

ESPARTO CITIZENS ADVISORY COMMITTEE  
**FINAL MEETING MINUTES**  
04/03/18

Attending: Babs Beckwith, Susan Cooper, Pat Harrison, John Hulsman Jr, Randy Jacobs, Giacomo Moris, George Pennebaker, Sandie Reed

Absent: Cynthia Havstad

- 1) Call to order at 06:00 pm by Chair J. Hulsman.
- 2) JD Trebec (County) led continued discussion of the Esparto Community Plan update. Initially an open discussion with the public and committee talking about Esparto, tourism, and the Dollar General project being the trigger to revisit the general plan. Subsequent discussion was based on the following list of identified questions and topics from committee members.
  - a) What growth rate do we want – do we have a choice? (50 units/yr average per E-LU.7 page 9).
    - i) SACOG allocates growth to Yolo County, Esparto targeted at 40 units/yr. Due to slow growth, about 50 units/yr. State requires we provide housing, region assesses need and distributes it. 9 yr plan to 2021.
  - b) 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)
    - i) Committee and public felt current town center was best, didn't like idea of south of town (like Deterding's SP)
  - c) Do we still want industrial development (E-LU.32 page 11)
    - i) Some in favor want to see commerce and thriving town, maybe light duty manufacturing; some opposed, prefer town quiet.
    - ii) A straw poll was suggested, but not taken.

*R. Jacobs arrived at 7:00pm*

- d) Housing needs – are the plan requirements still on target post Mercy housing and with the pending casino hotel expansion. Senior housing? (pages 23-24)
  - i) Senior Housing, ag worker housing, and affordable housing all identified as community needs.
  - ii) G. Moris suggested plan update include incentives for less market rate (that attracts out of area commuters) and more housing that meets the local needs mentioned above.
  - iii) Denny Boydston suggested central clubhouse/gathering areas for new developments.
- e) Street grid pattern maintain? (E-D.7 page25)
  - i) Much of this has been lost with the newer developments.
- f) Sidewalk, curb, and gutter improvements piecemeal requirement (E-D.8 page 26)

- i) G. Moris clarified that this comment was more specific to the older parts of town where improvements or infill developments have been required to build sidewalks that don't connect. A coordinated strategy with consistent specs and drainage in mind would be helpful.
  - g) Downtown commercial development standards requirements and impact of the "Dollar General reaction" (E-D.21 page 27)
    - i) DMX (Downtown Mixed Use) features could become optional (in a commercial zone) instead of required.
    - ii) Jim Durst of New Season CDC noted we need to define Economic Development and what would actually work here. Lots are zoned commercial but no buildings, absentee landlords seek high prices for the land.
  - h) Bike/walking trail (E-C.6 page 29)
    - i) Need more through town (internal as opposed to the peripheral trails existing)
  - i) New road/pedestrian crossings of Lamb Valley Slough (E-C.7 page 30)
    - i) The pool project will add one crossing.
  - j) School and park expansion needs still valid? (pages 34-35)
    - i) School enrollment numbers have been up for elementary but down for high school.
    - ii) There was general agreement that they should work with the land they have (as opposed to building a new school off 85B as had been proposed in the past).
  - k) New noise concerns? Maybe with the pool project – noise and light pollution. Charlie Schaupp volunteered that the VFW has been serving the public and sets its own rules to be closed after 10pm except Friday and Saturday 11pm.
  - l) JD presented a table of acreage distribution by zoning.
  - m) For the pending projects (Orciuoli, Story, and E. Parker), Story and E. Parker are pulling prep permits (not formal building permits yet).
  - n) Flooding concerns for low density residential on the east side of town. JD recommends rezoning the north-east parcel back to ag (as is its current use). Others to the south to be discussed.
  - o) Traffic calming discussed.
  - p) Ideal jobs ratio is 1.2 jobs/unit (residence).
- 3) Future Agenda Items
- a) Community Plan Update continued
  - b) CalTrans will be attending
- 4) Adjournment. The meeting was adjourned by acclamation of the committee upon request for a motion to adjourn at 08:50 PM.

GLM  
 04/16/18  
 4/17/18