

MINUTES
ESPARTO CITIZENS ADVISORY COMMITTEE
April 18, 2023
7:00 p.m.
Esparto Regional Library, Wintun Room
17065 Yolo Ave, Esparto, CA 95627

Attending: Susan Cooper, John Hulsman Jr, Giacomo Moris, Sandie Reed

Absent: Randy Jacobs, Pat Harrison

MEETING ADMINISTRATION

- 1) CALL TO ORDER at 7:04 by Chair J. Hulsman
- 2) APPROVAL OF AGENDA
 - a) **Motion** to approve the agenda by S. Reed, second by S. Cooper. Vote: all in favor, none opposed.
- 3) APPROVAL OF MEETING MINUTES
 - a) **Motion** by S. Reed to approve the minutes from January. Second by G. Moris.
 - b) Vote: all in favor, none opposed.
- 4) CORRESPONDENCE AND ANNOUNCEMENTS
 - a) J. Hulsman explained situation with the Fire Department trying to get a portion of the County safety levee. To settle this, the County suggested the Fire Department do their own 218 vote, hence the survey property owners received. Of 1663 surveys, only 200 returned although there could have been a Post office snafu. Results were resoundingly "No". City residents were more against it than rural. The Fire Department is getting close to 500 calls /yr, yet only a small set of people are responding (volunteers). The Fire Department wants to go to 24 hrs/day staffing (more people, more cost). Based on the negative survey results, the Fire Department's Consultant recommended that they give up and do community outreach, but Commissioners want to press on, perhaps with revised rates depending upon Board of Supervisor actions.
 - b) House trailer serving as a clinic behind the Scout Cabin has closed up and will be leaving soon.
 - c) G. Moris – Construction of a shade structure in the picnic area of Tuli Mem park has started. The pool opens 5/26.
 - d) Pot Holes are getting worse.

PUBLIC FORUM

- 5) PUBLIC COMMENTS
 - a) Matt Trask, Capay Valley Vision, announced the 2022 Taste of Capay proceeds will be going to the three volunteer fire depts in the area. Committee thanked him.
 - b) S. Reed – There will be an EHS fundraiser for athletic equipment coming up in May.
- 6) COUNTY UPDATE – JD Trebec provided the following updates.

- a) JD – Public Works was going to come tonight to talk about a Grant for paving alley ways – a matching funds source is needed as a grant requirement. Unfortunately, matching funds aren't available, so Public Works decided not to attend this ECAC meeting. For Madison, they did not need matching as that town has a disadvantaged status. Public Works does have funds to repave streets on the East side of Esparto so they will be back this summer to let us know when work is being done. Also pursuing funding to do sidewalk, curb and gutter on East side.
- b) Projects:
 - i) Orciuoli – waiting for their next version of the improvement plan. Developer working with ECSD on some issues with utilities. Might be back to ECAC later this year for GP amendment rezoning. There is currently not a right of way or easement for access to the Canal section between 85B and the ECSD lot. They are working with the property owner for access.
 - ii) Planned Development overlays zoning category was constraining and complicating what can be done. Looking at removing all 8, will get back to ECAC later this year on that.
 - iii) Cannabis – 15 applications processing, 3 will come to ECAC before they go to Planning Commission. Not ready until Summer.
 - iv) S. Cooper noted the duplex on Antelope and Woodland – driveway is adjacent. JD – by the rules, they weren't actually in the alley – yes, preference is not to have entrance / access on the alley.
 - v) E. Parker – The Tribe got an extension on the map, but are waiting to finish the Health Center. Their intent is to have meetings with community to get feedback on what to do on that parcel.
 - vi) Story – last time he talked to owner, he was going to do condo's first, but nothing has been received at Planning recently.
 - vii) A1 Prefab project – stalled since November, no environmental review.

7) INFORMATIONAL ITEM

- a) Clean California Grant Opportunity (not discussed)

8) ACTION ITEMS

- a) ZF2020-0043: Recommendation on the Gibson Solar Farm Project, a request for a Use Permit, to construct and operate an up to 20 megawatt alternating current (MWac) solar photovoltaic (PV) electricity generating facility with a 6.5 MWac/26-megawatt hour (MWh) to 13 MWac-52 MWh Battery Energy Storage System (BESS) on a 147.042-acre parcel within the Agricultural Intensive (A-N) zone. Attending were Stephanie Cormier and Tracy Gonzales – County Planners, Jamie Nagel – Project rep, and Matt Trask – Project consultant
 - i) Tracy presented slides (see attached).
 - ii) G. Moris expressed concern about the access roads during winter – can they support a fire truck in emergency (battery fire, electrical injury?)
- b) S. Reed noticed during rain, Madison wall blocks flooding – will that create a problem on this property? Jamie – Land slopes W to E tilting towards 16? They make sure drainage works using Geotech. Permanent structures will be built up on elevated pads, concrete per requirements.
- c) S. Cooper – how many years will this produce for? Jamie- currently a 20 PPA, but life could be 30-40 years TBD.
- d) G. Moris – noticed the language used was “may” for a bond. Not a requirement with old code, now it is. Applicant proposed a decommissioning plan with a financial security in place.

- e) Stephanie – this is the first “large” (greater than 30 acres) array for the County.
- f) S. Cooper – does this benefit local electrical customers? Jamie explained energy flow will just go to where there is need. Recent grant application could provide funds to turn this project into a microgrid and will turn this circuit from status as least reliable to most reliable for PG&E. This will benefit the Capay Valley which has seen many power outages recently.
- g) “Duck Curve” tracks generation of solar (at suns peak, more energy than demand). They are encouraging people to do battery storage to allow a place to go for cheap power and then release it back out in the evening peak demand to avoid going to gas powered peaker plants.
- h) G. Moris – 1 AF of water to clean seems excessive – Yes. Jamie- options in the future will be less demand (robots, electrostatic brushes, etc.). There are wells on the site. Probably have water district truck water, will try to use minimal water.
- i) G. Moris – lighting necessary? Just motion activated, none are on all the time.
- j) G. Moris – Any neighbor comments? No. Everyone noticed within 1000 ft. 2 changes in property ownership that are neighbors (orchard to East) and old Wicks (Evergreen) place. They will be noticed again for Planning Commission and Board of Supervisor meetings.
- k) Reduced Footprint is only option now because upgrades would be needed at the Madison substation which is not possible now. They didn’t have that info at the time of the original proposal.
- l) **Motion** by G. Moris to recommend approval of the use permit with consideration for access roads, surety bond, etc. mentioned above. Second by S. Reed. All in favor, none opposed.

9) DISCUSSION ITEMS

10) FUTURE AGENDA ITEMS

11) ADJOURNMENT

- a) **Motion** S. Cooper to adjourn, second by S. Cooper.
 - i) Vote: All in favor, none opposed.
 - ii) Meeting adjourned at 8:40 pm.

COMMUNITY FORUM

GLM
5/01/23

GLM
5/07/23