

ESPARTO CITIZENS ADVISORY COMMITTEE  
**MEETING MINUTES**  
10/21/08

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

Absent: Tammy Fullerton

- 1) Call to order at 7:00pm by Chair Jordan. No quorum yet.
- 2) Agenda: **Motion** to approve by J. Hulsman, second by P. Harrison. All in favor, none opposed.
- 3) Minutes – defer to November: **Motion** by G. Moris, second by W. Belshaw, all in favor, none opposed.
- 4) Correspondence & Announcements:
  - a) M. Jordan mentioned correspondence with Scott Lines from Parks & Rec.
  - b) Comment from Meredith Stephens – ensure balance of jobs and housing to ensure we are not just a bedroom community.
- 5) Public requests: None.
- 6) Casino Expansion: Tribal EIR certified, negotiation period ongoing through mid November – if no deal, it goes to arbitration.
- 7) Draft County General Plan
  - a) Planning Commission has 3 meetings upcoming 11/3 9-5, 11/5 1-9pm, 11/6 9-5 at BOS chambers.
  - b) Board of Supervisor hearings start 1/20, 1/21, 1/22.
  - c) None of local tribes have asked to consult yet on the General Plan.
- 8) Parks & Rec developers fee.
  - a) M. Jordan - Recent meeting during daytime, not able to attend. Eric – recent meeting with County people and a few others including Aida (School), Anna MacNamara (CSD), and Claire Haag. Meeting centered around whether it made sense to transition parks to CSD. CSD does appear to be somewhat interested.
  - b) When Parks & Rec split with Public Works, they took the \$200k kitty. Parks division will be taking the lead on this.
  - c) Other sources of funding for parks: New subdivisions have fees that homeowners will be paying for maintenance.

- d) G. Adan – at this time it may be difficult to get community behind CSD taking it over.
  - e) G. Moris – are their alternatives if County General Plan strategy is to have the CSD do this? Yes, “a” CSD so a few could be applicable. Eric – idea is to have local control. May be difficult to convince LAFCO that a “parks csd” be created – prefer an existing CSD to take control.
    - i) CSA is an arm of the County (like MERCESA).
    - ii) CSD has its own board.
- 9) DMX zoning
- a) J. Hulsman and Eric provided an update of status from 10/9 meeting. Planning Commission recommended:
    - i) 60% of large parcel could be residential, as proposed by staff. (~~We~~ ECAC had recommended 35%).
    - ii) Delete references to “detached” or attached on residential. However, staff will propose no “detached” to Board of Supervisors.
    - iii) Hotel rooms – 60 rooms by right but put with more design review standards.
  - b) Goes to Board of Supervisors next Tuesday. Staff report coming out Thursday night.
  - c) M. Jordan concerned.
  - d) G. Moris expressed concern that good work and elements of DMX are being used as a tool to get residential subdivisions approved with the word “detached” removed. Detached which was unanimously agreed by consensus to not allow this be allowed in the DMX zone at a the Planning Commission meeting in August?.
  - e) J. Hulsman – option to stick with Commercial or just do Yolo Avenue.
  - f) P. Scribner – discouraging that 5-6 months of work to protect that area – concern with residential component becoming “flop houses” for casino.
  - g) M. Jordan – draft a letter for submission to the BOS. G. Moris to help.
  - h) Eric – J. Hulsman’s concern about when adjacent owners switch over to commercial uses? Need to determine so they have notifications.
  - i) P. Scribner – local business owners don’t want mixed use at all. Prefer not to have any residential component mixed in with their commercial. No objections to living space above work space, but more to houses interspersed.
  - j) Barry Burns – concern about how are we going to handle parking.
  - k) Discussion of housing as a component of the commercial attached, or detached.
  - l) **Motion** by P. Scribner that residential housing not to exceed 35%, second by W. Belshaw. P. Scribner withdrew motion and a discussion on definitions of attached, live-work followed. M. Jordan suggested motion to read: Residential component will not exceed 35% attached residential including live-work component. Second by W. Belshaw. Voice vote with All majority in favor?.
  - m) **Motion** by P. Scribner no detached single family housing allowed. Second by W. Belshaw. All in favor. None opposed.
  - n) Parking requirements eased for renovations of existing buildings, but not for vacant land which would follow existing parking requirements (and have to be behind the building).

10) Yolo County General Plan

- a) M. Jordan suggest that we all send a letter. The following topics were assigned for review:
  - i) Circulation – J. Hulsman
  - ii) Health and Safety – C. Fescenmayer
  - iii) Land Use – G. Moris
  - iv) Housing – P. Harrison
  - v) Conservation and Open Space – P. Scribner
  - vi) Agriculture/Economics – G. Adan
  - vii) Public Facilities – M. Jordan
- b) M. Jordan – do we want a special meeting before the Planning Commission meeting. Meet Monday night 6-8pm, 10/27? E-mail homework results to M. Jordan.

11) Waste Management – Recycling Totes

- a) Community upset. M. Jordan received a formal letter that they need weekly accounting of disposal.
- b) P. Harrison. Has to make extra trips when she had no reason to before. Has to call county when she leaves town because of this. Ridiculous. She invited them to come to her property if they are concerned.
- c) Supervisor Chamberlain – I voted against this. This makes a monopoly of the business. Keep letters coming in against it.
- d) Marisa suggested to Pat to send letters to ask for revisiting this earlier than 6 months as planned.
- e) Anna MacNamara – why not have a small can for the garbage for \$5 if you don't need to fill the larger can.
- f) G. Moris – if Public health code is issue, invite for annual inspection for true exemption.
- g) Add this to next meeting for discussion. Invite Marisa Juhler.

12) Future agenda items –

- a) Speed indicators not working for two years now.
- b) Darlene Comingore – speed indicator on either side of the high school.
- c) Alternative route to casino? Discuss at General Plan meeting.
- d) Street Designs in our Design Guidelines and the Yolo GP guidance and East Esparto Circulation study.

Meeting adjourned at 8:57 pm

GLM

11/05/08