

MINUTES
ESPARTO CITIZENS ADVISORY COMMITTEE
January 19, 2021
7:00 p.m.
Meeting by Teleconference

Attending: John Hulsman Jr, Giacomo Moris, Rose Valenzuela

Absent: Susan Cooper, Pat Harrison, Randy Jacobs

MEETING ADMINISTRATION

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

2. APPROVAL OF AGENDA

- a) **Motion** to approve the agenda by R. Valenzuela. G. Moris made an amended motion to move the LAFCO topic to just after Public Comment, second by R Valenzuela. Vote: all in favor, none opposed.

3. APPROVAL OF MEETING MINUTES

- a) Minutes approval deferred to the next meeting as the prior minutes were not sent out with the agenda in advance.

4. CORRESPONDENCE AND ANNOUNCEMENTS

- a) None

PUBLIC FORUM

5. PUBLIC COMMENTS

- a) G. Moris noted a request from last year from someone who thought a monthly ECAC update in the Valley Voice would be nice. This could be an agenda item for a future meeting.

6. DISCUSSION ITEM: LAFCO YCFCWCD and Esparto SOI changes

- a) Christine Crawford attending from LAFCO (Local Agency Formation Commission). The organization protects against urban sprawl, and helps with governance for the County, special districts, and city annexing County land. There have been some recent annexations for Esparto CSD.
- b) They are currently performing the municipal service review for the Esparto CSD, making sure residents are getting their needs met, the CSD is fiscally sound, etc.
- c) Review is almost complete, and available on their website www.yololafco.org.
- d) Christine presented a map of the sphere of influence boundaries (planning boundary for areas that might be annexed into CSD in future).
- e) The next LAFCO meeting is 1/28/21, 9:00 am on Zoom.
- f) J. Hulsman noted that we received communication regarding the groundwater sphere of influence changes. Christine explained she was not here tonight for that

but just went through same process for the Capay Valley region, but not expanding in Esparto.

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

- a) CLUO – Went to the Board of Supervisors today as a workshop, not for adoption/approval yet.
 - a. G. Moris asked about who was in attendance to comment – JD estimated maybe 7 or 8 commented, slight majority growers.
 - b. CEQA process is finishing up.
- b) Granite gravel mine – They are in EIR stage for next phase. Park dedication is out a ways.
- c) Caltrans work on Yolo –
 - a. G. Moris asked about freeway style streetlights planned. Steve Knightley explained they would be 90W, 4000K LED and some examples of those are coming out of town towards Capay, they would not be as bright as the lights over the pool.
- d) Country West 2 vacant lots: Yolo County Housing finding money for the 6 corner units (\$100K of 220K reallocated from Davis that was not spent).
 - a. This is going to the Planning Commission Thursday.
 - b. Four will be 3 bedrooms, 1 car garage; and two will be 2 bedrooms, 1 car garage.
- e) Use of Alleys as Streets
 - a. Desire from a property owner for lot split for parcel on Woodland between Orleans and Omega. They want access off the alley for a second unit.
 - b. JD and the committee discussed the concept of using Alleys as the formal access for a house/unit and questions about maintenance, postal delivery, etc. Generally, all were in agreement that it did not sound like a good idea.
- f) Orciuoli (Castle) – Steve Knightley explained the CSD told Castle they need money by March for storage, well, improvements, etc. JD explained the County has settled on impact fees. 33 homes planned initially for phase 1, on Cowell pass through, hoping for occupancy this year.
 - a. J. Hulsman inquired on behalf of S. Cooper about if the lot/home configurations will allow sufficient room for off street storage of garbage/recycling/green waste totes.
- g) Story (Emerald) – Steve Knightley explained that Raul Melendez (who bought the old Burger Barn) contacted Emerald about a potential easement for extending sewer so he could put in a duplex or fourplex behind Esperanza crossing (Mercy). Emerald offered to sell the Story property to him so it sounds like Emerald is not rushing to build at this point.
 - a. Mr. Melendez also purchased and cleared land between 85B and Orciuoli, and expressed desire to build houses there (not likely to be approved).
- h) E. Parker (Tribe) – Steve Knightley heard it is about 2 years away (they are focusing on the new Health Center).
- i) Health Center is breaking ground in March.
- j) Dollar General – JD explained they have a landscape plan, but 70% of trees are dead, nothing irrigated. Chinese Pistaches have survived, Sycamores died.
 - a. G. Moris asked if the County has any leverage. JD explained there are development standards as part of the building permit, and they could be fined.
 - b. R. Valenzuela added that it is also really dirty there with trash dumped.

k) Mushrooms - They are finishing things up, looks good.

8. DISCUSSION ITEM: ECSD funding shortfall

- a) Steve Knightley explained the CSD has two sides of its entity: 1) water, sewer, and street lights (non governmental) and 2) Park and pool maintenance contracts with County to do services for which there is a balanced budget.
- b) The CSD segregates and tracks charges. Non governmental cannot subsidize the governmental.
- c) The County gives the CSD \$20K to maintain the downtown park. The CSD realized that a bare minimum level of service of 1 hour each weekday for bathrooms and garbage, with 7 hours on Thursdays for mowing/landscaping, costs about \$31K per year. The County's amount of \$20 was based on when they did the maintenance and came through town once a week to do a minimal service.
 - a. G. Moris noted that this service was noticeably worse than current conditions.
- d) To make up the difference, there were talks of surcharges for vendors at the Almond Festival (not going to happen this year due to Covid, and still not enough anyway).
- e) Possible Cannabis funds for community investments. Kevin Yaris (Parks Dept.) and Trini Campbell (Planning Commission and Parks Advisory Committee) started talking.
- f) Steve explained they need fundraising commitments identified in 3 months.
 - a. G. Moris will bring this to Capay Valley Vision's attention to possibly lobby the County and our new supervisor to find the funds.

8. DISCUSSION ITEMS

9. FUTURE AGENDA ITEMS

- a) ECAC summary for Valley Voice?
- b) Park funding shortfall follow up

10. ADJOURNMENT

- a) **Motion** by G. Moris to adjourn, second by R. Valenzuela
 - i. Vote: All in favor, none opposed.
 - ii. Meeting adjourned at 8:41 pm.

COMMUNITY FORUM

(None)

GLM
2/10/21

GLM
3/1/21