

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
09/16/08

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

- 1) Call to order at 7:00pm by Chair Jordan. No quorum yet.
- 2) Correspondence & Announcements:
 - a) J. Hulsman passed out copies of staff report for Yolo County General Plan update. Eric. About \$5 for a CD or hard copy for \$50. Loaners in the Library.
 - b) Leroy **Bertolero updated stated** that **they passed those the Planning Commission had provided direction to staff on the** four **DMX** items listed **under recommended actions in the staff analysis**. Request for Info deadline for comments on General Plan draft is 4:00pm November 20th.
 - c) Eric, separate comment period during EIR process. 25 meetings between now and when it could be adopted a year from now.
 - d) M. Jordan. A portion (7 feet) of road to **water district the CSD office** is on Deterding's land North of town.
- 3) Public Requests
 - a) When will we discuss Lamb Valley Slough? It's been on agenda, but waiting for Jeanette to come to us with any needs.
 - b) Meredith Stephens – As adjacent landowners we should have been notified of **this meeting the proposed rezoning of the industrial property south of SR-16** but her and son Brett who also lives adjacent - were not. Eric – **they are the county is** considering changing General Plan, but not technically a rezoning right now.
 - c) J. Hulsman - this reflects a Deterding request? Yes, this was on short list of projects to be considered by the BOS.
- 4) Casino. Tribe is still working on TEIR and County is **still negotiating preparing for negotiations**.
- 5) Re-entry Facility:
 - a) Today BOS voted 3 for, 1 against (Chamberlain), 1 abstention **in favor of regarding** the Madison facility.
 - b) Meeting tomorrow in West Plainfield for rural residents to discuss next step.
 - c) **County site offer** goes **back** to state **and negotiating with** MOU, site approval by state, and then CEQA process.

- 6) Chevron station. Dan Boatwright could not be here tonight due to conflicting appointment.
 - a) M. Jordan spoke with Boatwright and they are working with architect on a non-glare design.
 - b) Gas pumps (5) will be in a straight line. "Starting gate configuration".
 - c) No intention for a 40 foot sign – 2 monument signs.

- 7) Parks & Rec Developers Fee
 - a) M. Jordan – survey results? – J. Hulsman read results.
 - b) E-mail from Scott Lines to M. Jordan. Confirmed that no developer fees have been used towards the park improvements. Pot of money is still somewhere shy of \$200k.
 - c) M. Jordan – can we use money to buy land? Community will get together to get it built.
 - d) G. Moris - small parcel off of Fremont? Turn into a park? Mature oaks. P. Harrison – add two 15000 sf lots to item e) below. She'll find out the owner.
 - e) Housing authority parcel just west of Plainfield and Fremont – work towards getting these as a park.
 - f) M. Jordan – water turned off at Ryland development landscaping strip on west side. Detention basin is overwatered. Eric – building inspectors going out on a regular basis so they can check it out. M. Jordan - who will own this property and other walk pathways (like around Parker).
 - g) John H. Need to ~~de~~ prepare list of things that we want. Eric – really need Scott here so he'll work on that.

- 8) DMX zoning.
 - a) Still planning to take back to Planning Commission on 10/9 meeting. Need to notice all the property owners by next Wednesday.
 - b) Subcommittee (with John) concluded there their business with the single meeting.
 - c) M. Jordan – concerned about housing element – 2-4 units in the commercial area. (Attached units).
 - d) Eric: Not mandatory mix of uses on vacant land. So you could have a fourplex or townhouse on a parcel. G. Moris clarified – so the project could be purely residential (if attached)? No – text for "predominantly residential" 85%. Jack – can we have a double standard for the definition? 85 ok for commercial, something lower for residential?
 - e) Make it conditional not permitted?
 - f) Currently not a mixed use zoning in County GP draft.
 - g) J. Hulsman – Eric needs to underline item g, page 2 (new). Yes. Under existing C2 those uses were OK conditionally, but judged not compatible with Mixed use.

- 9) Yolo General Plan.
 - a) M. Jordan – surprised that plan came out with Deterding's parcel with housing instead of industrial (as zoned). Staff got direction from Board to have this included and studied as part of the EIR.

- b) Ground floods.
- c) G. Moris – Esparto **discovered** already **has** enough ground zoned for residential so surprised this is included for EIR. Leroy – suggest this be a topic for the special meeting.
- d) J. Hulsman – questions strategy of Commercial General, Commercial Local.
- e) M. Jordan – each take a section of General Plan to study for homework.
 - i) Circulation – John
 - ii) Land Use – G. Moris
 - iii) Public Facilities
 - iv) Ag Econ
 - v) Conservation/Open Space
 - vi) Housing – P. Harrison
- f) Marcy Stephens – concerned about Deterding’s non-industrial use. Melissa – tomorrow nights CSD meeting at 7:00 Deterding is asking for town water and sewer. CSD has said that with additional 398 houses they cannot commit to providing any more water. Some water at back edge of property may produce 700 gpm? How deep?

10) Meeting adjourned at 8:15 pm.