

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
08/19/08

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

- 1) Call to Order by Chair Jordan at ????
- 2) **Motion** to approve agenda by P. Scribner, second by P. Harrison. All in favor, none opposed.
- 3) Minutes and Notes from Previous Meetings:
 - a. **Motion** to approve revised minutes of 6/11 and special meeting of 6/17 by P. Harrison, second by P. Scribner.
 - b. Minutes of 7/29 – revisions received and will be sent out later.
- 4) Correspondence and Announcements.
 - a. M. Jordan announced correspondence from Farm Bureau.
 - b. Special CSD meeting tomorrow night to go over ~~plan of action for coming year the~~ Grand Jury ~~investigation report~~.
 - c. Information from Dunnigan and Zamora advisory committees regarding proposed prison reentry facility. County Road 85 just north of new Open Space park is being considered.
 - i. Timeline to submit is 9/15. Suggest we hold joint advisory committee meeting. Invite casino too.
 - ii. Eric Parfrey (County) distributed County fact sheet with details. Most sites are in Zamora and Dunnigan area.
 - iii. Rumor that Deterding offered the back side of his 70 acre piece south of Esparto. Yolo County will send preferred sites to dept. of corrections and they will narrow the list.
 - iv. M. Jordan – read AB 900, and it says portable buildings recommended.
 - v. Supervisor Chamberlain – Believes process should be open but he cannot freely talk about it. PR is horrible. The facility should be around cities but incorporated cities can reject it. Rules are if it is personnel or real estate it can be done as closed session.
 - vi. M. Jordan – AB 900 says ideally it should be in urban areas.
 - vii. Leroy Bertolero – its worth about \$30M to the County, not enough acreage in existing Sheriff's detention facility.
 - viii. Infrastructure concerns. Concerns that it may start as a state facility and then County would have to take over and operate.

C. Fescenmayer arrived at 7:30

- ix. Special Meeting? Letter to County? Eric – talk to Beth Gabor, CAO's office. Leroy, state government people should come out here. Invite Capay and Madison advisory committees. Suggest Scout Cabin for occupancy. High School Auditorium?
 - d. Eric – County General Plan – 9/10 draft will be coming out. 9/16 will be joint meeting of BOS and PC to start going through document to explain/introduce.
- 5) Public Requests – None.
- 6) County Update. Eric Parfrey updated results of Planning Commission. Created a subcommittee with Jeb Burton and Mary Liu to work with Eric. Suggested one person from ECAC to join the subcommittee. Probably in a single meeting. Planning Commission reviewed five items:
- a. Single family detached – They decided by consensus that they did NOT want to see that in the DMX. Argument is enough land is residential.
 - b. Require verse versus encourage mixed use on vacant land North of Woodland. They did not want to REQUIRE. Subcommittee to help weak language.
 - c. Revision of one Section 12-14-b? 1214(b) - needs language change.
 - d. Square footage of single commercial use cap at 25k or higher? They decided to go with 35K with multiple lines of merchandise or grocery store as suggested by Wes.
 - e. Lodging – Anything over 16 rooms to be conditional.
 - f. J. Hulsman appointed to subcommittee. He mentioned seeing a county memo that indicates that the train station, and Wyatt building might be demolished and demolitions. C. Fescenmayer – keep one wall? P. Scribner says it is up to the appraiser.
 - g. Casino Expansion
 - i. 45 day review period is up. Tribe will have meeting to certify the TEIR, which will start 55 day period to mediate between County and Tribe.
 - ii. G. Moris explained CVV workshop and mitigation process with the County and desire for one community voice to stress the issues with unanimous support.
- 7) Chevron Station.
- a. Eric explained the project is in the building permit stage. County will need to vacate an old right of way easement and that has to be completed before Dan Boatwright exercises the permit.
 - b. M. Jordan – concerned about about a 40' sign. Eric mentioned Dan is not proposing that.
 - c. Eric – regarding eleveations - designs will be done later.
 - d. G. Moris – invite Dan before much cost is spent on design.

- e. Eric – a concern for staff was continuing the pedestrian theme with streetscape plans, tree wells, etc. Can get a 12.5 foot sidewalk after right of way is taken into consideration and they agreed to it.

8) Park Fee.

- a. Eric explained we need to identify what was the concept for Park Facilities in 96 plan, and what changes were made in the 2007 plan, then put together a list of new facilities.
- b. Discussion by ECAC including the following for consideration:
 - i. a) Lamb Valley Slough trail system.
 - ii. Bike/walking trail on the canal.
 - iii. Connecting trails to Madison and Capay.
 - iv. Community Swimming Pool
 - v. Community Rec Center
 - vi. Hiking, biking, equestrian trails to link to a regional network.
 - vii. Move fire house to expand central park?
 - viii. Athletic fields – public venues (not just schools). Couple softball fields and a soccer field? Soccer tournaments in detention basins in Woodland is successful.
- c. Eric advised committee of two issues.
 - i. Need to discriminate new facilities versus operating costs (which we cannot hit developers with), nor liability insurance.
 - ii. We have separate **individual** park **per-unit** fee, no other unincorporated towns have that. M. Jordan – then does that mean that County will not let the fees go back to Esparto?
- d. M. Jordan – could do a workshop. Stickers.
- e. G. Moris – could consultant facilitate workshop? Eric – they are mostly economists. Could invite someone from Parks Dept. like Scott Lines.
- f. Location of 2 five acre parks. Possibly in Deterding's 70 acres to the South. As part of County GP designation. Syar property.
- g. P. Harrison – what is requirement for Prison zoning? – none.
- h. C. Fescenmayer – suggested visitor center with signage of local attractions: RH Phillips, Casino, etc.
- i. Eric – cautioned about conceptual discussion versus maps and trying to locate things on private properties.
- j. Developer fees can be used for park land acquisition.

9) Slide Presentation by M. Jordan of selected pictures that depict the good and bad of Esparto in regards to planning, code enforcement, maintenance, etc.

10) Meeting adjourned at 9:10pm.