

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
11/18/08

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

Absent: Tammy Fullerton, Colleen Fescenmeyer.

- 1) Call to order at 7:03pm by Chair Jordan.
- 2) Agenda. Postpone RCD topic to later.
- 3) Minutes: Revisions to minutes from 8/19, 9/16, 10/21, 10/27 received. G. Moris will distribute for review and approval at the next meeting.
- 4) Correspondence & Announcements:
 - a) General Plan letter to Planning Commission drafted and needs to be sent out before the comment period ends.
 - b) G. Moris and J. Hulsman attended Planning Commission meeting on the DMX subject.
- 5) Public
 - a) G. Moris – 55 day deadline for MOU negotiations between county and tribe over now? Barry Burns – No, extended to 12/1.
- 6) DMX Zoning.
 - a) Eric Parfrey (County) summarized last Board of Supervisors meeting and requested to come back to Planning Commission with audio/visual aids. On the agenda for Planning Commission meeting of 12/18. M. Jordan – can we see the audio visual in advance?
 - b) J. Hulsman – Economic analysis? Wes – yes, he is tasked with that. Whether land behind HWY 16 would be needed for land absorption anyway. (So land wouldn't be used up for houses if could be better used for commercial). Absorption rates – counting houses and purchasing power of houses, traffic capture.
 - c) G. Adan – watched the meeting, clarification and pros of mixed use needed.
 - d) G. Moris – mentioned the defense of concerns about single family detached and signage restrictions concerned Rexroad, but our understanding is that the DMX is less restrictive than the current county ordinance – Supervisor Chamberlain supported us.
 - e) J. Hulsman – read from his notes on County's concern about how staff came up with the 60% figure. Supervisors questioned why the staff is counter to

unanimous decision by the Planning Commission. If we are allowing apartments, are we OK with that? Rexroad mentioned the signage in his blog. J. Hulsman suspects Rexroad will also oppose the form based zoning aspect.

- f) G. Moris – let’s work with Leroy & the Planning Commission to educate them on this so we are on the same page. Gretchen – other towns to cite as successful examples. Davis? Jack – Davis is a hot button for some people, let’s find other towns.
 - g) Next meeting 12/16 – let’s invite PC and plan a letter for their meeting 12/18.
- 7) Yolo General Plan
- a) Comment period ends in a couple days.
 - b) Then BOS meetings late January.
 - c) Then EIR with 45-60 day review period.
 - d) Wes – sat through all three days – most of comments appeared to be minor.
 - e) Eric – they went through all policies page by page. One controversial issue – new policies related to siting new homes on parcels in the country.
 - f) M. Jordan – did anyone from the County go to the Landowners meeting at the Heidrick center. J. Hulsman did – mainly about water.
- 8) Waste Management Update
- a) Eric Parfrey – public hearings – BOS meeting on 12/9 and 12/16 in December.
 - b) P. Harrison and M. Jordan described their “out of compliance” experiences with this new program.
 - c) Barry Burns mentioned dumpster billing error.
 - d) Sewer ponds – water dropped to the “hot ponds” so they can remove sludge. Doing work to put in new lift station.
- 9) Speed Indicator Signs.
- a) Eric – talked to JT our roads guy – County has a contract with small Mom & Pop operation to get parts ordered – don’t know when parts will get here.
 - b) P. Harrison – what about cart? Barry it’s all done, but still does not have clearance from CHP.
- 10) Yolo County GP letter.
- a) Melissa to finalize draft tonight and send out.
 - b) P. Scribner. Concern at Landowners meeting about policies.
 - c) G. Adan – looked like they are creating a lot of new jobs to enforce regulations.
 - d) M. Jordan and P. Harrison noted that wells have been monitored for 50 years and we have never over drafted.
- 11) Action item – Parcel division on lot NW of Yolo Ave. and Road 21A.
- a) Dan Boatwright of Castle (owner) in attendance.
 - b) Eric – This is part of the legal development agreement for the Orcioli project. Dan was previously given approval on 9/15 for a gas station. It’s a by right use in the C2 area.
 - c) This is not a “vesting” parcel map which would require more things up front to get the right for the split.
 - d) Going to Planning Commission on 12/18.

- e) Comments due tomorrow 11/19.
- f) M. Jordan – diagonal parking – Wes – streetscape team looking at that with consultant, as well as 11' wide versus 12' wide lanes.
- g) Will this take some of Parker's place? A little bit.
- h) Barry – another parcel to collect taxes.
- i) **Motion** to approve parcel split by P. Scribner, second by P. Harrison followed by some discussion. Vote: All in favor, none opposed.

12) Yolo County RCD.

- a) Chris Robbins introduced and will be working on Willow Slough watershed. Specifically Lamb Valley sub watershed.
- b) Watershed management plan – voluntary.
- c) Will start notification to landowners in the area.
- d) Distributed draft letters to landowners for review by committee.
- e) Chris discussed prior work with goats to remove vegetation. P. Scribner mentioned a couple herdsman in Yolo county charge \$1-3/goat/day.
- f) Jeannette Wrynski – no project funds per say, but we can do study/pilot demonstration and apply for grants.
- g) J. Hulsman – Willow Slough plan? Jeannette – still have 2 copies in an office.
- h) G. Moris and J. Hulsman mentioned concerns about ECAC hosting the process and controversial issues taking over the agenda.
- i) Jeanette – plan will be updates to ECAC for information with separate meetings if needed.
- j) Wes – clarification question. MERCOSA exists to clear slough. Yes.
- k) G. Moris – anything with Yolo General Plan that you'll be lobbying for or need our support for?
- l) Bridges across Lamb Valley Slough? They may be in the Integrated Regional Water Management Plan – which has been finalized and WRA meets quarterly to align for funding. Could be an opportunity for RCD to apply for funding for projects in our area.

Future Items:

- 1) DMX with PC commissioners invited.

Meeting adjourned at 8:55pm.

GLM
12/09/08