

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
06/11/08

Attending: Colleen Fescenmeyer, Tammy Fullerton, John Hulsman Jr, Melissa Jordan, Giacomo Moris, **Patrick Scribner**

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? **Some say 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 [Esparto in the](#) streetview feature on [Google Maps](#) 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 [a suggestion to use fire district boundaries for boundaries of advisory committee](#) ~~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 ~~Ervin~~ Ervin – wants single family housing Conditional instead of Not allowed. "More carrots than sticks" mentioned.

- a. M. Jordan – need transcription of what ~~transcribed~~ **transpired**. 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% **single use** 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 their 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 might try to takeover maintenance of SR 16 between I 505 and Brooks with financial support of the tribe 128 and road 32 to by swapping CR 31 between Winters and Davis to Cal Trans. This would allow SR 128 to be extended to Davis, as desired by Winters.
- 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 diagonal parking, need to protect against 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) necessitated that this ordinance ~~had to~~ be adopted to give Yolo County an ~~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

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
07/29/08

Attending: Colleen Fescenmeyer, Tammy Fullerton, Pat Harrison, John Hulsman Jr,  
Melissa Jordan, Giacomo Moris, Patrick Scribner.

Absent: Wayne Belshaw

- 1) Call to Order by Vice Chair P. Harrison at 7:07pm.
- 2) Agenda.
  - a. **Motion** by G. Moris to approve.
  - b. P. Harrison asked for removal of item 6e (Train Station) as property is in escrow still.
  - c. G. Moris amended motion as requested. Second by P. Harrison, all approved, none opposed.
- 3) Minutes.
  - a. G. Moris noted that revisions have been received and incorporated but not distributed yet. Will do prior to next meeting.
  - b. P. Scribner noted that he was present for the 6/11/08 meeting (not absent as listed).
- 4) Correspondence and Announcements.
  - a. G. Moris noted that he received notice from the County about a lot line adjustment near Capay that is part of the Orciuoli property mitigation.
  - b. Capay Open Space Park opens on 8/08/08 9:30am.
- 5) Public Requests
  - a. Elizabeth Campbell announced the Farmers Market is now on the Second Saturday (only).
  - b. Sue Heitman announced the Capay Valley Farm stand is open every weekend in Capay through August. Also, yesterday was "soft" opening for Road Trip Bar and Grill in Capay – official opening is 8/7/08.

*Vice Chair P. Harrison turned over meeting to Chair M. Jordan on the latters arrival at 7:20pm.*

- 6) County Update
  - a. Chevron Station – Eric Parfrey stated Dan Boatwright has application that is almost at approval. This is non-discretionary so we will not see plans for review/approval. G. Moris presented committee with rough drawings. Eric added that there is a right of way included for potential future roundabout.



- i. Sue Heitman - What are County thoughts about this being an entrance to the town?
  - ii. M. Jordan – we need to talk about this more – scary proposition if it is just by right. Eric explained that we would need to lobby people above his head if we feel strongly enough.
  - iii. Elizabeth Campbell noted her concern with this application. She took photographs and confirmed with Chevron – they are doing a gas station with a car wash and fast food – they are trying hard but Chevron franchises demand a cookie cutter approach.
  - iv. Eric explained they will be following design guidelines to the extent they can. Public can come to the County to review the plans. How do we get heads up? Detailed design drawings will be generated later.
- b. Status and Expiration dates. Eric Parfrey explained for each development application.
  - i. Castle: Dan Boatwright proceeding on final map for Orciuoli. They are moving ahead in a serious way. Expiration would be two years from date of approval but he has a development agreement so it's much longer.
  - ii. Mark Armstrong spoke for Emerald – They are completing approval plans, landscaping plans, an application pending before LAFCO, Army Corps Engineers (for outfall structure), and Lamb Valley Slough. Mark clarified the Development Agreements – expiration date for a tentative map is 10 years. In exchange for that they've agreed for some community benefits like streetscape funding, and the Lamb Valley Slough crossing.
  - iii. AM/PM – John Deterding explained that the franchise can be approved as soon as they get sewer and water. Zoned industrial but it's an allowed use. They looked at using a low pressure 2" sewer line to try to get into CSD system – some technical issues.
  - iv. Master Plan – John Deterding has taken Dan Burden's work and created a new exhibit to show opportunities. Medical clinic, new post office, new train station, interest in a hotel developer (instead of houses). He will provide us copies.

7) Downtown Mixed Use (DMX) Zoning Continued Discussion.

- a. Eric Parfrey explained that this will be going back to the Planning Commission on 8/14. He would like to get closure. Issues of concern are:
  - i. Modify to loosen some of the restrictive language regarding mixed use in large parcels north of town. "Mixed use is "required" instead of "encouraged".
  - ii. Single Family detached not allowed.
  - iii. Wes Ervin brought up issue of maximum square footage for a single commercial use of 25K sf – what happens if you get a moderate size use like a grocery store. Wes – not a major issue –

analysis of retail leakage showed that perhaps a 20K sf supermarket could be supported.

- b. Jim Durst asked what the developers think of this ordinance.
  - i. John Deterding – concern we are creating artificial concepts that may not be desired by the market.
  - ii. Larry Lecaro (with John Dederding). A carrot approach would be better than a stick. Density bonuses, but not restrictive against traditional development.
  - iii. Specifically regarding the “Town Center” project – it wasn’t until recently that they understood DMX had been changed (unfavorably to that project). Eric – the project is not inconsistent on commercial side. Eric – much land is still available for detached single family homes so not sure there really is need for residential downtown.
- c. M. Jordan – town is enthusiastic about something new and different. A lot of people have problem of calling it Town Center.
- d. J. Hulsman questioned Mr. Deterding when did he get an idea that single family housing was going to be a good use? He Doesn’t recall anybody here that was in favor of it.
- e. G. Moris concurred that the issue is that no one was in favor of the town center tentative map and the DMX has always been a draft – the initial version had a “C or N” (Conditional or Not Allowed) for single family but was left for us to decide.
- f. Alice Meserve Manas – confused about 85% - Eric explained it is based upon acreage. If this project, instead of having housing, had a hotel - which would generate jobs. Eric – Hotel/Motel is commercial.

*C. Fescenmeyer arrived at 8:00pm*

- g. Elizabeth Campbell – Item C gross floor area not to exceed 25K sf – suggest we add caveat – let Wes’s department consider if 30K would be OK. 25K is limiting. Detached single family – make it conditional. Don’t see anything for a visitor/welcome center – suggest it be permitted. Make bars permitted – insurance goes up for conditional uses. Lodging – 17 rooms is not enough. Make 1-61 permitted, 61+ conditional? 20 is break even point.
- h. M. Jordan – this DMX came from Dan Burden and Eric’s work. Any suggestions for “carrots”? Elizabeth Campbell - make it advantageous for a hotel.
- i. Jim Durst – Want to look at ordinance through eyes of people investing in these properties and make them work economically.
- j. P. Harrison – agrees on bars and taverns permitted. No alcohol permitted on west side of Yolo. Wes noted – some activity at the County level requiring this to be conditional anyway per a draft alcohol ordinance. Draft went to Board of Supervisors earlier this month. Regarding lodging going up from 17 to 60 – is there anything that that might trigger that wouldn’t be caught under initial review. Eric answered a 60 unit hotel

could go in by right; however, reality is that there would be subdivision required to accommodate it and that would be discretionary application.

- k. Larry Lacero: Most developers are used to coming through a site review and Architectural Review. Use by right for property, but still require review by appropriate committee? Eric, we don't have this now, but yes, it could write into ordinance.
- l. C. Fescenmeyer – Can we write it as permitted, but has to come by us for review of the design. Eric – this is not “carrots”, it is more of a hinderance.
- m. John Deterding – Prefers less bureaucracy – if there's more, you'll see less of him and others like him. M. Jordan – noted building in Davis mixed use, no vacancies. John: OK, but we are not in Davis.
- n. T. Fullerton noted she is discouraged by the process. Our first economic projects are going to be traditional gas stations not paying attention to guidelines that we thought we had control over. John Deterding noted that Arco allows some flexibility of design.
- o. James Ousey – The sign is a concern. Name of our town will be Chevron! Let's try to get sign changed.
- p. J. Hulsman aksed developers – aside from single family housing at lower density – what would be other things you would change? Deterding: Our goal is to provide work force houses for ownership. No doubt Esparto also needs rental housing.
- q. Larry Lacero – craft this with lower density, provided project incorporated mixed uses. And “encouraged” instead of “must”.
- r. Sue Heitman mentioned she read the DMX many times but gets a little restrictive if you are looking at building something. She researched economic incentives with Elizabeth Campbell and they are putting together a package of sample incentives that would come out of Planning, not necessarily ECAC.
- s. ECAC comments:
  - i. P. Scribner. ECAC is charged with representing the community. If this is reflective of that, then he doesn't agree with changing verbiage to “allow” since it will not have any weight. Eric worked his a## off!
  - ii. J. Hulsman. Spent time working on specs in his prior life and “may” doesn't cut it. There needs to be some minimum requirements.
  - iii. T. Fullerton. We should definitely be talking to higher ups (at the County) about the way we have our DMX now and putting restrictions, then not getting what we wanted. Need the support from the County for our decisions. Regarding changes to DMX, she doesn't think we should change the ones that are conditional. Also don't think we should change the lodging size. Agree with giving economic incentives on a case by case basis. Totally opposed to single family dwellings being in a mixed use zone.
  - iv. G. Moris. OK with bars pending County's decision on the ordinance. Likes the idea of the Visitor center. OK with the hotel numbers increasing. ECAC has not been “struggling” with the

single family concept as was suggested by Mr. Deterding. There has been much discussion but we have been consistent in our opposition to this.

- v. P. Harrison – I would like to see us to be more flexible – Likes Larry’s idea of detached houses mixed around the commercial. Also, don’t restrict square footage?
- vi. C. Fescenmeyer noted she joined the ECAC at the end of the DMX project. She did not realize the ramifications of this on people trying to buy-in. Maybe we can review this again in less than 10 years. Need to have door open wide for some kind of development in Esparto. This is like sending out a resume to get a job. 60 units for lodging seems like a lot. Perhaps create more levels with smallest being permitted. Agree on single family homes issue. Homes would be next to highway . With the commercial, you could do duplexes.
- vii. M. Jordan – we’ve worked on this a lot, and this will stay with us a long time. Maybe need to hold off on the Planning Commission. She would like to see some “carrots”. This is working in other communities. Have seen over the years developers get something they want that is not a benefit to the community. Should we put together a subcommittee and create a presentation for the Planning Commission so that we are unified behind it? Eric – County General Plan draft coming out soon. Joint meeting in September (and regular PC meeting would be cancelled). Public hearing on 8/14, may not meet again until October. Encourage ECAC to send something in written word before 8/14. May get lost after that due to attention on the General Plan.
- viii. **Motion** by P. Harrison to submit by August 14 as is. Second by T. Fullerton. C. Fescenmeyer asked for a special meeting to go over some of the suggested changes.
- ix. Chair Jordan noted time is 9:00pm, requested motion to continue. **Motion** by G. Moris to continue, second by C. Fescenmeyer, all in favor, none opposed.
- x. T. Fullerton – let’s see process continue, go through the public hearings since it will probably evolve from there.
- xi. Sue Heitman – it is hard to get to the Planning Commission meeting to make comments. While understanding what we are approving, it really cuts out the community. Requested we honor those attending with supporting their suggestions.
- xii. Vote on motion to submit the DMX as is. All in favor 4 (P. Scribner, J. Hulsman, M. Jordan, G. Moris) ; Opposed 2 (P. Harrison, C. Fescenmeyer).

#### 8) Parks Fees.

- a. G. Moris mentioned some cost information he had found on parks planned in other towns. Eric – consultant on board can get those cost details.

Need list from us – but it is also more political: Can Esparto set a different park fees than other communities? County doesn't have county wide fees. Esparto has more services than anyone else. Table this until next meeting.

9) Esparto Now Presentation: Postponed due to technical difficulties.

10) Informational Items: Not discussed.

11) Future Agenda Items:

- a. Jeanette W. has been busy – additional money and funding for full time person to help us.
- b. Streetscape – G. Moris heard Emerald is not in the position to hand over funding yet due to housing market.
- c. C. Fescenmeyer asked about Water board meeting. M. Jordan – they refuted Grand Jury findings. Meetings are second Wednesday of the month.

12) Meeting adjourned at 9:27pm.

GLM  
8/8/08