

MINUTES  
ESPARTO CITIZENS ADVISORY COMMITTEE  
Tuesday, May 21, 2019  
7:00 p.m.  
Esparto Regional Library  
17065 Yolo Ave, Esparto, CA 95627

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

Absent: Sandie Reed

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:04 by Chair J. Hulsman

2. APPROVAL OF AGENDA

- a) **Motion** to approve the agenda by S. Cooper second by P. Harrison. Vote: all in favor, none opposed.

3. APPROVAL OF MEETING MINUTES

- a) Minutes of April:
  - i. Corrections submitted: Adding Lynn's last name (Fostine) and adding spaces between words as needed.
  - ii. **Motion** by P. Harrison to approve the minutes with corrections. Second by S. Cooper.
  - iii. Vote: all in favor, none opposed.

4. CORRESPONDENCE AND ANNOUNCEMENTS

- a) G. Pennebaker announced that he and Nancy are moving to Davis so this will be his last meeting. The committee thanked him for his service to the community.
- b) J. Hulsman attended the Emergency Preparedness meetings. Two zones for our town, basically north of Grafton and south of Grafton.
- c) G. Moris mentioned the new Park and Pool ribbon cutting ceremony that was earlier today, and that the pool opens for swimming Sunday.
- d) B. Beckwith – National Night Out will be at park again this year, August 6.
- e) G. Moris mentioned his correspondence with JD inquiring about timing for development agreements associated with a cannabis operation in the ECAC comment area, and the Story property map. For the former, the committee will see the EIR when it is ready for public comment. For the latter, the map extension expires in October.

PUBLIC FORUM

5. PUBLIC COMMENTS (none)

6. COUNTY UPDATE – JD Trebec provided the following updates.

- a) Manas Cell Tower was approved. They talked to applicant about the cell tower “stealththing”; but to get the shell on there, they would have to lower the transponder,

which would reduce the coverage. Also if it was a “water tower” it would limit it to two units (instead of 3) because they would have to be inside tank area.

- i. George mentioned Fred said they would make it look like a tower. JD clarified that they asked Fred if he was opposed to that and he was not; but that is not going to happen after all.
  - ii. Breaking ground in June, will be done in a few months.
- b) The Department of Natural Resources was going to talk about Road 87 tonight, but did not show. The gravel mine submitted improvement plans for the road, but the plans needed improvement. They are aiming for July construction, scope being from Granite’s driveway to road 19. Alternative route TBD. Granite is responsible for the work.
- c) Developments:
- i. Story is redrawing their map (for lower density).
  - ii. Orciuoli is back and wants to get started (also looking at lower density)
  - iii. Both are resisting inclusionary housing requirements. Looking at ways to get more duplex/townhouse/etc. into the maps to help with affordability, density.
  - iv. Self help empty lots in Country West? This is a County project (for two small homes on separate lots in each “lot”). Delayed, needs surveying, etc. Once there is a plan that meets requirements, we will see it at our committee.
- d) Mushroom Grower’s project (next to Manas Meats)? The County sent him letter that he has exemption.
- e) There has been some interest in infill housing after the Community Plan update had reduced setbacks.

## 7. ACTION ITEMS

## 8. DISCUSSION ITEMS

## 9. FUTURE AGENDA ITEMS

- a) CLUO (Cannabis Land Use Ordinance) if ready.
- b) Infrastructure in Esparto. Caltrans is putting in storm drains, but water lines are not deep enough. JD was talking with Steve Knightly (CSD) about this about who would know the history of those lines. The committee suggested they contact David Herbst.
- c) Jim Shulte representing FERL (Library) pointed out the new chairs, chrome books in the cabinet and projector (still to be installed).
- d) Randy asked about water drainage in town. JD explained that with Story development, he wants to put in pedestrian sidewalks on the east end of town – problem is drainage is a mess and we don’t want to make it worse. First step down to Grafton might be to mark lanes (where cars don’t park). Permeable hard surface could go along school field.
- e) Next meeting may be canceled pending anything that comes up.

## 10. ADJOURNMENT

- a) **Motion** by P. Harrison to adjourn, second by B. Beckwith.
  - i. Vote: All in favor, none opposed.
  - ii. Meeting adjourned at 7:58 pm.

## COMMUNITY FORUM

GLM  
5/28/19

GLM  
5/29/19