

MINUTES
ESPARTO CITIZENS ADVISORY COMMITTEE
February 15, 2022
7:00 p.m.
Meeting by Teleconference

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

Absent: Sandie Reed

MEETING ADMINISTRATION

- 1) CALL TO ORDER at 7:06 by Chair J. Hulsman (Quorum with S. Cooper, J. Hulsman, R. Jacobs, and G. Moris. P. Harrison joined the meeting later – see below)
- 2) RENEW AUTHORIZATION FOR REMOTE MEETINGS. J. Hulsman read the script from the Agenda referencing AB 361.
- 3) APPROVAL OF AGENDA
 - a) **Motion** to approve the agenda by S. Cooper, second by R. Jacobs. Vote: all in favor, none opposed.
- 4) APPROVAL OF MEETING MINUTES
 - a) **Motion** by R. Jacobs to approve the minutes from November 16, 2021. Second by S. Cooper.
 - b) Vote: all in favor, none opposed.
- 5) CORRESPONDENCE AND ANNOUNCEMENTS
 - a) S. Cooper noted new colorful shade structures have appeared at the pool.
 - b) R. Jacobs announced the Almond Festival is coming up and is a two day event this year. Saturday will have food trucks in the park, Sunday will be the regular festival. G. Moris asked if there will be a parade - Not this year due to required \$900 permit from Caltrans – maybe next year.

PUBLIC FORUM

- 6) PUBLIC COMMENTS (None)
- 7) COUNTY UPDATE –
 - a) JD Trebec introduced Tracy Gonzales, assistant planner and stated that there have been calls to their office regarding the “Depot District”. For one potential project, the applicant was also present on the teleconference - A1-Pre Fab LLC plans for a light industrial and retail development. Tracy presented the map showing the parcel which is on north side of town along the north side of Woodland Ave/Highway 16, just south of the CSD office.
 - i) S. Cooper – Would this bring employment to the area – Yes local and union jobs.
 - ii) G. Moris - What is light industrial business? Fabrication is windows, glass, and mirrors.

- iii) Octavio Hernandez (applicant) – presented a sketch showing plan and elevations of the buildings they have in mind:
 - (1) A temporary building to get started would be located in the northeast corner
 - (2) A Phase 1 industrial building (350'x100') divided into an east side (200'x100') for fabricating aluminum extrusions for windows and a west side (150'x100') for residential/ag welding/fab shop services.
 - (3) A Phase 2 retail building (430x100') containing multiple units for retail, offices, etc.
- iv) Curtis Lawrence, Esparto Fire Chief, asked about egress plans? Applicant answered the sketches are preliminary, they have not worked that out yet. Curtis also asked what are the employment opportunities? About 20 people.
- v) S. Cooper – The project sounds like a good idea.
- vi) R. Jacobs – How much noise? Directly across street are some residences. Applicant explained the loudest machinery would be a chop saw.
- vii) G. Moris asked JD for clarification if a project in this location would require parking in the back? Yes. The plans for retail may be a concern considering the towns experience filling and keeping business in existing buildings. One concern will be for the street frontage so it doesn't look like strip mall. J. Hulsman added that they probably should consider what can be done with building if initial plans don't succeed. R. Jacobs noted there is only one space left in downtown, so they could use more space for business.

Pat Harrison joined meeting.

- viii) Curtis asked about the projects timeline. Applicant answered that they want to move aggressively but it will depend on the County's timeline for the process.
- ix) J. Hulsman – Does the project need special consideration if not residential/commercial? JD thinks it is likely Discretionary review so it should come back to ECAC.
- x) This is not an action item for the committee but JD wanted to see if the committee had objections to this project before it was pursued further. The committee did not.

8) ACTION ITEMS

- a) Election of Officers
 - i) After some initial discussion and nominations the following slate of officers was determined:
 - (1) Chair – J. Hulsman
 - (2) Vice Chair – R. Jacobs
 - (3) Secretary – G. Moris
 - ii) **Motion** by G Moris to approve the slate, second by R. Jacobs. Vote: all in favor, none opposed.
- b) Story Subdivision
 - i) JD Presented slides summarizing the project: 17.25 acres divided into 76 residential lots including 5 fourplexes with 16 units of Inclusionary Housing and a park. For the project the County will also amend the Development Agreement (DA), and make a zone amendment to remove planned development zoning overlays. The underlying zoning is R-L. The project was approved in 2007, and the DA extended 2017, 2019, and 2021.

- ii) The subdivision map was changed from original to allow for the ag buffer, and condominiums.
- iii) S. Cooper expressed that she doesn't like the idea of apartment style units. Prefers two story condos like skinny two story houses/townhomes.
- iv) R. Jacobs asked if "Lot E" in in the southeast corner is a detention basin still? Yes.
- v) J. Hulsman asked about the references to Zone A and Zone X? JD confirmed they are flood hazard area designations.
- vi) G. Moris – Regarding the proposed edits to the DA, let's not give up on contributing funds to a future Alpha Street bridge over Lamb Valley Slough. Or even just a pedestrian bridge.
 - (1) JD explained the traffic level of service requirement was reduced by the County and Caltrans put in the traffic light so the need for that bridge was eliminated. They also had concerns about people turning off Highway 16 early, going into town. The DA is not a forced requirement, the developer has to agree to it. For hawk mitigation they will be paying over \$8K per acre in mitigation fees.
 - (2) S. Cooper asked if that money comes back to help the town? No, it pays to a fund for buying conservation easements, habitat for ex.
 - (3) R. Jacobs believes a bridge for cars would a problem – Alpha street would have to be widened, maybe need speed bumps. He added that once E. Parker gets built out a foot bridge may make sense. JD agreed.
 - (4) Curtis agreed with Randy's concerns and added that the streets in that area of town are in bad shape and narrow. G. Moris suggested maybe there could be a pedestrian bridge that was built for fire trucks during emergencies, but blocked with bollards otherwise. Curtis – it would have to be an 80,000 lbs capacity bridge.
- vii) J. Hulsman had the following comments on the documents reviewed: Development Agreement (DA) and Conditions of Approval (COA).
 - (1) DA Page 1: Remove "single family" out of item C.
 - (2) DA Page 2: Section F clarify which Plans to reference. G. Moris asked that the Esparto Community Plan still be referenced.
 - (3) DA Page 2: In F2 reference to 2007 should be changed to 2022.
 - (4) DA Page 3: More references to 2007 in section A.
 - (5) DA Page 4: Remove Definition Q (those projects went away).
 - (6) COA 3: Environmental assessment is 2,480 dollars and 25 cents, 25 cents really? JD noted that will be updated (set by the State).
 - (7) COA has multiple references to "tot lot" which doesn't exist anymore in the plans.
 - (8) COA 22d - Accommodation for bicycle flow along Highway 16? JD explained this is for the construction period - a basic Public Works requirement.
 - (9) COA second condition 39. County was going to sponsor 218 vote in original COA to provide funds for extra work required of the CSD, now the County has made this the CSD's responsibility. JD confirmed that is correct.
 - (10) COA 51 – Comment: Money from ag mitigation doesn't create farmland, just sets aside some.
 - (11) COA originally numbered 43-47 were removed – this deletes requirements about the way houses should look – how much is in the County Design Guidelines? JD – Yes, we still have those guidelines and the Esparto Community Plan preferences like front porches, garages not dominating, etc. JD explained we can revisit that when we are looking at how they will build the houses.
 - (a) J. Hulsman – Do we care anymore about the appearance of houses? At one time this committee did.

- (b) G. Moris – Maybe we need to review the County Design guidelines to see if there is something to call out or something missing that would pertain to this project.
- viii) G. Moris – Can we align Barnes and Durst streets? JD looked into that with the developer and they determined they would lose a parcel making that fit. JD looked into the possibility of forcing them too but Public Works did not have any concerns.
- ix) The committee discussed verbiage for a Motion.
- x) **Motion** by G. Moris to approve the project as planned with corrections to documents as noted by the minutes, and applicable references to the Esparto Community Plan and County Design Guidelines. Second by R. Jacobs.
 - (1) Discussion: G. Moris noted that he omitted S. Coopers concerns regarding the apartments and if the committee wanted to include that.
 - (2) Motion by S. Cooper to amend the motion to include requesting the possibility of changing the appartements to town home style. Second by R. Jacobs.
 - (3) Vote: All in favor, none opposed.

9) DISCUSSION ITEMS

- a) Annual Community Plan Review – Deferred to next meeting.

10) FUTURE AGENDA ITEMS

- a) Annual Community Plan Review and infrastructure needs to be in March.

11) ADJOURNMENT

- a) **Motion** P. Harrison to adjourn, second by R. Jacobs.
 - i) Vote: All in favor, none opposed.
 - ii) Meeting adjourned at 8:37 pm.

12) COMMUNITY FORUM

GLM
2/16/22

GLM
3/7/22

GLM
3/16/22