

MINUTES  
ESPARTO CITIZENS ADVISORY COMMITTEE  
Tuesday, February 12, 2019  
7:00 p.m.  
Esparto Regional Library  
17065 Yolo Ave, Esparto, CA 95627

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

Absent: Babs Beckwith, Susan Cooper

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:01 by Chair J. Hulsman

2. APPROVAL OF AGENDA

- a) **Motion** to approve the agenda by G. Pennebaker, second by R. Jacobs. Vote: all in favor, none opposed.

3. APPROVAL OF MEETING MINUTES

- a) Minutes of January 15, 2019: **Motion** by G Pennebaker to approve the minutes with a change in the title from "Agenda" to "Minutes", Second by S. Reed. Vote: all in favor, none opposed.

4. CORRESPONDENCE AND ANNOUNCEMENTS

- a) P. Harrison announced Almond Festival is Sunday, February 24th.

*G. Moris arrived at this point*

PUBLIC FORUM

5. PUBLIC COMMENTS

- a) Trini Campbell announced the Pool ribbon cutting ceremony will be on May 21 4:00pm.

6. COUNTY UPDATE

- a) JD Trebec noted there is a new CalTrans planner, Todd Rogers, replacing Jake. The traffic signal at Highway 16 and Road 21A will not have a right sweep lane (hard stop instead).
- b) Stephanie Cormier noted the Planning Commission is looking for a new member.
- c) J. Hulsman added the ECAC is looking for one too.

7. ACTION ITEMS

- a) ZF#2018-0096 Kuppenbender Zone Boundary/Lot Line Adjustment.
  - a. J. Hulsman explained the location of the parcels being just west of the intersection of Roads 23 and 22.

- b. JD Trebec explained the zoning of the parcels (one A-X and one A-N), and clarified the ownership (single owner).
- c. **Motion** by R. Jacobs to approve, second by S. Reed. Vote: all in favor, none opposed.
- b) ZF#2018-0006: 2019 Esparto Community Plan – Changes by staff since November were reviewed.
  - a. JD Trebec clarified that rezoning would be required for a gas station.
  - b. G. Moris reiterated his preference to retain prohibition language for E-LU.11 (restricting commercial development to Yolo and Woodland Avenues between Road 21 and Antelope St.), but make an allowance for the gas station somehow.
  - c. G. Pennebaker expressed concerned about traffic and speeds on Highway16 if there was more commercial there.
  - d. Trini Campbell noted that if a new development and gas station was proposed then there would likely be an EIR which would include a traffic study.
  - e. S. Reed also supported to leave E-LU.11 as it was. She prefers the approach to Esparto be less busy on 16 and then have the commercial downtown district.
  - f. P. Harrison had a mixed opinion since there were already some businesses, mushroom farm coming too. They might help slow traffic.
  - g. R. Jacobs agreed with G. Moris and if there could be a special provision for the gas station?
  - h. **Motion** by G. Moris to support the Community Plan as drafted with the exception that E-LU.11 revert to its verbiage prior to November and a special provision for a gas station be considered (by Planning). Second by R. Jacobs.
    - i. Discussion: JD suggested that light industrial zoning could be an alternative we might consider (as opposed expanding the commercial zoning).
    - ii. Vote: All in favor, none opposed.
- c) ZF#2017-0036: E Parker and Orciuoli Development Agreements Amendment and Extension to transfer requirement of gas station development from Orciuoli to E Parker and extend Orciuoli until Dec 31, 2020 and E Parker until Dec 31, 2022.
  - a. JD Trebec explained the E. Parker property was purchased by the Tribe and the history of the three subdivisions pending and their development agreement. In summary . . .
    - i. The gas station requirement is moving from the Orciuoli subdivision (Castle) to E. Parker (Yocha Dehe Wintun Nation).
    - ii. The requirement for an office building is to be dropped.
    - iii. A 3 year extension is to be granted.
  - b. **Motion** by G. Pennebaker to approve amendments, second by P. Harrison. Vote: All in favor, none opposed.
- d) Yolo County Strategic Plan Survey
  - a. ECAC and members of the public present reviewed the questions and provide input into the survey (see attached completed survey).

8. DISCUSSION ITEMS (none)

9. FUTURE AGENDA ITEMS (not discussed)

## 10. ADJOURNMENT

**Motion** by P. Harrison to adjourn, second by G. Pennebaker. Vote: All in favor, none opposed. Meeting adjourned at 8:38 pm.

COMMUNITY FORUM (No discussion)

GLM  
2/20/19  
2/26/19  
3/19/19