

FINAL Minutes

ESPARTO CITIZENS ADVISORY COMMITTEE

Tuesday, October 16, 2018

7:00 p.m.

Esparto Regional Library

17065 Yolo Ave, Esparto, CA 95627

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

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:00 by J. Hulsman

2. APPROVAL OF AGENDA

There was a motion to approve the agenda by G Pennebaker. Seconded by S Cooper. Vote: all in favor of the agenda, none opposed.

3. APPROVAL OF MEETING MINUTES

a. September 18, 2018 Minutes: There was a motion by J Moris to approve the minutes, seconded by P Harrison. Vote: all in favor for approving the minutes, none opposed. G. Pennebaker abstained.

4. CORRESPONDENCE AND ANNOUNCEMENTS

a. Taste of Capay is this upcoming Sunday at Full Belly Farms.

b. J Hulsman: quail processing operation is in the planning stages for County Road 23. No formal application has been submitted but drawings are being reviewed by our fire chief. C Havstad commented that she has heard of this operation being in the works for a year or more.

c. Pool endowment for maintenance is more than half of the million dollar goal.

d. Farm Bureau will have meetings on the Valley Clean Energy rates for farmers.

PUBLIC FORUM

5. PUBLIC COMMENTS

This agenda item provides the opportunity for members of the public to address the Advisory Committee on any subject not related to items on the agenda. The Chair reserves the right to impose a reasonable limit on the time afforded to any individual speaker.

NONE

## 6. COUNTY UPDATE

NONE

## 7. ACTION ITEMS

NONE

## 8. DISCUSSION ITEMS

a) Esparto Community Plan: JD Trebec is working on the CEQA documents for the Community Plan Draft, which is on the county website. There will be a public notice for 30 days after the CEQA documents are completed. It will then go to the Planning Commission, and afterwards to the BOS. Public comment will begin approximately November - December.

Discussion of the change in the community growth boundary east of Alpha Street. FEMA has designated a flood hazard zone which covers a 100 year flood event A designated flood hazard zone requires the County to move the Esparto growth boundary, changing the zoning east of Alpha Street from low density residential to Ag zoning. The new zoning still allows two residences per parcel. Any building will require flood safe measurements as defined by the building code. Split zoning is not really recommended but may be a possibility for addressing the issues with the changes in zoning on some of the properties not adjacent to Alpha Street. The split zones would be reflected in the next draft of this Community Plan. JD Trebec will also draft policy revisions. There was an extended discussion about the means for addressing a potential change in FEMA's zoning without waiting for the next update to the Esparto Community Plan.

A map change request could be made online to FEMA but it must be made by the homeowners.

A new tree list has been included and JD Trebec will send it to ECAC members.

b) Report from Cannabis Subcommittee: Two groups of ECAC members (one of four members and one of two) toured Kind Farm. There are a range of marijuana growers and businesses in Yolo County. Kind Farm may be an example of a operation that is going above and beyond the county requirements. ECAC members are anticipating that neighbors will be concerned about odors and lights and security. J. Hulsman indicated that odor is a concern from a half mile away and probably more.

Draft CEQA EIR on the Yolo County Ordinance will be completed by the County soon. Development agreements are in process during the transition period before the ordinance is in place. There is public input into the development agreements but it only includes local neighbors. Concerns about the development agreement process were expressed.

J. Moris left at this point in the meeting.

c) CalTrans letter: A number of ECAC members have provided comments on the draft provided by S Reed. B. Beckwith suggests including a map and identifying the issues that are most important. G. Pennebaker feels the real issue is the lack of cooperation with the community. B Beckwith and S. Reed feel specifics tangibles should also be requested. B Beckwith also had a revision that included tangibles that address safety issues. Discussion of threatening a lawsuit. C Havstad indicated that she would not sign a letter than threatened a lawsuit and feels that doing so would be outside the purview of the

ECAC. J Hulsman indicated we are at the outer limits of the responsibility of the ECAC. B Beckwith will work with S Reed on the next revision. The next step will be to take the letter to the community. This is no longer an ECAC item.

#### 9. FUTURE AGENDA ITEMS

Valley Clean Energy

Esparto Community Plan

#### 10. ADJOURNMENT

G Pennebaker made a motion we adjourn. P Harrison seconded. All in favor. Meeting was adjourned at 8:39 pm.

#### 11. COMMUNITY FORUM:

NONE