



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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AGENDA

ESPARTO CITIZENS ADVISORY COMMITTEE

July 29, 2008
7:00 – 9:00 p.m.
Esparto Regional Library

MEETING ADMINISTRATION

1. 7:00 CALL TO ORDER
2. 7:05 APPROVAL OF AGENDA
3. 7:10 MINUTES and NOTES from PREVIOUS MEETINGS
3.1 Draft minutes of June 11 and special meeting minutes June 16, 2008
4. 7:15 CORRESPONDENCE AND ANNOUNCEMENTS

PUBLIC FORUM

5. 7:20 PUBLIC REQUESTS
The opportunity for members of the public to address the Advisory Committee on any subject, but not relative to items on the present agenda. The Chair reserves the right to impose a reasonable limit on the time afforded to any individual speaker.
6. 7:25 COUNTY UPDATE
 - a) Boatwright's Chevron in Esparto?
 - b) Status and expiration date of development applications by Castle and Emerald?
 - c) Deterding's AM/PM
 - d) Deterding's "Master Plan"? The Chamber obtained a Master Plan map from Deterding for Esparto that shows his interpretation of the Burden recommendations.
 - e) Deterding's purchase of the Historic Esparto Train Station.

ACTION ITEMS:

7. 7:50 CONTINUE DISCUSSION OF PROPOSED DOWNTOWN MIXED USE ZONING ORDINANCE
8. 8:20 UPDATE OF PARK FEE (input for consultant study to revise fee)

9. 8:35 ESPARTO NOW PRESENTATION: Determine if it is something we want to send on to the planning commission and BOS.

10. 8:45 INFORMATION ITEMS

These items may include distribution of material for further discussion and action at future meetings, and/or brief update reports.

11. 8:55 FUTURE AGENDA ITEMS

- a. Lamb Valley Slough Watershed project
- b. Streetscape design project – UPDATE from CVV
- c. Speed indicator cart – non working speed indicator signs on Co. Rd. 21A & Grafton St.
- d. Potholes, sidewalks, curbs, gutters, handicap accessibility

12. 9:00 ADJOURN

*****NOTICE *****

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ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
06/11/08

Attending: Colleen Fescenmeyer, Tammy Fullerton, John Hulsman Jr, Melissa Jordan, Giacomo Moris.

Absent: Wayne Belshaw, Pat Harrison, Patrick Scribner.

- 1) Call to order by Chair Jordan at 6:10pm.
- 2) Agenda: **Motion** by J. Hulsman to approve, second by C. Fescenmeyer. All approved, none opposed.
- 3) Correspondence:
 - a. J. Hulsman: Weed abatement. Apparently houses foreclosed on have weeds growing. County ordinance needed? No state law – cut weeds & put lean on property to collect later. Woodland has ordinance. T. Fullerton mentioned they are trying to get lenders to take responsibility. C. Fescenmeyer suggested we could call out to the community to help do it.
 - b. T. Fullerton noted semi trucks are parking in residential areas. Roads aren't built for it, health and safety issue – low visibility and clearance for traffic.
 - c. C. Fescenmeyer: “Welcome to Esparto” sign just says “Welcome” now. Also, road repair has not been restored to “as was or better”.
- 4) Discussion of County's response letter to Tribal EIR for new Casino expansion.
 - a. M. Jordan: We need to express our concerns and identify what this will do specifically to Esparto and the Capay Valley.
 - b. G. Moris – we need to lay the ground work for future mitigation applications. He then shared the TEIR response drafted with Ron Voss for CVV. ECAC may want to reiterate or expand on these items.
 - c. T. Fullerton – RISE did their own response related to social services. TEIR addressed facilities but not the services themselves. Employees & families need assistance with rentals, food, clothing, health insurance, etc. As an individual, no comments on what tribe is doing – not opposed, but want them to do it in the right way. Dollars need to be kept locally.
 - d. J. Hulsman summarized Board of Supervisor's meeting – it was mentioned in the Bee and Daily Democrat. They started with timeline and where we are now. Once TEIR is certified then 55 days for negotiation with tribe on a new MOU. If no agreement, then arbitration: County to submit position and tribe to submit position then arbitrator will pick one. We should send something to the County saying what we want them to negotiate for us.
 - e. M. Jordan – tribe says they need expansion to keep source of revenue. That's OK as long as it is not to the detriment to the rest of us.
 - f. C. Fescenmeyer asked for clarification on the Elden property and Williamson act. Other committee members explained. Elden property located just south of Casino, north of goats and Williamson Act is a 10

year contract that is annually renewed has tax incentives. Orciuoli property for example was Williamson Act and now is not. Agrees County is not doing adequate job of representing individual communities. She worked at Casino in 2001-3.

- g. P. Harrison mentioned study of road 19 mentioned but never made it to information summarized by Vicky Murphy. Has noticed the hominess and familiness of this community is gone. Based on testimony from town hall meeting across the street – we don't get business from the casino patrons. Ask Public works to survey traffic during major casino event.
- h. Outline of letter was discussed and P. Scribner arrived at 7:15pm.
 - i. Thank BOS for representing us and negotiating with tribe. Impacts not being reflected accurately – really is significant.
 - ii. Thanks for using local ag products, solar energy, grants to community support programs like RISE, Capay Valley Vision, High School Auditorium.
 - iii. Want to keep fair share of mitigation money and services in North Western Yolo County because that is where the ongoing impacts are.
 - iv. Traffic
 - 1. Request bypass be studied, designed, and built, before they do the project, north of Esparto, directly accessible to the freeway and the casino. Will allow Highway 16 to attain scenic highway status and slower traffic will be able to patronize business. Support economic development of Esparto and Capay Valley. Not impede flow of ag equipment.
 - 2. Support Supervisor Chamberlain's desire to mitigate traffic impacts prior to construction work.
 - 3. Road infrastructure changes would eliminate danger of patrons getting in accidents or trapped flooded on 16.
 - 4. Road improvements provision for biking and walking.
 - v. Land use
 - 1. Expansion is growth inducing.
 - vi. Housing
 - 1. People renting houses but now some are foreclosed.
 - 2. Revisit market rate projects and potentially partner for multi-family housing working with the ECAC and our General Plan.
 - vii. Econ Development.
 - 1. Continue to support streetscape and historic building revitalization consistent with Esparto General Plan.
 - viii. Public Welfare - see Rise comments.
 - 1. Ongoing support for increased population and negative impacts: vice.
 - 2. After school programs, child care for low income workers.
 - 3. Potential increase in crime.
 - ix. Parks & Rec

1. Places for kids to play, community center/pool.
 2. Need open spaces on both sides of 16 for parents and kids since can't cross 16.
 3. Insufficient land for recreational use.
- x. Water & Power – brown outs
1. Concern for reduced water lower water table. And use of electricity doesn't impact local use. Praise use of solar.
- xi. Summarize and close
1. Lost peacefulness, small town community.
 2. Partner with casino, providing housing for workers, improving local economy, environmentally responsible shorter commutes, public transportation.

GLM 7/17/08.

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
06/17/08

Attending: Colleen Fescenmeyer, Wayne Belshaw, Pat Harrison, Patrick Scribner,
John Hulsman Jr., Giacomo Moris.

Absent: Tammy Fullerton, Melissa Jordan

- 1) Call to Order at 7:05 by Vice Chair P. Harrison.
- 2) Agenda: **Motion** to approve by W. Belshaw, second by G. Moris, all approved, none opposed.
- 3) Minutes from past meetings:
 - a. January 15 – **Motion** by J. Hulsman to approve as revised, Second by W. Belshaw. Approved by: J. Hulsman, W. Belshaw, P. Harrison, G. Moris. Abstained: P. Scribner, C. Fescenmeyer.
 - b. February 19 - **Motion** by G. Moris to approve as revised, Second by W. Belshaw. Approved by: W. Belshaw, P. Harrison, G. Moris. Abstained: J. Hulsman, P. Scribner, C. Fescenmeyer.
 - c. March 18 - **Motion** by J. Hulsman to approve as revised, Second by P. Scribner. Approved by: J. Hulsman, P. Scribner, G. Moris. Abstained: W. Belshaw, P. Harrison, C. Fescenmeyer.
 - d. April 15 – Already approved in May.
 - e. May 20 - **Motion** by P. Scribner to approve, Second by J. Hulsman. Approved by: C. Fescenmeyer, J. Hulsman, P. Scribner, G. Moris. Abstained: P. Harrison, W. Belshaw.
- 4) Correspondence:
 - a. G. Moris: ECAC sent letter to BOS regarding Draft TEIR and concerns and support for certain negotiation positions.
 - b. J. Hulsman: Noted Google now has streetview feature on mapping.
- 5) Public Comment
 - a. Cynthia Husted in attendance – she built on a piece of property on Road 22A. – Abandoned piece owned by Vicky? ECAC went around and introduced themselves.
 - b. Web site for the Committee? Not specifically (Capay community website mentioned: <http://www.capayvalley.com/ecac.htm>). Need to revisit with County.
 - c. J. Hulsman reported there was some confusion on comment areas at the recent joint advisory committees meeting (at the Planning Commission).

M. Jordan arrived at 7:20 and assumed Chair.

6) Information Items:

A. Road Safety.

- a. M. Jordan mentioned road 21A. Radar sign not giving feedback going East until about 2 seconds before car passes. Driving around town roads are a mess, piece of fencing (County's) hanging onto Fremont street. CSD has streets torn up and did not have permits to do this. They want to tear up her fence and sprayed it with blue paint.
- b. G. Moris concurred that some noticing would be nice.
- c. Eric Parfrey (County) – CSD does not coordinate with Public Works Dept.
- d. C. Fescenmeyer – agreement was to have asphalt restored to as good or better as before – apparently that's bull.
- e. Eric – call Dean Becker who typically is out in field most of time supervising encroachment permits.
- f. C. Fescenmeyer distributed forms for complaints, and a draft letter for review.
- g. M. Jordan read Randy Byrne's comments. Criteria for placement of stop sign at 21A and 85B? Hazard. County study has shown intersection does not meet Caltrans criteria. Need speed signs, speed trap/dummy.
- h. Put as an action item – invite Panos Kokkas (Public Works director) regarding multiple topics.
- i. Eric suggested casino drivers discovering back roads is a big issue.
- j. P. Scribner asked about back road way to Casino (road 19).

B. DMX Update: Eric – going back to Planning Commission in August – first opportunity for formal recommendation. J. Hulsman was at the last meeting, and provided update: Deterding's lawyer was present – ordinance would hinder their plans. Some comments implied ECAC had been OK with the single family homes in the Deterding development. J. Hulsman rebutted. Wes Irvin – wants single family housing Conditional instead of Not allowed. "More carrots than sticks" mentioned.

- a. M. Jordan – need transcription of what transcribed. Possible to go to woodland and listen to audio tape. Call Carol Kajr.
- b. No resolution or direction given. Eric noted three issues developers and Wes are concerned about:
 - i. Mixed use is required on some parcels – objection to mandatory. Eric noted you can do 85% predominant if some community benefit.
 - ii. Single family detached prohibition.
 - iii. 25,000 sf prohibition (from American Planning Association – prohibits major chain store being installed). Wes wants to raise it to 30,000 or more.
- c. Everyone loves parking requirements that are relaxed.
- d. M. Jordan would like to take pictures of what is right and wrong with the area for a powerpoint presentation at Planning Commission. Eric – talk to Andrea to get on the agenda (finalized two weeks before the meeting 8/1 for 8/14).

- e. P. Harrison: Lance always said we need to get pictures to get the point across. Running creek in detention basin by Parker Place.
 - f. C. Fescenmayer offered to transcribe the audio tape.
- C. Joint Yolo County Planners & Advisory Committees meeting. Proposal for 500 bed prison potentially to be built near Dunnigan (14 or 6 & I-505). Antiquated Subdivision Maps. State has determined that individual County Counsels have interpreted state law in there own way – Yolo County has determined that before 1929 they are not necessarily legal. Tentative subdivision maps have a life of 2 years, need to come back for one year extension up to 5 times (often gets increased during recession years) – we have three on file but not actually in construction. Yolo County GP to go to PC in January 2009. Eric: First hearings in September.
- a. C. Fescenmayer – Knights Landing has issues too and Madison pays high rates too.
 - b. J. Hulsman – Chamberlain discussion about Hwy 16 – swap County takeover of 16 with 128 and road 32 to Davis.
- D. G. Moris noted that regarding Streetscape, T. Fullerton is leading the streetlights sub project, Wes is putting RFP for street print. M. Jordan noted that if we go back to to diagonal parking, need to protect agains bumper damage.
- E. CDC closed escrow. Cleaned up Lindberg building. Wyatt Building sold to a Church - <http://healingthenationsfoundation.weebly.com/>. Train Station is pending.
- F. Solid Waste: M. Jordan – in talking with people in community, some people employ person privately to collect garbage instead of Waste Management, this is man's livelihood. Eric OK, if he provides receipts. Request to stay abreast. Talk to Marissa at WM directly.
- G. Mining Ordinances
- a. State legislation that was passed (by Lois Wolk) this ordinance had to be adopted to give Yolo County and exemption.
- J. Park Fees. Eric – will prep Stephanie and have her attend in his absence next month. Review 97 General Plan info.
- K. Problems around Esparto: M. Jordan – along Ryland subdivision – metal fencing along canal, gates laying there. Would be nice to figure out a way to make use of LVS. Welcome to Esparto sign covered by tall weeds.
- 9) Future Agenda items:
- A. DMX item
 - B. Road Safety – invite Panos
 - C. Park fees

C. Fescenmeyer reminded the committee about the Rivercats tickets from Chamberlain
– schedule a date?

10) Meeting adjourned at 8:48pm by Chair Jordan.

GLM 7/17/08