

MINUTES  
ESPARTO CITIZENS ADVISORY COMMITTEE  
October 8, 2019  
7:00 p.m.  
Esparto Regional Library  
17065 Yolo Ave, Esparto, CA 95627

Attending: Babs Beckwith, Susan Cooper, John Hulsman Jr, Giacomo Moris, Jesus Veloz

Absent: Randy Jacobs, Pat Harrison, Sandie Reed

MEETING ADMINISTRATION

1. CALL TO ORDER at 7:02 by Chair J. Hulsman

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MEETING MINUTES

- a) Minutes of August:
  - a. **Motion** by B. Beckwith to approve the minutes. Second by S. Cooper.
  - b. Vote: all in favor, none opposed. Abstention by J. Veloz.

4. CORRESPONDENCE AND ANNOUNCEMENTS

- a) J. Veloz aka “Chuy” introduced himself to the committee and was welcomed as a new member.
- b) G. Moris thanked those that helped out with the effort for replacing the playground mulch in the park in August.
- c) G. Moris – The next community “hub” meeting is 10/29 – a gathering of local community organizations to improve communication and collaboration.
- d) The anticipated PG&E power outage is pending.

PUBLIC FORUM

5. PUBLIC COMMENTS

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

- a) Highway 16. CalTrans plans to finish in 2019, signal light in Esparto may be a little longer.
- b) Yolo Ave improvements scheduled for 2021 (for now despite some chaos with feds and state money).
- c) County met with the Tribe regarding the Health Center – they had some concepts. G. Moris, can we see the concepts? Yes, they talked about public outreach.
- d) B. Beckwith asked about the Caltrans projects links – G. Moris to forward the links.
- e) El Toro planning to expand into a deli with a bathroom and kitchen space for food prep. Looking at outdoor seating in front. Landscape for shade/traffic barrier?

- f) CLUO (Cannabis Land Use Ordinance) finishing the environmental impact scope – EIR will be available to the public in the next week or two, then will come to the CAC's for presentation.
- g) G. Moris inquired about "Farmland security zone" vs Williamson Act. JD explained it doubles length of contract from 9 to 18 years and lowers the tax rate another third. County absorbs additional burden (State used to support Williamson act)
- h) Manas Cell Tower shifting 15 feet to allow Manas to get his trucks through.

## 7. ACTION ITEMS

- a) Story Development Agreement Extension. Developer is asking for an extension through the end of 2021.
  - a. B. Beckwith – Are they working off the new Community Plan versus the old one?
  - b. G. Moris – Any apartments or all market rate single family? The developer responded that there will be duplexes for low and moderate income, the latter being pretty consistent with market rate, lower is tougher for them (to make the project worthwhile).
  - c. Jim Shulte – In the past, 17 homes have been sold to outside people for speculation and no one lives there. Developer responded that he doesn't think that is likely to happen in the current market.
  - d. How many houses? 78, with about 12 affordable.
  - e. G. Moris – Set back for future road 20X? Yes.
  - f. **Motion** by B. Beckwith to recommend approving extension, second by S. Cooper. Vote: All in favor, none opposed.
- b) Thomas Set Back Reduction. JD explained that Community Plan changed side setbacks from 10 feet. Plan was adopted as a resolution, not an ordinance, so it didn't have the same power and cannot overrule the zoning. They have grant funding to revise the zoning ordinance. In the interim we need a minor use permit for this project. JD presented slides showing property in question (empty lot west of bus yard). They are requesting 5 and 8 foot set backs.
  - a. Entrances on Plainfield and alley. Lynn Fostine noted that is not allowed by the Fire Dept -cars end up blocking alleys. There are a few that are laid out similar in town. JD to check with Fire Dept.
  - b. County doesn't take responsibility for the alleys. Funding needed to maintain and pave.
  - c. G. Moris – Is alley access to front door OK?
  - d. Porch in front would be nice.
  - e. Neighboring owner noticed but not present for meeting (property is rented). This property will be rented as well.
  - f. **Motion** by G. Moris to recommend approval of set back reductions and have applicant consider our Community Plan recommendations on front porches and shade trees. Second by B. Beckwith, all in favor none opposed.

## 8. DISCUSSION ITEMS

- a) B. Beckwith noted that Supervisor Chamberlain is running for 5<sup>th</sup> district again.

## 9. FUTURE AGENDA ITEMS

- a) CLUO
- b) J. Veloz asking about strip of land with fig trees on south side of Plainfield. JD explained owner is willing to work with County on improvements TBD (Walking path mentioned in Community Plan)

## 10. ADJOURNMENT

- a) **Motion** by J. Veloz to adjourn, second by S. Cooper.
  - a) Vote: All in favor, none opposed.
  - b) Meeting adjourned at 8:04 pm.

## COMMUNITY FORUM

GLM  
10/16/19