

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
01/15/08

Attending: Wayne Belshaw, Pat Harrison, John Hulsman, Melissa Jordan, Giacomo Moris.

Absent: Tammy Fullerton

- 1) Call to Order by Chair M. Jordan at 7:05 pm.
- 2) Agenda: **Motion to approve by Pat, second by Wayne.** Agenda approved.
- 3) Minutes of December 18, 2007.
 - a. **Motion to approve by Pat, second by Wayne.** Minutes approved.
- 4) Correspondence and Announcements:
 - a. The streetscape project was approved in concept on 1/8/08.
 - b. An e-mail from James Ousey was received updating the status of Orcioli. Castle is moving forward with the project and Gas Station. Final map may be ready by Spring.
 - c. Letter from Dunnigan advisory committee regarding Ancillary Structure Ordinance.
 - d. Recent flooding event in Esparto was discussed.
- 5) Public Requests:
 - a. Leroy Bertolero announced that Planning Commission meeting in January combines two meetings into one.
 - b. Elizabeth Cambell: 24th is Almond Festival. If you want to help, call chamber 787-3242, Queen's pageant still needs help. Raffle items, and ideas for educational items – free booth. Need help for making a costume.
 - c. P. Harrison introduced our new school Superintendent. Aida Buelna has been on the job since December 21, and has 28 years experience. Recently she worked in Sacramento and says it is nice to be in Esparto where schools are in walking distance (except Madison). She has been to each campus and plans to ride the school bus. Bad news today is that Governor's proposal for a 10% cut across the board will affect the district.
 - d. James Ousey: Stopped by Ryland homes to get some information on the home sales: They started selling homes in June, 2006. They sold 22 homes the first year, and also 22 the second year but prices dropped 20% (out of 72 total).
- 6) New Committee members
 - a. John Hulsman joins us today.
 - b. Still have positions open – there is an on line application process on the County web site.

7) Pavilion money – G. Moris explained about the CVV funds allocated for pavilions and possible use for re-sodding instead?

- a. It was mentioned a group with 10-15 horse trailers has been riding in the park and riding around the town in the evening. This tears up the ground.
- b. Elizabeth – if CVV doesn't use the money it will be swallowed up in the general fund. Parks and Rec has a problem with the pavilions if there is no monitoring. Problems with Skateboarding. Chamber in favor of keeping grass – maybe a slab to protect grass from a bounce house/BBQ. To resod would be \$40K for sand, levelling, sod, and sprinkler system. \$10K could go towards it. G. Moris – can we secure this somehow? Possible answer: Do an adjustment to the grant to secure the dollars with ACTM.
- c. James Ousey mentioned a Pavillion in a public park in Vacaville where he used to live. Picnic tables under a long, gable roof structure. Estimates \$20K cost.
- d. P. Harrison – County is requiring washing stations for food washing stations during farmer's market – could money be spent on that? Elizabeth – health regs in place in 2008, enforcing in 2009. Officially need hot water (155F), one station per four vendors. Need to be careful setting **a this** standard, locating **the washing station**, and making it movable to protect against vandals. Not sure the entire community benefits from this.
- e. Pavillion was supposed to be separate from the picnic tables (more for band, events). M. Jordan noted Nelson's grove has nice pavilion.
- f. Maintenance by County could cover it? No, they will not be doing resodding. Parks & Resources is separating from Public Works. There idea is we figure out how to maintain our own parks. MERCOSA is the only one qualified right now to do this maintenance.
- g. We are getting new, safe electrical in the park.
- h. James – are they done with the play area? Benches and swing set are gone. Frustrating to see government action that supposed to make things better, but is removing what was good. Answer: Swings were non compliant – Barry under impression new swing set was going in. Stephanie Berg (County) to follow up.
- i. G. Moris – Prefers some sort of structure. Could community take part in construction. Barry Burns – County is liable but community help could be supervised by licensed contractor.
- j. J. Hulsman – how long can we wait? Barry – extension can be requested.
- k. M. Jordan – will bring it up at the next meeting.

8) Design Review Sub Committee

- a. Medical Clinic – John Deterding described the plans and explained elements are borrowed from train station and Wyatt building, and their attempt to add something a little contemporary and exciting to the design.

- b. G. Moris explained CVV had some concern that this would be not in alignment with Design Guidelines and our idea of what would fit in Esparto.
- c. W. Belshaw – how many square feet? 12,000. Clinic is 6000+sf on first floor. Other potential occupants: RISE, CVV, New Seasons, after school activities. Opportunity to do three story here, but need reason to.
- d. Barry Burns – Is this the final map? It is the latest, but not final.
- e. Linda Herbst – a road is shown on their property? Yes – fire lane. As a landowner that will be surrounded, they have a personal concern since they have a **agricultural equipment manufacturing** business that has been here 60 years that will end if development occurs due to the noisy nature of manufacturing.
- f. Larry Bertolero – What would a third story do to fire dept. Barry – would require training with elevators, etc.
- g. Elizabeth Campbell– It looks a little like a control tower, but round feature is not conforming with anything else around here.
- h. John Deterding – working on integrating this building with other buildings that would also be built around it.
- i. P. Harrison – what are rights to maintain business.
- j. J. Hulsman – general experience is people move in at a lower cost because of noise and then drive noise maker out.
- k. Doug Erickson – how come “Town Center” is not in center of town?
- l. J. Hulsman – Herbst folks will be hurt the most. The **medical clinic building** would be better closer to down town by the park.— **Perhaps he (Deterding) should try to swap the Herbst property encircled by his project and the Herbst property near the park for some of his industrial property (the old Stephens property). That would permit the Herbsts to consolidate their manufacturing operations and the medical center building could be located downtown.**
- m. Alice Manas – Could detention basin be moved south adjacent to Herbst property? Barry – basin is on North end because of ag buffer.
- n. M. Jordan – what is the timing? Stephanie – request for comments is going out soon. Street names? John Deterding will provide historic names approval.
- o. M. Jordan – building doesn't look like it fits in the design guidelines. Not what she expected for mixed use either – this is rows of houses with businesses in another area.
- p. John Deterding: Spent time with Dan Burden discussing N. and S. bookend for the town. Commercial on the frontage transitioning to residential. Problem with the concept desired is that economics don't support it here now and near future.
- q. Residential crossing of 16 a concern. Planning for stoplight at antelope. Buildings are on street with parking behind.
- r. G. Moris – Burden's book ends is one concept, but this committee's was to have the town center around the train station. This is two projects – commercial in the south and a residential subdivision in the north. That

will definitely kill the industrial business. How is this allowed in commercial? Dan ?? – They have submitted a letter to County about the C2 PD zoning and how they interpret this as allowing them to do the residential houses.

- s. M. Jordan – review the map.
- t. J. Hulsman – wants the focus to be on the main corridor – this project uses the streetscape concepts but “guts” downtown (by developing elsewhere).
- u. Design Guidelines: Two daytime meetings, 2 hours each. Eric has asked to pick out days. Tentatively set up for 2/28th and 2/6 3-5 pm.

9) Discussion of Deterding Town Center project (Request for Comments): *Note: This topic was included in discussions on item 8 above.*

10) Info items

- a. Speed indicator cart – Barry waiting on specs – will have it out for Almond Festival south of town. Signs not working on 21A. Stephanie to follow up with Public Works.
- b. MERCSA – P. Harrison noted Fence on detention pond at Parker Place at 45 degree angle – Barry to call Regina. M. Jordan – Fence repair on Fremont bridge. M. Jordan – goats and electric fence in Lamb Valley Slough?
- c. Sidewalks – M. Jordan wants to see more discussion on this. One new house has boards to get into their house. Linda Herbst: Curb and gutter may create drainage problems, instead they are paying into a fund. No sense in doing work twice.
- d. CSD – open position and rates are raising.
- e. Update on code enforcement – Heidi is leaving department to go to district attorney. County will be without the code enforcement again.

Alice **Meserve Manas** – who do we contact about lights being out in town –Answer . Water district – they’ll contact PG&E. Park light is out.

11) Next meeting:

- a. Election of officers
- b. Ideas for CVV on Pavillion money
- c. Design review committee
- d. Report on Design Guideline consolidation.
- e. Park Fees improvement – action item for us to do a workshop.

Meeting adjourned at 9:00pm.

GLM
02/11/08