

AGENDA
ESPARTO CITIZENS ADVISORY COMMITTEE
Tuesday, November 20, 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 by to approve the agenda by C. Havstad, seconded by S Cooper. Vote: all in favor of the agenda, none opposed.

3. APPROVAL OF MEETING MINUTES

a) October 16, 2018 Minutes: There was a motion by J Moris to approve the minutes, as revised, seconded by R Jacobs . Vote: all in favor for approving the minutes with the edits, none opposed.

4. CORRESPONDENCE AND ANNOUNCEMENTS

- a) S. Reed announced that the Esparto Chamber of Commerce is having their annual Holiday party at the Golf Course Restaurant at Cache Creek Resort, December 8th from 6 - 9 pm.
- b) S. Reed also announced that she sent a letter to Cal Trans as an individual.
- c) The community will have a town Christmas Tree Lighting on Dec 7th at 6 pm between the fire station and the Boy Scout house. There will be carols and cookies.
- d) Also on Saturday Dec 8, there will be a wreath making workshop at the Library with the Master Gardeners.
- e) Capay Valley Vision is considering replacing the shredded tire mulch with a natural product in the community park. There may be a call for volunteers to help pick up the old mulch.

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

- a) ZF2018-0088 Major Use Permit for a cell tower behind Manas Meats: JD Trebec notified us know that the application will be coming to ECAC in the future. The tower will be under 80 feet, which makes it a small tower. It will increase coverage for AT&T significantly. There was a discussion about whether or not AT&T could co-locate with the existing tower on the North side of Esparto. JD Trebec is going to look into that, and also investigate whether or not Yolo County has any requirements about co-locating (if towers exist within so many miles for example).
- b) Building permits have been pulled for the mushroom farm next to Manas Meat Market.
- c) The quail operation on County Road 23 is raising birds but currently does not have the number of birds to be economically feasible for building the facility to process on site. Currently the birds are processed off site.
- d) Yolo County has two new code enforcement officers for unincorporated areas of the county.

7. ACTION ITEMS

- a) Esparto Community Plan: The map has been modified to allow approximately two blocks to stay in low density residential by split zoning a few parcels that are not entirely in the flood zone.

JD Trebec has finished the draft of the CEQA analysis. Once that is ready for public comment, all of the property owners with parcels split by the flood zone issue will be notified and asked for their input.

The CalTrans parcel has been changed to high density residential as a means of encouraging them to move their maintenance yard out of town.

The owner of the parcel that is adjacent to Mercy Housing has requested high density housing. ECAC members were agreeable, although J Moris pointed spreading out low income housing is also important to community members.

The Yocha Dehe Wintun Nation purchased the Parker property from Emerald. There is already a tentative subdivision map. The Development Agreement is not finalized. The bridge that had been previously agreed upon is no longer needed which means renegotiating the DA, which impacts the other housing developments as they had a joint agreement. The gas station is part of the Development Agreement which means the location of the gas station is now up for discussion again.

Yocha Dehe Wintun Nation made a number of suggestions on the Community Plan, including a request to strike the policy that limits commercial development to the center

of town along Yolo Avenue. S Cooper made a comment that she'd rather see the commercial development restricted to the center of town as per the current proposed map, even if that means that we don't get a gas station. C Havstad agreed.

J Hulsman suggested an edit to the Nation's edits on the bus transportation to/from the Casino.

JD Trebec also sent everyone a tree list that will be included as Appendix A. J Moris made additional suggestions and edits to the tree list.

S Cooper made a motion that the Esparto Community Plan, with the amendments discussed above with one exception being that the commercial development continue to be restricted to the center of town, be approved by ECAC. S Reed seconded. Vote: All in favor. None opposed

8. DISCUSSION ITEMS

- a) Valley Clean Energy: Jim Parks presented to ECAC. Valley Clean Energy kicked off in June with a default that all customers enter the program. The opt out fee is waived for the first year. Customers can thus choose to stay with PG&E without paying a fee. Once you opt out, you can not come back in for a year. Benefits include local control, greener energy. Recently the Public Utility Commission raised the exit fee (which is not the same thing as the opt-out fee) which significantly impacts the budget for Valley Clean Energy. A petition for a re-hearing on the exit fee has been filed. Valley Clean Energy must thus revise their rates and are in the process for doing so, with the goal of still being cost effective for all customers (either the same or less expensive than PG&E). Rates for net energy metered customers, with solar power, are also being re-evaluated, as it is no longer as beneficial as Valley Energy had hoped it would be for these customers. A letter to these customers is expected soon. Valley Clean Energy is a non-profit and have been awarded \$2.9 million for electric vehicle charging stations including fast charging for public use.

9. FUTURE AGENDA ITEMS

None for December

10. ADJOURNMENT

C Havstad made a motion we adjourn. G Pennebaker. seconded. All in favor. Meeting was adjourned at 8:41 pm.

11. COMMUNITY FORUM:

None