no longer an issue/need – other than improvements to existing facilities)?
- 4) Line 9: What does Barry need here – probably a priority if there is a need.
- 5) Line 10: Do we still want/need the “Downtown Physical Plan” (also mentioned in E-LU.24 page 10)
- 6) Line 11: Is this Esparto region specific? Rephrase this to be specific to our interests? I think the intent may have been to secure areas in the town or surrounding area for green belt/parks/trails?

Community Development (pages 5-37):

- 7) What growth rate do we want – do we have a choice? (50 units/yr average per E-LU.7 page 9)
- 8) Where do we want the center of downtown? (Yolo Ave between Grafton and Woodland, and Woodland near the corner of Yolo per E-LU.20 page 10)
- 9) Do we still want industrial development (E-LU.32 page 11)
- 10) Housing needs – are the plan requirements still on target post Mercy housing and with the pending casino hotel expansion. Senior housing? (pages 23-24) *Requesting 2005 Housing Study be updated by CA Coalition for Rural Housing via CVV Action Plan, grant requests.*
- 11) Street grid pattern maintain? (E-D.7 page 25)
- 12) Sidewalk, curb, and gutter improvements piecemeal requirement (E-D.8 page 26)
- 13) Downtown commercial development standards requirements and impact of the “Dollar General reaction” (E-D.21 page 27)
- 14) Bike/walking trail (E-C.6 page 29)
- 15) New road/pedestrian crossings of Lamb Valley Slough (E-C.7 page 30)
- 16) School and park expansion needs still valid? (pages 34-35)

Design Guidelines (Do we retain them, streamline/abridge, consolidate with County?)

- 17) Update Lighting section for LED (too bright/cold)
- 18) Update tree list

Attachment B

Esparto Area Plan Items

For consideration during an update

4/18/17

From C Havstad

- 1) Noise concerns, in town vs event centers (pages 54-55)
- 2) What is the status of Table 1 (page 6)?
- 3) Did the county create/adopt an economic development downtown revitalization program (Program 4, page 12)
- 4) Is Table 2 (page 15) consistent with the newest countywide General Plan and Zoning regulations?
- 5) Is Figure 4 up to date? (page 18)
- 6) Has the County resolved how regional storm drainage shall be handled in Esparto? (Policy E-HZ.2 page 47)?
- 7) Has the County completed the drainage study for the town (Program 2, page 48)?
- 8) Should the section on Safety, A. Natural Hazards include wildfire?
- 9) What is the status of Table 4, page 59 and Table 5, page 60
- 10) How do the design guidelines interface with the County's guidelines?
- 11) Are there new topics to address? E.g. Sustainability (see Dunnigan Plan)