

MINUTES
ESPARTO CITIZENS ADVISORY COMMITTEE
Tuesday, January 15, 2019
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 G Pennebaker, seconded by P Harrison. Vote: all in favor of the agenda, none opposed.

3. APPROVAL OF MEETING MINUTES

a) November 20, 2018 Minutes: There was a motion by to approve the minutes by G Pennebaker, with an edit suggested by J Moris. Seconded by R Jacobs. Vote: all in favor for approving the minutes with the suggested edit, none opposed.

4. CORRESPONDENCE AND ANNOUNCEMENTS

a) C Havstad announced that this is her last meeting on the ECAC.

b) J Moris discussed a short conversation he had with James Kinter, the owner of the Ravine Sports Bar, in which J Moris told him that the community needs multi-family housing and perhaps the Yocha DeHe Nation would consider that for the Emerald Property

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) Community Plan update: JD Trebec indicated that the notice of public of intent has been released for public review of the CEQA negative declaration, with a request for comment. A suggestion was made to include the notice of intent in the Valley Voice.

Staff had a couple of changes, primarily for clarification. Other changes were made to the policy about the standards for the historic district, and the implementation section (identification who was responsible for implementation, timeline etc were removed).

Added was the requirement that the ECAC and staff look at implementation every year to evaluate the progress. The description of the uses for the center of town was also changed.

A discussion was held on the gas station. Yocha Dehe feels that the current location of the gas station is a good location for a healthcare center. This is the reason they have purchased Emerald Properties, thereby opening up the possibility of another site for the gas station, across from the Dollar General. The sale is still in escrow. The potential site for the gas station would need to be rezoned. The tribe is taking on the responsibility for the gas station. They, working with RISE, are currently interviewing potential health care providers. The healthcare center is the focus of Yocha Dehe and RISE on the health care center.

All the developers are asking for an extension of the development agreement. The extension of the development agreement will come to ECAC for input. The request for the extension of the previous development agreement can be reviewed by the ECAC if the next ECAC meeting is moved up a week from February 19th to February 12th. John will check on the room and get back to everyone. There will still be a quorum. G Pennebaker made a motion to move the next meeting to February 12th. S Reed seconded. Vote: all in favor.

J Moris asked JD if we could include a carve out for the gas station in the proposed zoning while keeping the emphasis on the commercial development in the center of town.

JD Trebec requested that we confirm our support for the Esparto Plan at our next meeting.

- b) Cell tower at Manas Meats: JD Trebec spoke with the applicants about the existing tower to the north of the community. They would like better coverage in the south end of town, which is why they want a separate tower. Next step is an initial CEQA study which will be submitted to ECAC for their input. J Moris asked if the County would consider putting restrictions on the number and density of towers in the planning documents. JD indicated that this could be discussed with county planning staff and eventually taken to the BOS for their direction.
- c) Ravine Bar and Grill is expected to open April 1st

- d) JD Trebec did send a letter to the Dollar General regarding their trees.

7. ACTION ITEMS

- a) Election of Officers: Nomination for Chair: C Havstad nominated J Hulsman to serve as chair, G Pennebaker seconded. Vote to approve, all in favor. Nomination for Vice Chair: J Moris nominated P Harrison, G Pennebaker seconded. Voted to approve: all in favor. Nomination for Secretary: G Pennebaker nominated J Moris, B Beckwith seconded. Voted to approve: all in favor

8. DISCUSSION ITEMS

- a) Yolo County Strategic Plan Survey: Every organization in the county is going to be given an opportunity to contribute to the strategic plan. It is started as a set of broad questions. J Hulsman recommended that everyone review and come to the next meeting for input from ECAC.

9. FUTURE AGENDA ITEMS

- a) Esparto Community Plan (action item)
- b) Yolo County Strategic Plan Survey (action item)
- c) Approval of the extension of the development agreement (action item)

10. ADJOURNMENT

P Harrison made a motion we adjourn. S Reed seconded. Vote: All in favor. Meeting was adjourned at 8:02 pm.

11. COMMUNITY FORUM

None