

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

Attending: Susan Cooper, Pat Harrison, John Hulsman Jr, Randy Jacobs, Giacomo Moris

Absent:

MEETING ADMINISTRATION

- 1) CALL TO ORDER at 7:02 by Chair J. Hulsman
- 2) APPROVAL OF AGENDA
 - a) **Motion** to approve the agenda by G. Moris. second by S. Cooper. Vote: all in favor, none opposed.
- 3) APPROVAL OF MEETING MINUTES
 - a) **Motion** by P. Harrison to approve the minutes from September. Second by R. Jacobs. Vote: all in favor, none opposed.
- 4) CORRESPONDENCE AND ANNOUNCEMENTS
 - a) G. Moris - Taste of Capay on Halloween Sunday 10/31, tickets at Ace.
 - b) R. Jacobs – Chamber hosting Trunk or Treat 5-7pm in the elementary school parking lot.
 - c) G. Moris – Valley Voice deadline may have moved up, will try to get this month's ECAC update submitted in time.

PUBLIC FORUM

- 5) PUBLIC COMMENTS (none)
- 6) COUNTY UPDATE (none)
- 7) ACTION ITEMS
 - a) ZF #2021-0014 Story Development Agreement Extension.
 - i) JD Trebec (County Planner) provided some background that the last extension was to the end of this year, so they asking for an extension of the Development Agreement (DA) to keep the project going. Two years was chosen, but they are likely to have everything together in a few months.
 - ii) G. Moris – Some aspects of the DA should be kept if needed like the bridge over Lamb Valley Slough at Alpha Street (change to pedestrian or keep as car bridge). JD explained we can discuss amending content of it after the extension is granted.
 - iii) JD explained Emerald Homes sold the property to the new owner a couple months ago (Raul Melendez).

- iv) J. Hulsman – What happens if we don't extend the DA? JD explained we would have to start at beginning again, probably more difficult to develop it, higher fees. JD thinks this will be an easier, quicker development (than Orciuoli).
 - v) R. Jacobs – They have already done some groundwork, right? Yes, some utility work per CSD request.
 - vi) G. Moris – Is this development needed anymore to satisfy state requirements based on the new County Housing Element? JD – Not in terms of market rate housing, but still need all three developments (Orciuoli, Story, E. Parker) to meet inclusionary housing requirements.
 - vii) **Motion** by R. Jacobs to Approve extension, second by P. Harrison. Vote: All in favor, none opposed.
- b) ZF #2018-0078 Teichert Shifler Mining and Reclamation Project .
- i) Heidi Tschudin (County Consultant) presented and joined by Casey Liebler and Jeff Anderson of the County as well as Jason Smith of Teichert and some of their consultants. Purpose of today's meeting is to present the project and get a recommendation from the committee. It is before the ECAC because it involves the Esparto mine and proposal by Tiechert to do some in-channel maintenance in that area. Heidi presented slides to the committee (see attachment to minutes).
 - (1) Relocation of Moore canal was no longer the plan, so an alternative from the draft EIR was pursued. All findings will be fully mitigated except:
 - (a) Loss of farmland
 - (b) Increase of vehicle traffic
 - (2) Residents near the new location for planned mining provided most of the comments. The County generated master responses to these comments on the topics of: project merits, property value considerations, traffic and circulation, hydrology and water quality concerns, agricultural concerns.
 - (3) Impacts to Esparto area:
 - (a) 1.2 Million tons allocated to the Esparto mining operation will transfer to the location north of Monument Hill.
 - (b) In-channel bar-skimming "maintenance" of creek channel between Road 87 and I-505.
 - (4) They are seeking recommendation whether or not to approve this project.
 - ii) G. Moris – Regarding the plan for in-channel bar skimming – how will that work with the OHV traffic in that area?
 - (1) Jason - Yes, this work would be in way of OHV traffic so the area has to be secured.
 - (2) J. Hulsman – Would this make it smoother for the OHV's? No, intent is to do restoration work.
 - (3) Casey – Next Tuesday, Parks department will have a presentation on OHV park options.
 - (4) G. Moris – What is the timing of the bar-skimming? Jason – working with permits, adjacent property owners. Not likely in this coming year, but maybe a couple years from now. G. Moris expressed concern about more OHV's being pushed towards Capay Open Space.
 - iii) S. Cooper – When mine is complete (with reclamation), will this all connect with the other mines? Heidi – yes eventually, but it will happen at different times. JD showed slide 4 and 12 again of map showing the relative location of the different mining operations.
 - iv) J. Hulsman – What is status of Syar? They are in idle status (allowed in mining codes), and trying to get a 5 year extension of the idle status.

- v) J. Hulsman – What is bar skimming? To keep creek within its channel boundaries and avoid erosion. Back in the 90's and prior, mining could occur in creek, then rights for in-channel were traded for off-channel. Maintenance is required to keep the creek within banks. This is an opportunity to do a larger project.
- vi) S. Cooper – Please clarify how they are moving things around (S. Cooper lost internet connection for a period prior). Heidi explained the Esparto site is approved to mine 1.2 M tons annually, same for Schwarzgruber site – these are called allocations. They are proposing to transfer those allocations to the new site to mine up to the combined amount at the new site.
- vii) R. Jacobs – The farm land by the cemetery (Monument Hills area) will be converted to a mining site that will be converted to a lake. Heidi - yes, mostly. It will be a combination of a lake with some land returned to agriculture.
- viii) J. Hulsman – Since money is not coming to Esparto based on tonnage anyway, he is less concerned about the loss of mining locally.
- ix) R. Jacobs stated he used to live on road 20 by Schwarzgruber, and there were lots of noisy trucks. Road bases were never redone for handling these trucks. Teichert should be working with County on this.
 - (1) Heidi – Good point, EIR looks at that and program requires Teichert to take care of their haul routes.
 - (2) Jason – Of the two roads, 96 is newer. Annual inspections occur each year, and they are required to maintain a condition index of 70 (higher than average for the County).
- x) **Motion** by G. Moris to recommend approval of the project as it pertains to impacts in the Esparto area. Second by R. Jacobs.
 - (1) Discussion: P. Harrison (who lives near mining operations) stated the 3:00AM noise is too early.
 - (2) Vote – all in favor, none opposed.

8) DISCUSSION ITEMS

a) Story Map

- i) JD – If the map is redone (DA not extended, new application), there will be more fees and mitigation than what they currently have.
- ii) JD presented comparison of original subdivision map and the revised map proposed.
 - (1) The four 4-plex condos would satisfy 16 inclusionary housing units required.
 - (2) G. Moris – Is there more demand for this than traditional houses? There is demand, they (County) like “missing middle” housing, mixture of for sale and rental (these are for sale).
- iii) R. Jacobs – Where does 100 year flood event go?
 - (1) J. Hulsman added is the detention designed evaporate or discharge?
 - (2) R. Jacobs is concerned there is flooding at this end of town. Alpha street flows onto his property. Concern that the small ditch leading out of town will have more flow.
 - (3) J. Hulsman – who controls the ditch? Not sure if CSD or flood control.
 - (4) J. Hulsman – Maybe money from this project could be used to dig the ditch wider?
 - (5) G. Moris – Do we need a detention basin if at the outflow end of town? Combine with Mercy for efficiency? They did look at shifting the detention basin, but they've already invested time and engineering into the current map.
- iv) J. Hulsman – Do north ends of streets go out to 20x? Yes.

- v) G. Moris – Why not line up Durst and Barnes streets? General plan strives to maintain street grid pattern – if we have opportunity to line them up, we should consider.
- vi) G. Moris – No continuity of street at 4-plexes with Rancheros street? No. Is this a concern for Fire dept? JD wants to get Fire dept to weigh-in on that.
- b) Train Depot Area Development
 - i) Owner of 3 large parcels north of the CSD office and train station wants to do a housing development. One parcel with about 60 units. The three parcel sizes are approximately 6.5 acres, 6.5 acres, and 1 acre. They can request a conditional use permit to do housing only, but otherwise they need a mix of commercial (about 2/3). Owner feels population base is not sufficient for commercial.
 - ii) G. Moris – Housing needs are already satisfied. JD, emphasis is on commercial in that area.
 - iii) P. Harrison is concerned about traffic and accidents at S curve Highway 16 makes going out of town.
 - iv) J Hulsman – Access from the project out to 16 is more likely than down to Woodland Avenue – or request access to (an extended) Road 20X. Could fit with long range plan to run Highway 16 traffic up there instead of Woodland Ave.
 - v) G. Moris – Any development here should work towards that master plan securing Road 20x bypass right of ways and space on subdivision maps.
 - vi) R. Jacobs – If we don't keep it commercial, we have little space left in town boundaries for commercial.

9) FUTURE AGENDA ITEMS

- a) Looking forward to welcoming Sandie Reed back as an ECAC member again.
- b) Special Meeting next Tuesday

10) ADJOURNMENT

- a) **Motion** by P. Harrison to adjourn, second by R. Jacobs.
 - i) Vote: All in favor, none opposed.
 - ii) Meeting adjourned at 8:45 pm.

11) COMMUNITY FORUM

GLM
10/25/21

GLM
11/4/21