

Capay Valley Action Plan
Draft
June 2017

It has been close to 20 years since Capay Valley Vision began as a non-profit organization. Starting with its first Town Hall meeting, the purpose was to gather the hopes and dreams of a community into a plan of action. Capay Valley Vision's goal was to promote a collaborative vision for the future into a road map. That map outlined paths that our local planning groups, districts including school, fire and service districts, nonprofit organizations, farmers and ranchers, governments including the tribal government of the Yocha Dehe Wintun Nation and all other citizens young and old could reference to implement the vision. The commonalities of vision for our community are surprisingly similar when shared aloud. Now in 2017 we look back at what has been accomplished over the years and discover we have come a long way as unincorporated communities. We have shared our dreams and it has resulted in many successes. Now this plan looks to the future vision of the regional community. The Capay Valley includes Madison, Esparto, Capay, Brooks, Guinda, and Rumsey. The Capay Valley Action Plan identifies the needs and prioritizes the projects, programs, and infrastructure in specific chapters including:

Agriculture
Agritourism
Communications
Community Advocacy
Community Infrastructure
Economic Development
Education
Housing
Social Services
Recreation
Safety Services
Traffic

We have built another strategic plan for our future. It includes many of the same participants as well as new generations and new citizens in its execution. Special thanks to Jim Rix, Capay Valley resident and former Air Force Colonel, for acting as the facilitator of the stakeholder discussion groups and working to amalgamate the results into a cohesive whole. Thanks to Trini Campbell, Capay Valley Vision Treasurer, for acting as the key liaison for Capay Valley Vision to complete this Capay Valley Action Plan. Thanks to Kristy Levings and Giacomo Moris for putting the chapters together into one document. Thanks to the Yolo County Rural Initiative Fund, the Heitman Foundation and Capay Valley Vision for funding the project. Special thanks to each and every volunteer board member of Capay Valley Vision who worked on this project and helped facilitate its conclusion. And lastly, great thanks to a community of people unsurpassed in their creative, insightful and articulate vision of our future.

“Never doubt that a small group of thoughtful, committed citizens can change the world, indeed, it’s the only thing that ever has.” Margaret Mead, Scientist and Anthropologist

Sue Heitman, one of the founders of Capay Valley Vision, former Executive Director, and current board member

Capay Valley Vision Board members: Leo Refsland, President; Jack Moris, Vice President; Lynn Rolston/Sue Heitman, Secretary; Trini Campbell, Treasurer; Diego Ochoa, Paul Muller, Tico Zendejas, Kristy Levings, Betsy Marchand, and Alice Manas

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Traffic: Sue Heitman and Barry Burns

Agriculture

At a Glance:

The Capay Valley is a place of beauty. It has a rich cultural and tribal history that has overflowed into its agricultural and metropolitan surrounding areas. Agricultural diversity and productivity has caused the Valley to attract many beginning farmers who are attracted to small farming areas. Its diverse agricultural economy—with nuts, oils, finished agricultural products, processing capacity, rangeland, and skilled farmers and farmworkers has led to the Capay Valley's regional reputation as a place to recreate, visit and enjoy.

Key Areas of Concern:

1. Receiving fair prices for crops
2. Climate change issues
3. Finding trained workforce
4. Diversify and brand Capay Valley agriculture

Proposed Solutions:

Water

Educate and create a process for the implementation of a sustainable groundwater management plan-- SGWMA—create Capay Valley management zone for more autonomy and local control over the process.

Workforce Development In Agriculture

1. Create leadership in new technologies for all scale of regional farms- develop the youth skills to service these technologies;
2. Work with the career technology education and work experience programs at the high school and community colleges to create entry positions for new job applicants,
3. Develop year round employment opportunities for local workers with job training programs in the winter to enhance skills.
4. Keep the Madison camp open year round and develop other models for low cost housing.
5. Integrate job creation in the region to the services needed for regional farms that might be supplied locally- paired with jobs in production agriculture
6. Provide year round education services for farm families and farmworker families. Look to improve the quality of life for farmworkers to attract and retain a high quality farm employee pool.
7. Work with local community colleges to develop a farm apprenticeship and training program on local farms.

Infrastructure

Keep/ develop the services needed to support regional farms. Access to inputs locally and access to services locally. Retain the capacity to market and ship local products. Develop internet sales that have a regional identity.

Intergenerational transfer

Develop workshops (toolbox) and capacity to help with transitions between generations. Mentioned were workshops and a “dating service” like California farm link to connect beginners to retiring farmers.

How to transfer this to policy recommendations

Policy 1

Create and maintain good roadways for agriculture equipment, products, and tourism access. Develop trails and other opportunities to diversify the Capay Valley agriculture tourism experience.

Policy 2

Water development of small off stream storage to slow water down and allow for greater infiltration; streamline permitting or no permit needed for small projects of less than 2 acres. Promote water recycling and re-use; create new partnerships to evaluate land use changes for the upper watershed to allow heavy rainfall events to infiltrate soils, changing grazing practices, measuring management and optimal infiltration/retention, and have this be paid for by communities along cache creek that need flood protection. Develop a working group that seeks to implement SGWMA for the Capay Valley region.

Policy 3

Advocate for continued improved and simplified permitting for farm projects. Lower the regulatory hurdles to get new projects for farm infrastructure and on farm processing.

Policy 4

Fund efforts for regional rural tourism that is unique to the Capay Valley region. Avoid the Napa model that is far too congested, that builds regional identity, creates new enterprises and corollary skills. Build on the recognition for quality products that come from the area while creating greater employment opportunities for local youth.

Policy 5

Develop strong agricultural youth programs for career technical education to match farms with skill in entry level opportunity. Retain a skilled labor force

Policy 6

Be cutting edge on agricultural innovation and transfer of knowledge in these areas, stewardship. Working with the Wintun tribe to create new patterns of land stewardship. Support new agricultural processes, marketing, business models, processing facilities, direct to consumer programs, spreading public outreach.

Policy 7

Event centers—make them scale appropriate, accessible, compatible to neighbors and to agriculture have them support an existing agricultural operation

Policy 8

Marijuana—be active in ordinance writing process. Keep production licenses local first, don't compromise community safety. Create a residency requirement for obtaining a permit, scale it down—less than an acre... see taxes collected go back to the region for community enhancements, create a process for active community comment and engagement—make a way to measure and monitor impacts (slow process).

Policy 9

Agricultural tourism emphasis on environmental beauty and uniqueness, connect people to the place, update maps, and consider an agriculture district overlay.

In Depth Areas of Concern:

Production

- How to stimulate, support, make more economically viable and diversify capay valley farm products.

Promotion

- Developing tools for regional branding and promotion

Agricultural tourism

- Event centers, and ongoing events and the value to the community as a part of public education, job creation and economic diversification--- examples of almond festival, big tomato, successful venues, attaching production to access eg, Seka hills, hoes down etc...

Water

- Creating a sustainable water management and use plan for the region...

Land Use

- Including rangeland management, marijuana production and regulation, orchard development and water use, and developing infrastructure that supports agricultural production.

Innovation

- Connecting tools and tooling up with the scale and type of farms that are part of the region.

Labor and housing

- Maintain an engaged and committed workforce, adequate and affordable rural housing for farmworkers.

Developing an agricultural innovation economy

- Market development and encouraging incubator businesses—expanding market for all scale of farms, supporting the local businesses that process and market regional farm production.

Enhancing biological diversity

- Create a unique brand for valley agriculture through stewardship and biological diversity.

Minimizing regulatory burdens

- Create new ideas for trading stewardship as a larger pattern that value stewardship as a whole farm system rather than a set of disconnected regulations.

Agritourism

Goals

The goal of the agritourism effort in the Capay Valley Region is to welcome visitors, renew agricultural economic vitality and create job opportunities in the unincorporated areas of North Western Yolo County, California while maintaining its history and natural character. Our focus is the region west of Hwy 505 on CA State Hwy 16 through the towns of Madison, Esparto, Capay, Brooks, Guinda and Rumsey -- roughly a 22-mile-long natural and beautiful, historic corridor. The area is referred to as the Capay Valley and has the largest concentration of organic farmers in the U.S. It is now an appellation for award-winning wine and olive oils. A major agritourism effort could bring out the rich history of the area and unify this corridor. Finding a unifying name and theme such as art and culture could help to provide that unity.

These efforts could bring vibrant new businesses and, through them, new visitors to the area. In the last five years, we have pursued a bus service to help connect residents and provide tour opportunities; a community-wide effort to gain access to and beautify and restore the historic train station in the Esparto town center: agritourism support, broadband expansion and more.

Area Attributes

Beauty; accessible to larger metropolitan areas; history—agricultural, cultural and tribal; agricultural diversity and productivity; adequate water and its renewability; small farm area with many beginning farmers; diverse agricultural economy—with nuts, oils, finished agricultural products, processing capacity, rangeland, and skilled farmers and farm workers; and the valleys regional reputation as a place to recreate, visit and enjoy.

Opportunities, Threats

- Production, how to stimulate, support, make more economically viable and diversify.
- Promotion- developing tools for regional branding and promotion.
- Agritourism—event centers, and ongoing events and the value to the community as a part of public education, job creation and economic diversification--- examples of almond festival, big tomato, successful venues, attaching production to access e.g., Seka Hills, Hoes Down, etc.
- Water – creating a sustainable water management and use plan for the region...
- Land use including rangeland management, marijuana production and regulation, orchard development and water use, and developing infrastructure that supports agricultural production.
- Innovation connecting tools and tooling up with the scale and type of farms that are part of the region.
- Adequate rural housing for farm workers.

- Market development and incubator businesses—expanding market for all scale of farms, supporting the local businesses that process and market regional farm production.

Organizations

In the face of the recent growth and success of the Casino Resort, there is a compelling need to create a producer operated and funded agritourism organization to shepherd and shape the future of the region.

An agritourism organization could re-establish the vitality that was present here in earlier times and might work with neighboring municipalities as opportunity allows to create an even larger and more robust effort. This group could create a powerful promotional and branding effort for the Valley. They could help to promote the areas products, events, activities and venues. They could even organize an air bnb effort to house visitors from out of the area. There are a number of non-profits in the area, and each of the towns have active volunteer groups who work to raise money to make needed improvements to old buildings, roads, parks, trails and etc. However, they each have a specific local focus of their own. Together our organizations are sometimes coordinated while extremely motivated to serve the area.

Even though our citizen groups have successfully pursued a number of grants for building and other improvements and yet broader efforts could be multiplied by making the wider area more inviting and exciting. There is a need for a creative and comprehensive vision to help guide the growth that is already underway. Our children and visitors would greatly benefit from a more comprehensive approach to agricultural growth while integrating historical information, art and culture in our lives and public spaces.

We have many of the largest organic growers in the region as well as a number of new farms and food producers. The farmers have established an excellent working relationship over the years and are very compatible and cooperative. Many have grown up in this area but there are many who have lived here for 15 years or less. There is a deep commitment to the land and the community.

Many farmers and residents are interested in bringing agricultural economic vitality to the area and in making our towns a destination for people from all over who want to experience a bit of California history, abundant natural beauty, and great local foods and crafts.

Example of Creative Place-Making

The agritourism corridor between the towns of Madison, on the east side, and Rumsey on the west -- roughly along the route formerly served by the railroad, might be called 'Esperanza Trail', since Esperanza (hope) was the first name for the town that became Esparto and the railway station. Along this trail, over the years, there have been farmers, trains, stagecoach routes, Native Americans with a beautiful casino/resort, an African American settlement that dates to Antebellum days, Mexican and Central American immigrant labor communities and former Chinese railroad workers turned farmers here for many generations. The lovely Cache Creek (an eagle nesting area which runs through the entire valley), with public swimming access in Rumsey and Guinda, offers river rafting as well.

This beautiful area could be made historically very enlightening, a family destination and recreation area as well as economically very supportive of the people and industries that have been thriving, striving and struggling here for many years.

Needs in the Region

Workforce Support and Development—

1. Create leadership in new technologies for all scale of regional farms- develop the youth skills to service these technologies;
2. Work with the career technical education programs at the high school and community colleges to create entry positions for new job applicants,
3. Develop year round employment opportunities for local workers with job training programs in the winter to enhance skills.
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8. Improve the quality of life for farm workers to attract and retain a high quality farm employee pool.

Water—

Educate and create a process for the implementation of a sustainable groundwater management plan sigma—create Capay Valley Management Zone for more autonomy and local control over the process.

Infrastructure—

Keep/ develop the services needed to support regional farms. Create access to inputs locally and access to services locally. Retain the capacity to market and ship local products. Develop Internet sales that have a regional identity.

Intergenerational transfer-

Develop workshops (toolbox) and capacity to help with transitions between generations. Mentioned were workshops and a “dating service” like California farm link-to-link beginners to retiring farmers.

Policy recommendations

Policy 1 - Create and maintain good roadways for agricultural equipment and agricultural products and agricultural tourism access.

Policy 2 - Water development - develop small off stream storage to slow water down and allow for greater infiltration—streamline permitting or no permit needed for small projects of less than 2 acres. Promote water recycling and re-use; create new partnerships to evaluate land use changes for the upper watershed to allow heavy rainfall events to infiltrate soils—changing grazing practices, measuring management and optimal infiltration/retention and have this be paid for by communities along cache creek that need flood protection; develop a working group that seeks to implement sigma for the Capay Valley region.

Policy 3. Advocate for continued improved permitting for farm projects.

Policy 4. Fund efforts for regional rural tourism that is unique to the Capay Valley region; avoid the Napa model that is far too congested; that builds regional identity; creates new enterprises and corollary skills; build on the recognition for quality products that come from the area.

Policy 5. Develop strong agricultural youth programs for career technical education to match farms with skill in entry-level opportunity. Retain a skilled labor force.

Policy 6. Be cutting edge on agricultural innovation and transfer of knowledge in these areas—working with the Yocha Dehe Wintun Nation to model new patterns of land stewardship; support new agricultural processes, marketing, business models, processing facilities, direct to consumer programs, spreading public outreach.

Policy 7. Event centers—make them scale appropriate, accessible, compatible to neighbors and to agriculture have them support an existing agricultural operation

Policy 8. Marijuana—be active in ordinance writing process—keep production licenses local first, don't compromise community safety, create a residency requirement for obtaining a permit, scale it down—less than an acre, see taxes collected go back to the region for community enhancements, create a process for active community comment and engagement—measure and monitor impacts, take time to develop regulations that protect farming and agricultural preserves.

Policy 9. Agritourism - emphasize environmental beauty and uniqueness, connect people to the place, update maps, consider an agricultural district overlay.

History of the Region

The region's population today is about 8000, roughly half of whom are Latino. By most accounts, the towns grew and thrived, with modest ups and downs, from the late 19th century through the 1950s. The area continued to serve residents well into the 1970s. Gradually, however, as malls and supermarkets began to pop up in neighboring, more metropolitan areas, business owners retired or closed shop. By 2011, some of the empty buildings had literally started to fall down. Along Highway 16 there are projects underway to restore and revitalize the area.

The town of Madison is the gateway to the Capay Valley Region, which is a geographically distinctive area that has been farmed continuously since the mid-19th century. The Valley is also home to the Yocha Dehe Wintun Nation, a tribe of Native Americans who have lived in the area for approximately 10,000 years. As early as the 1850s and continuing through the early 20th century, the Capay Valley was shelter to an enclave of African American freedmen and former slaves, many of whose descendants still live here. During the 1980s, partly due to the valley's proximity to the University of California's agriculture program at Davis, a new and innovative generation of farmers began to settle here and start organic farming.

Past Efforts

To date, most of our place-development efforts have been somewhat ad hoc, responding to opportunities as they arise. However, we have directly and indirectly supported the efforts of many local groups in various initiatives including:

- Walkable Communities
- Expanded Broadband efforts
- Healthcare Clinic and Needs Assessment
- Childcare Planning and Assessment
- Casino Mitigation and Planning
- Traffic safety and planning
- Park and Garden Placement and Maintenance
- Meeting Hall Renewals
- Building renovation and business recruitment

Local Governance

We work very closely with our County Board of Supervisors as they make up the entirety of our local government. The county planning department comes to meetings and helps us plan effectively within regulatory restraints. The County has a group called Yolo Leaders comprised of people elected to various cities in the county and we are the only area that sends non-elected leaders. We also have good working relationships with our state elected officials who will endorse our efforts to grantors and others. Within our region we work very closely with nearly all of the other volunteer and non-profit groups to develop/discover consensus in terms of needs and wants. We work cooperatively and closely with these and other stakeholders for maximum efficiency.

We hold town hall meetings from time to time and try to represent all areas, ethnicities, professions and etc. as possible on our boards and teams. We send joint communications between several groups on important issues in our area out to the community. In addition to working with county planners at their meetings, we attend and address meetings of the Citizens Advisory Committees, local churches and other organization's meetings as well, depending on our projects' outreach needs.

Our primary focus now and in recent years is the revitalization of what used to be our local railway hub, Esparto. This has enabled us to develop good working relationships and partnerships in the area, with measurably successful projects. We would like to extend this effort to unify the entire historic agricultural corridor.

Obstacles to Success

Primarily, the obstacles to date have been: 1) lack of training/expertise; 2) lack of funding. We have no doubt that involving experts, artists and visionaries in our work would inform and re-energize our efforts. We also feel strongly that small efforts such as agriculturally oriented art projects could help us rally the community to make positive changes in our environment.

We don't regularly engage with youth or with the Latino population commensurate with their numbers here. Youth needs are being met primarily through schools and sports programs.

Communications

At A Glance:

The purpose of this chapter is to describe the Communications environment for residents and businesses in the greater Capay Valley. Specifically, we focus on what we see as the two most important limitations on communications in our area: the availability of broadband internet connectivity for valley residents, and the challenge of reaching and involving the entire range of valley residents with important communications messages so they can be more involved in community planning.

Broadband service in unincorporated Yolo County can best be described as underserved and overpriced. Without affordable broadband, our communities are isolated from the digital world and a host of economic and social development opportunities. New developments in agriculture, medicine, and education demand high bandwidth connections. We offer some detailed technical recommendations as possible remedies for the currently spotty and slow broadband situation in unincorporated Yolo County. These recommendations depend on partnerships with local government resources and existing Internet service providers. If we can implement one of more of these solutions, we will improve the broadband service for the Capay Valley and improve the economic and social future for our citizens, many of whom are in the lower economic strata in the region and in need of these developments to enable their ability to lift themselves to greater achievements, benefitting both their own families and the county at large.

Fortunately, LAFCO funded a Yolo Broadband Strategic plan document that was completed in 2015. The consulting firm that authored the document used extensive surveys of Yolo County residents to provide the data to support their conclusions and recommendations. Follow the link below to read the document in its entirety. We have quoted the document at length because we believe the document accurately captures many of the broadband issues faced by our community.

Key Areas of Concern

1. Expanding broadband availability to unincorporated areas of YOLO County (Esparto and the Capay Valley)
2. Cost of broadband services
3. Quality of broadband services offered/ received

Proposed Solution(s)

Recommendation 1:

The County should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- a. Developing a GIS-based map that identifies the County locations that should be interconnected including the County's current infrastructure;
- a. Installing conduit with all public projects;
- a. Expanding the County's capability in negotiating agreements for private providers to utilize the County's infrastructure for public benefit; and

- a. Coordinating with other local public agencies (i.e. cities, school districts, UC Davis, YCTD, Yolo County Housing, YCFCWCD, Yolo County Office of Education, etc.) as potential users of the County's infrastructure.

Recommendation 2:

The County needs to develop additional broadband infrastructure in cooperation with cities, other local agencies and local broadband providers by:

- a. Working with each County and other public agencies to build a map of locations where these organizations jointly need broadband connectivity by:
 - i. Developing a GIS-based map illustrating these locations by utilizing the existing Yolo GIS Cooperative
 - ii. Incorporating County and County CIP projects onto this map to identify the companion projects and joint build opportunities
 - iii. Sharing maps and data between organizations
 - iv. Making sure the maps are updated at least annually.
 - a. Coordinating with broadband providers on specific broadband infrastructure projects in communities described in the Critical Unserved and Underserved Communities in Yolo County's Community Profile:
 - i. Identifying infrastructure routes that the County needs
 - ii. Identifying infrastructure routes that the broadband providers need
 - iii. Sharing information between organizations for joint build opportunities
 - iv. Developing a joint build agreement with local broadband providers that allows each organization to install their own broadband infrastructure in these projects
 - v. Identifying resources that would be available to fund these projects, including internal County funds and/or available grant or loan programs as described in Recommendation 3.
 - a. Coordinating with public agencies and private broadband providers to use broadband infrastructure, towers and other resources to expand wireless coverage into agricultural areas, by
 - i. Working with broadband wireless providers to make access available to County-owned tower infrastructure, ground space at the base of towers and rooftops, ensuring compliance with legislative and security requirements governing access to these resources
 - ii. Collaborating with other agencies with physical assets in the rural areas such as Yolo County Flood Control and Water Conservation District, Yolo County Transportation District, Yolo County Housing and UC Davis to leverage joint opportunities to expand wireless access in the rural areas of the county
 - iii. Developing agreements for lease or in-kind exchange of these County-owned assets by broadband wireless providers
 - iv. Where feasible, interconnecting County-owned fiber-optic networks with these assets to provide fiber backhaul to broadband wireless providers.
 - a. Developing agreements with each County and broadband providers for joint use of broadband infrastructure by:
 - i. Strengthening the current MOU to include joint use agreements that allow sharing of infrastructure between the County and the cities
 - ii. Actively marketing and identifying opportunities to expand infrastructure with broadband providers.

Recommendation 3:

Target specific State and federal grant and loan programs that will provide funding for Yolo County's unserved and underserved communities by

- a. Through the Tactical Plan, designating a resource at the County that will develop, apply for and manage broadband grants;
- a. Building on the initial grant analysis completed in this Plan for the County to pursue CASF funding (and other programs defined in Appendix D) for these communities;
- a. Developing relationships with broadband providers that define how grant funds will be received and managed and how broadband services will be provided to these communities; and,
- a. Applying for CASF grant funding to expand wireless and broadband services in Yolo County Public Housing facilities;

Recommendation 4:

Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a. Tailoring the sample policies and standards (included in the appendix) to the County's specific needs and adopt them into the Tactical Plan, local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- a. Incorporating broadband in the County's Development Impact Fee program and Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- a. Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- a. Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- a. As the County builds out its network, maintaining broadband infrastructure in the County's GIS system, requiring GIS-based as-built and implement any other means for accurate documentation;
- a. Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- a. Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Recommendation 5:

Coordinate with other agencies with facilities in the County (i.e. cities, school districts, UC Davis, YCTD, Yolo County Housing, YCFCWCD, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a. Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and
- a. Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

pp 110-113, Yolo Broadband Strategic Plan

Other Recommendations

Work with ATT and Frontier

- Work with ATT or other provider to leverage their existing fiber infrastructure and build either freestanding 4G LTE or Wi-Fi towers or deploy towers on mountain ridges in Yolo (thereby dramatically increasing the number of households which can consume a signal).
- Work with Frontier (a competitor to ATT) and encourage a similar approach leveraging existing Frontier fiber, ATT dark fiber and Wi-Fi. In this scenario, Frontier would rent dark-fiber from ATT which would be dedicated to this project of deploying Wi-Fi towers (essentially a light-weight cell tower) in strategic areas

Create a 501(c) (3) nonprofit to offer broadband service

- Another approach is to open a county-wide RFP akin to what the Rumsey Improvement Association (RIA) did, and solicit bids. In this scenario, a 501(c)(3) can hold the contractual relationship with the property owners, and the contractual relationship with the Wi-fi provider. Utilizing a mesh topology, and building solar Wi-fi points on the strategic high-ground, this provider could reach most of the county excluding Clarksburg. The RIA executed this function, and at no cost to its membership was able to bring broadband where the community option previously only had extremely poor performance Frontier DSL.

Work with the Yocha Dehe Wintun Nation to leverage their extensive broadband capacity

- For the Capay Valley specifically, another approach could be to approach the Yocha Dehe Wintun Nation and place long-haul Wi-Fi relays off the roof of their hotel. These relays could beam a Wi-Fi signal to repeaters strategically placed on both the East and West sides of the Valley, which would then travel down ATT fiber and back out onto the Internet. This could be a public-private-non-profit-tribal partnership of unusual configuration. For example, ATT might represent the for-profit party, with a non-profit setup to buy dark fiber, secure the rights from landholders and construct solar driven Wi-Fi relay points. Such a system could be augmented with low-frequency 400 MHz gear from a few select homes who could see the relay points and share the bandwidth to neighbors who do have LoS (line of sight) to either East or West install point.

Create a private nonprofit model with a local provider

- Yet another Capay Valley specific approach could be to approach an existing Wi-Fi provider such as MyInternetFreePlanet (MyIFP) and leverage their existing resources on Mt Berryessa. Using a private nonprofit partnership model, a nonprofit could secure landholder rights, build the solar powered relay points and relay the signal from Berryessa Peak (which itself is consolidated in Vacaville.) Potentially dollars might be found to improve the UPS and power-conditioning gear of the MyIFP location on Berryessa Peak to improve overall network resiliency.

Build out a 3rd generation MESH network

- Yet another solution specifically for the Capay Valley (*although if successful this could be replicated in a modular “pod” type deployment*) might include a 3rd generation long-haul Wi-Fi structure mesh network. For a detailed description of a MESH network, see https://en.wikipedia.org/wiki/Wireless_mesh_network. Such technology is relatively new, but it’s dual-radio concentrator approach promises up to 10 hops locally with

acceptable VOIP jitter, and general packet loss and latency. Such a system could potentially have multiple exit points (for example one exit point to ATT fiber at the casino and another to MyIFP Wi-Fi on Berryessa.) Such an approach would provide for resiliency in reaching the internet, and the nature of mesh topology engenders a partial redundancy of host-to-network connections.

Leverage the backbone of ATT or Yolo County to deploy long-haul Wi-Fi

- Another solution would be for a county agency or non-profit to deploy cell towers and create a 4G/5G or long-haul Wi-Fi. This approach is like the initial ATT proposal, with the key proviso that the network would be owned by a non-profit which would purchase upstream internet access from an appropriate Tier 1 provider (e.g. ATT).

Budget Requests

- Tech related grants
- Internal county funds
- Apply for CASF grant funding

Statistical History

- 85% of respondents reported download speeds less than 6Meg
- 85% reported their services were unreliable and 79% reported that their services were not fast enough

Partner and Contacts

- ATT
- Frontier
- LAFCO
- Yocha Dehe Wintun Nation
- Agencies: Yolo County Flood Control and Water Conservation District, Yolo County Transportation District, Yolo County Housing and UC Davis

Community Infrastructure

At A Glance:

The focus of this chapter has been taken as considering priorities and projects that cannot be carried out by individuals or agencies alone, but require (and benefit) the community at large. Inquiries have been made about the feasibility of some of these, but each would need a focused feasibility and costing study.

Key Areas of Concern:

1. Infrastructure
2. Treatment of wastewater, waste, and compost
3. Possible agriculture processing facilities
4. Proposed energy program

Proposed Solution (s):

General maintenance of infrastructure

There is quite a bit of county-owned property in the Valley that is no longer sufficiently maintained by the County. General maintenance of infrastructure, like cleaning out the ditches and culverts underneath the road, cannot be done individually and must be maintained by the county. Sidewalks in Esparto and other town centers are in a state of disrepair or do not exist and attention is needed to these.

Wastewater treatment in Guinda

A feasibility study should be done for a waste water treatment facility for Guinda. It is the second largest town in the Valley and needs more commercial business to serve the community and the many visitors to the area. The newly implemented waste water requirements make this very difficult for new business.

Relevant Information from Marissa Juhler, Yolo County Landfill: Yolo County Landfill only handles solid waste, and the landfill would become involved should Guinda set up a wastewater treatment facility and then transport the dehydrated solid waste to them to dispose of, as the Cache Creek Resort currently does. There is a charge per gallon; if the facility signs a contract, the cost can be reduced. The people to talk with about the modalities of setting up a service area association to develop and run the wastewater treatment facility (as in Madison a community service district, or WildWings a county service area) are in the Department of Community Services Organization office – Elisa Sabatini Natural resources director (funding opportunities) Beth Gabor and Christine Crawford with LAFCO (establishing sphere of influence/area).

Facilities to handle waste and compost

Some years ago, Yolo County Landfill had worked with valley residents on a proposal for a recycling facility, which was subsequently not chosen to be funded by the Yocha Dehe Wintun Nation. But they have a workable proposal which would only need to be updated. It had been proposed to use the Guinda Fire Station. They did not want to use dumpsters, because people dump many unwanted things in them- rather these “igloo” like domes with small openings for

glass, paper, metal, etc. Waste Management had given them a price of \$30,000/year to collect regularly from these three containers. The price was high and possibly hard to justify with the Esparto service center not far away. She said there could be some possibilities to apply for mini-grants or allocations from franchise fees.

For composting, they are currently developing a facility at the landfill, in partnership with Northern Recycling that is closing its Zamora facility and transferring it to the landfill site. They will carry out open windrow composting (with often low grade material, some glass and plastic) but are also building digester that would be capable of producing more biologically active compost material.

If individual farmers or groups of farmers want to work on more of a “self-compost” facility that would be allowed, but any commercial facility would need to be permitted.

Support for a mobile abattoir/animal slaughtering facility, and other ag processing infrastructure- possibly an organic nut hulling facility.

Both of these needs have been brought up by producers in the Valley, noting the toll on animal welfare and hauling costs of having these processing infrastructures being located at some distance from the Valley. There has been experience in the Central Coast region of California in the creation and operation of a Mobile Harvest Unit; their history and development as documented in an extension document (<http://articles.extension.org/pages/22054/central-coast-ca-mobile-harvest-unit>) is quite informative. Challenges certainly exist to setting up such a facility, but interest is there. With the many new orchards coming into production in the valley and surrounding area- many under organic production, the economy and efficiency of having a cooperatively-owned local organic hulling facility is of interest to several residents.

Water facilities

A single municipal well and hookups for the Guinda community.

Drainage Issues

Deal with drainage issues in the town of Guinda so that high water doesn't flood the main street of Highway 16.

“Soft infrastructure”

In addition to “hard” infrastructure Valley residents have recognized needs for “soft infrastructure”: financial and other structures that can reinforce the predominant family-farm agricultural way of life in the Valley including

- Some contribution of the county to the upkeep of community halls and other facilities where the public votes, the community gathers and where food is distributed and other programs take place;
- Investment in the economic viability of the communities of Esparto, Guinda, and Rumsey-- Utilizing grants, regulatory minimization and planning to secure investment to prime these communities for economic vibrancy. help to fund childcare and after school facilities and programs for the upper valley;
- Develop bike and hiking trails and identify their existence and help with their promotion;

- Keep regional roads open in the summer— including the Arbuckle grade, the Blue Ridge trail access, parking and pullout access for popular hiking trailheads and gated county roads;
- Better broad band and cell service for the valley including GPS capabilities of farmers throughout the valley.
- Keep the Local fire department adequately funded and help with cost sharing on recruitment and training of volunteers.

Develop a Community Choice Energy program in Capay Valley, or join with the Yolo County Program under development

Yolo County has been working on this program initiative since the county committed to a climate action plan. This program allows for residents of the county to purchase energy from this entity. It is an alternative to purchasing energy from our county’s current sole energy provider, PG&E. Two key traits of this entity are that (1) it allows for residents to use only renewable energy and (2) it is a non-profit entity and has the ability to offer reduce rates to residents

One possibility in looking for “soft infrastructure” and capital for community infrastructure investment projects is the Northern California Slow Money Network, and other community investment fund proponents.

In Depth Areas of Concern

- General maintenance of infrastructure
- Wastewater treatment in Guinda
- Facilities to handle waste and compost
- Support for a mobile abattoir/animal slaughtering facility, and other ag processing infrastructure- possibly an organic nut hulling facility.
- Water facilities
- Drainage Issues
- “Soft infrastructure”
- Develop a Community Choice Energy program in Capay Valley, or join with the Yolo County Program under development

Partner and Contacts

- Northern California Slow Money Network
- Elisa Sabatini (Natural Resources Director - funding opportunities)
- Beth Gabor (LAFCO)
- Christine Crawford (LAFCO)
- Northern Recycling

Economic Development

The local communities of Esparto, Madison, Capay, Brooks, Guinda and Rumsey (the Capay Valley Region) are genuinely concerned about economic development along the Highway 16 corridor (including Yolo Avenue). There is a need to establish a broad and long-term vision for this development with realistic priorities.

Vision

Our beautiful and natural setting is the magnet that has drawn so many residents and visitors to the area. Our vision for the future includes preservation of the habitat and farming character of the valley while providing local services, jobs, lodging and entertainment/ recreation for all. Our slogan has been “preserving a sense of place”. There are some developments that are opposed by these communities including most national chain businesses, adult entertainment, drugs (including excessive and/or disruptive marijuana production) and others.

The region is on track to become a significant destination for tourists. Our vision is to focus this development carefully so that the area’s historical and agricultural roots are preserved and highlighted. A strong agritourism association can shape and define agritourism in the region.

There are three priorities that need to happen simultaneously: rehabilitation of the towns, new commercial construction and careful business recruitment. These three together will lead to broader community cohesion for the corridor and a complimentary destination for casino visitors while achieving inevitable growth in compliance with the vision above. Residents in the area would enjoy the benefit of doing business in their own communities. They would have access to goods and services without commuting to neighboring towns. The dollars circulating would generate jobs and taxes and self-sufficiency. The services provided will lessen commute trips and traffic.

Rehabilitation of Our Towns:

Each of the towns on the corridor has specific problems with various properties and farming and business needs. Some have serious infrastructure problems that need to be addressed as well. There are commonalities also such as a need for meeting halls, parks, restaurants, services and jobs. They also all have need of good roads, affordable energy, broadband and clean abundant water.

Esparto Downtown District

One focus for economic development has been the rehabilitation of the largest commercial area the Esparto downtown district. This historic district is been plagued with issues of absentee landlords, toxic cleanup and many years of building neglect. It had become an eyesore for travelers and residents and presented safety concerns for local residents and neighboring businesses.

This historic district has the best potential to provide commercial space for restaurants, services, retail and office use. All of these could provide benefit to the local residents in every town,

existing businesses and farms, “destination” of a casino/resort as well as Yolo County tax revenue. Specific community priorities include:

- Beautification and/ or Clean up of the Wyatt Property Corner
- Development of the Train Station
- Development of the corner lot of Esperanza Crossing
- Development of the old Burger Barn site
- Landlord action with vacant buildings and warehouses
- Development of the north corner properties at Hwy 16 and 21a

Funding for some of these efforts could be acquired through:

- Awards of various grants
- Development of a zone of benefit, or redevelopment zone and endow that zone with annual funding.
 - This fund can be used to provide infrastructure improvements, low interest loans and other incentives available to redevelopment areas.
 - Responsibly build this endowment through investments to build equity through interest and repayment of loans
 - Make these funds available to private developers and property owners as incentives for rehabilitation and restoration of commercial properties.
 - Provide grant funding from this fund for non-profit organizations so they may purchase, rehabilitate and develop downtown commercial properties as they become available.

*See attachment for specific plans in each town.

Construction of New Commercial Space:

The next focus is on construction of new commercial space. There are very few buildings that are vacant and in a condition that can support most of the needed business space. The construction of new space might be to house a regional medical facility, a grocery store, restaurants, a motel/hotel, light industrial and food processing. The community supports:

- Working with the county planning department to streamline building permitting and lessening onerous building requirements
- Development of endowed program funding (as described above) to provide incentives to developers
- Develop incentive based models for developers based on community needs, i.e. incentives and other benefits for developing a grocery store

Recruitment of Businesses:

The third focus would be recruitment of viable business enterprises for both the rehabilitated buildings and the new commercial space. Some of these businesses could be ancillary or companion businesses that could serve the needs of the residents including farmers and the casino while reducing trips on our roads and greenhouse gas emissions.

Regional priorities include:

- Recruitment of a grocery store, laundromat, gas station, microbrewery, ice cream store and dining options, etc.
- Recruitment of light industry (see below)
- Expansion of current local businesses including; health and dental clinics, local produce and livestock, wine makers and others.
- Job creators focused on hiring of local residents
- Development of partnerships to build facilities or co-ops like an agricultural hub and processing facility that are partnerships of the County, Tribe, local entrepreneurs and local non-profit organizations.
- Create new business development classes for those interested in starting a business or those who may have good ideas but do not know how to proceed. Work with community colleges and local business people to develop curriculum, host classes, and follow up with business plans. Invite banks to be involved.

Note: This western Yolo corridor is a prime location into which to recruit and develop light industries. These and other small businesses that can provide jobs, while utilizing local resources and labor would be a good fit. Since much of the area is agricultural, business that would serve this sector would be desired. Small manufacturing or value added businesses could also fit into the agro-tourism being promoted on a county wide level. These types of businesses would include:

Fabricating and welding, car and truck repair, value added product fulfillment, shipping, warehousing, commercial kitchen facilities, training programs and others.

4. Identify essential services that existing and prospective businesses would need to locate or expand in these communities: High speed internet, natural gas, appropriate sewage, water supplies, road access. Prioritize this list and begin plans to improve or access essential services.

Information on the community support for economic development, as well as the information that supports these conclusions, is outlined extensively in the following documents:

Action Plan for the Capay Valley, 2003, Capay Valley Vision publication
Better Models for Development in California, Ideas for Enhancing Small Towns, 2003,
Conservation Fund and Local Government Commission
Community Economic Development Handbook, 2004, Amherst Wilder Foundation
Crossroad Development Strategic Plan, 2005, University of California at Davis, 3-part series,
1) Revitalizing Downtown Esparto and 3) Enhancing Regional Marketing and Tourism
Opportunities

Education

At a Glance:

Improving and supporting key areas in relation to education for the children in the Capay Valley can lead to better educational outcomes in the long run.

Key Areas of Concern:

1. Develop early childhood education for all children
2. Provide after- school programs for middle/ high school students
3. Provide resources to address facility-related improvements within the Esparto Unified School District.
4. Provide resources to address the digital divide including high-speed Internet access and devices for low-income families.
5. Obtain resources to develop and enhance Esparto Library capacity to serve Esparto Unified School District students, staff, and community.

Proposed Solution(s):

Key Area 1

Work with the state and county educational organizations and decision- makers to help with the promotion and funding for preschool. Securing funding, grants, and other resources to help build these high quality programs and facilities is essential. Developing a consistent and structured curriculum that meets the standards for success in kindergarten as well as providing additional training and coaching for preschool through third grade teachers and associated staff can lead to a well rounded early childhood educational experience for the children in the Capay Valley.

Key Area 2

Currently there are very few facilities or programs available to students after the school day. Some are under-utilized and could offer short or long term solutions. Examples include: the Boy Scout Cabin, Countryside Community Church (where 678 Art Street was held), Esparto Regional Library, school facilities, and the proposed Esparto Park and Pool.

By obtaining funds and resources from state and federal government, foundations, non- profits, private donors, arts and music membership associations, and corporate businesses, we can carry out the proposed programs that would bring the community together with time. Developing strong partnerships amongst community artists, musicians, parents, and funding agencies can lead to a positive learning experience for everyone. Using "experts in the field" by hiring a program director to oversee after school program relevancy, popularity, quality, and garner support from students, parents, community, teachers, and administrators, can help these proposed programs benefit the community to their full capacity.

- Examples for Middle School Programs might include Art, Music, Science Club, digital media, athletics, dance, homework and tutoring.
- Examples for High School Students might include student government, yearbook, student paper, music and art, college and job preparation, internships, work out classes at the local fitness center.

Key Area 3

Many of the educational opportunities available to children in the Capay Valley are provided at one of four Esparto Unified School District campuses. Facility and maintenance needs increase as schools age. In California, state funding for deferred maintenance has lagged behind the needed funding to maintain clean, safe, and vibrant school facilities. The Esparto Unified School District annually assigns funding to address the most needed facility improvements, such as leaking roofs and unsafe walkways, but is unable to fully fund the needed facility replacements.

Engaging in a 2017-2018 Esparto Unified School District Facility Master Plan Process can help with discussing the facility related problems that should be addressed. This process will include an analysis of: (a) current facility conditions at each site (b) local population projections (c) community input regarding district facilities and (d) California school funding policies.

The research regarding federal, state, and local funding sources and grants should also be completed. Identifying agencies that will make contributions to facility improvements including foundations, non-profit organizations, corporations and private donors will allow for more improvements to occur.

Key Area 4

Engage in a Technology Master Plan process to identify and address the following: (a) Establishment of a Capay Valley Technology Advocates Committee (b) Evaluate current educational software and technology being implemented in the Esparto Unified School District (c) Evaluate current hardware in use in the Esparto Unified School District (d) Engage the community in survey of their current access to technology.

Analyze the possibility of improvements to the high-speed Internet access available in Capay, Brooks, Guinda, and Rumsey.

Analyze the cost of establishing a 1:1 student computer access program for children in the Capay Valley beginning in 4th grade and continuing through 12th grade.

Engage in research regarding federal, state, and local funding sources and grants. Identify agencies that will make contributions to computer device access including foundations, non-profit organizations, corporations and private donors.

Key Area 5

The Esparto Public Library is located next to the high school on Yolo Ave and is within walking distance from the Middle School and Elementary School campuses. The library is open on a limited basis (due to a lack of funding), provides some high quality activities (more funding needed) and is a popular community service. With adequate funding, the Esparto Library could become a major resource for students. Outcomes from additional funding would significantly support the EUSD mission.

- Examples include seven days-a-week access, increased learning programs and group activities, small-group tutoring for elementary school-age children, English language instruction for parents of Pre-K through 8th grade students, improved technology, a media center, language labs and a safe quiet place for students to study.

Developing a vision and blueprint for establishing a facility that will provide additional space and services along with planning for a major five-year capital campaign to acquire the resources to achieve this goal is necessary. The research for federal, state, and local funding agencies, including foundations, non-profits, corporations and private donors, to help with the development for the proposed facility is essential to carry this vision forwards. Developing a strong partnership between EUSD and the Friends of the Esparto Regional Library as well as partnerships between EUSD and the local community, Yolo County Library (system-wide) and the Yolo County Board of Supervisors can help gain community support.

Statistical History:

Key Area 1

Long-term academic success for each child depends on high quality pre-kindergarten readiness. Research strongly supports the importance of providing a rich environment for early childhood development. Language acquisition, age-appropriate social skills and physical acuity are just a few examples of early childhood development goals. It has been found that children who start kindergarten with preschool experience significantly out-perform children with no preschool experience. This gap only widens as a child progresses through School and it is very difficult for the non-preschool child to "catch up".

Key Area 2

Effective afterschool programs bring a wide range of benefits to youth, families and communities. Afterschool programs can boost academic performance, reduce risky behaviors, promote physical health, and provide a safe, structured environment for the children of working parents. High quality after school programs should be different from the school day and program staff should be good listeners as well as good teachers. High Quality After School Programs will: (a) Create a sense of belonging (b) Improve social skills (c) Provide academic support to needy students (d) Make learning more fun (e) Provide safety and supervision, and (f) Build student's self-confidence.

Key Area 3

Key Area 4

Capay Valley households currently have an estimated median income of \$43,000 and approximately 40% of households in the area do not have high-speed home broadband access. Most households report having one or more mobile phones, but these devices are not suitable for academic work. A recent survey completed by Pew Research shows that nearly 33% of American households do not subscribe to Internet access faster than dial-up service in their home. This is certainly true of families in the Capay Valley who rely heavily on the technology made available by the Esparto Unified School District and the Esparto Regional Library. The remoteness of many student's homes in Capay, Brooks, Guinda, and Rumsey also make high-speed Internet access a challenge.

An additional consideration for our community is the access to appropriate devices. The average household in our local community has more than one child attending school in the Esparto Unified School District. The typical life span of a home-based computer is between 3-4 years, but this depends heavily on the quality of the device and the regularity of service. Low-income households, which make up 76% of the student population in the Esparto Unified School District, are more likely to buy inexpensive home computers and service those devices less frequently.

Key Area 5

Research suggests a strong correlation between school libraries and student achievement. A school library should be a catalyst for literacy and learning. It plays a key role in encouraging innovation, curiosity, problem solving, and support for teaching and understanding. The potential for a well-funded library increases student competencies, provides a strong sense of school community and develops high levels of cultural and community engagement.

In Depth Areas of Concern:

- Early childhood education and after school programs
- Facility related improvements within the EUSD
- Addressing the digital divide within the community members
- Developing and enhancing the Esparto Library

Partners and Contacts:

- Esparto Unified School District
- Esparto Regional Library
- RISE, Inc.

Housing

At a Glance:

The Western Yolo County region has a great need for affordable and rental housing. Since the housing market collapse, home prices have recovered but credit is tighter. Therefore, affordability is the same or worse than it was just prior to the collapse. Wages are out of alignment with housing prices. Currently casino employees are occupying crowded rental homes and competing with farm workers for what little rental and affordable housing is available. In order to mitigate the expected impact of the casino hotel expansion, the community strongly supports efforts to increase the affordable housing stock in Madison and Esparto.

Key Areas of Concern:

1. Affordable housing and rental housing

Proposed Solution(s):

Year round housing at the Madison Migrant Center.

Additionally, the Yolo County General Plan lists the following goals/policies which are applicable to our region and interests:

Policy HO-1.6 Coordinate with the Tribe to expand workforce housing opportunities in Esparto and Madison.

Policy HO-1.11 Encourage the development of large rental and for-sale units (containing three or more bedrooms) that are affordable for very-low and low-income households.

Policy HO-4.13 Expand housing opportunities for farmworkers.

Policy HO-4.14 Defer or waive development fees for housing projects that provide farmworker housing.

Action HO-A3 As part of a community or area plan update, include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth within each community. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO-4.2) Responsibility: Planning and Public Works Department Time Frame: Ongoing Funding: General Fund Action HO-A4 Apply resale controls, and rent and income restrictions, to ensure that affordable housing units created through incentives and as a condition of development approval contain long-term affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4) Responsibility: Planning and Public Works Department Time Frame: Ongoing Funding: General Fund

Action HO-A6 Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7) Responsibility: County Administrator's Office, Planning and Public Works Department Time Frame: Annually Funding: General Fund

Action HO-A9 Submit applications and assist non-profit organizations and private developers with applications for State and federal funding programs that provide low-cost financing or subsidies for the production of affordable housing, senior housing, and farm worker housing. These programs include, but are not limited to the following: State Predevelopment Loan Program (PDLP);v Multi-Family Housing Program (MHP);v Rural Development Assistance Program;v State Joe Serna Farm worker Grant Program

(FWHG);v Community Development Block Grant Program (CDBG);v Water and Waste Disposal Program,v USDA Rural Development, Section 515 Program;v USDA Rural Development, Section 523/524 Technical Assistance Grants; Housing Preservation Grant Program;v Home Investment Partnerships Program (HOME).v Mercy Loan program (Policy HO-2.1)v Responsibility: County Administrator's Office
Time Frame: Annually Funding: General Fund

- Action HO-A12 Consider use of Tribal Mitigation Funds for the development of workforce housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)
Responsibility: County Administrator's Office, Planning and Public Works Department
Time Frame: Annually Funding: General Fund
- Action HO-A21 Consider sponsoring an environmental review document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities. These improvements have been identified in the infrastructure studies for the communities that were sponsored by the County and completed in 2012. (Policy HO-2.2)
- Action HO-A27 Prioritize the review of applications for affordable, farm worker, and other special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)
- Action HO-A34 Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)
- Action HO-A40 Explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless
- Action HO-A41 Consider development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include but are not limited to: a representative from the County Planning and Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.
- Action HO-A42 Amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same

zone.” Ensure that such procedures encourage and facilitate the development of housing for farmworkers. Responsibility: Planning and Public Works Department

Budget Requests:

- Apply for \$20K grant funding for an update to the Housing Study (CA Coalition for Rural Housing; Yocha Dehe Wintun Nation Compact Credit Fund)

In Depth Areas of Concern:

- Farm Worker housing
- Workforce housing
- Rental units and
- Senior Housing

Partners and Contacts:

- California Coalition For Rural Housing
- Local property owners
- Community Housing Opportunities Corp (CHOC)
- Yolo and/or Sacramento Mutual Housing, Yolo County Housing Authority or Mercy Housing

Social Services

At a Glance:

The Capay Valley Action plan was a coordinated effort to gather community input, identify areas of need, and areas of growth for a wide range of services that impact the overall quality of life for the citizens of the Capay Valley. The Social Services Chapter was written using the information gathered by over 100 community members. Community surveys were collected from the RISE Community Service Center in an attempt to gather various perspectives and feedback. Moreover, community member input was included from the various Capay Valley Action Plan Meetings held in the previous months.

Key Areas of Concern:

1. Health Clinic
2. Community Center
3. Mental Health Services
4. Affordable Childcare

Proposed Solution(s):

Health Clinic

The need for a new Health Clinic Facility in the Valley has been passionately expressed by several community members. Access to quality Health Care has been a continued topic of discussion. Currently, the Esparto Family Practice is open on a part-time basis. The need to increase hours and services has clearly been expressed. In the February issue of the Valley Voice the Esparto Family Practice is advertising new clinic hours.

A longer term need for the community is to construct a new facility that would house a full time clinic with extended hours and services including a pharmacy. Access to quality health care is a challenge for many community members. The ability to access a new Health Clinic in the community has been expressed at the Action Planning meetings as well as the surveys gathered.

Community Center

Construction of a new building that could house a wide range of services for the community including, but not limited to: senior recreation programs, youth development programs, food storage, food distributions, and a health clinic. This would be a single place that belongs to the community. Possible location sites could be the empty lot located next to RISE Incorporated Center or next to Esperanza Housing.

A new building could house various agencies and services for the community. The need for extended hours and services has emerged as a major focus. A Community Center that is open 7 days a week and offers programs in the evening hours emerged as a need through the community surveys received.

Mental Health Services

Access to regular mental health services as well as emergency services emerged as another high area of need. Access to affordable clinicians who are available to serve clients during extended

hours, who are accessible to work with individuals, and who will accept a wide range of insurance and no insurance clients are desired.

Quality Affordable Childcare

For the past few years the Valley has not had an all-day preschool/childcare center. RISE Incorporated will be opening a center on March 1st of this year 2017. The center will serve children ages 3-5 years old and will be open from 7am-6pm Monday through Friday. This is a new program serving Valley families and will need continued financial support to remain a staple in the community.

In Depth Areas Of Concern:

- New community health clinic
- New community center
- Mental health services
- All- day childcare center

Partners and Contacts:

- Rural Innovations in Social Economic (RISE) Incorporated

Recreation

At a Glance:

The Capay Valley region offers many public recreation opportunities and open space supporting the flora and fauna of the region. Its unique geography, natural resources, undeveloped vistas, Cache Creek, camping, hunting and hiking access to wilderness areas appeal to and attract visitors and residents. The current public park/open space resources in the Capay Valley include: Madison Park, Esparto Community Park, Capay Open Space, Vernon A. Nichols Park (Guinda), Valley Vista Trail, Camp Haswell, Cache Creek Regional Park, Cache Creek Lower and Upper Sites, Berryessa Snow Mountain Wilderness Area. Highway 16 is the primary vehicular and cycling access to all of these public parks and wilderness areas. While recreational opportunities are available, they need assessment, evaluation, and enhancement to provide habitat for the flora and fauna of the region, to increase public access to wilderness areas, and to provide opportunities for increased health and wellness.

Key Areas of Concern:

1. Completion of the Esparto Park and Aquatic Center
2. Create and improve existing parks
3. Increase playing fields
4. Build community service center
5. Increase access to public lands
6. Continued implementation of county and state policies/ zoning regulations (such as Williamson Act) to continue protecting agricultural land

Proposed Solution (s):

Community Swimming Pool and Park

This project is in planning/development phase with an expected completion date of winter 2018/2019. In 2011, Yolo County was awarded a \$2.89 million grant (the source of funding is Proposition 84) from the California State Department of Parks and Recreation to construct a public park and pool that will include: a swimming pool, playing fields, an outdoor basketball court, a perimeter walking trail, a baseball field, and picnic areas. In March of 2017 the Yocha Dehe Wintun Nation gifted \$1.5 to the Esparto Park and Aquatic Center to fund additional park amenities including a pedestrian bridge for park access over Lamb Valley Slough, field lighting, and enhanced features throughout the park.

New Adult and Youth Recreation Programs

The library and RISE provide recreation and educational activities to residents of all ages.

Public playing fields

The park and playing field minimum requirement of 5 acres/1000 residents is based the State of California Quimby Act. More sports opportunities for adult and youth athletics will improve the physical fitness of the residents and visitors to the region.

Pedestrian/biking/horse riding/hiking trails:

The goal is to create connecting trails within town, between communities, to and within the Open Space Park, and to and within the county and BLM parks.

Camping facilities

The current County campgrounds are at capacity during the summer months when open. The community recommends that the campgrounds are open year round with a county funded, full-time park host. The year-round camping will be a boost to the local economy with campers supporting local businesses including restaurants and stores. Now that the region is the gateway to the Berryessa Snow Mountain National Monument, there is a recognized increase in eco-tourism and a need for additional campsites/facilities. The parks infrastructure needs include: directional signage to trails/campgrounds/wilderness areas/Cache creek to enhance access, restrooms, and parking.

Community Halls:

Structural upgrades for the Grange Hall in Guinda with an estimated improvement cost of \$150,000, program planning for the Rumsey Hall, evaluation of hall rental insurance requirements to increase usage access

Increase access to public lands

Improve (re-construct) the low water bridge to allow access to the public lands across Cache Creek and provide emergency services access to wildland fires and other wilderness emergencies.

Zoning and Regulation

Continued implementation of county and state policies and zoning regulations, such as the Williamson Act, that protect agricultural (farm/ranch) land by preventing development in order to preserve open space for agritourism recreation.

Budget Requests:

- Esparto Annual Parcel Assessment (fees on property tax bills started in the fall 2016; fees can only be spent on the annual operations and maintenance of the Esparto Park and Pool)
- Western Yolo Recreation and Aquatic Fund (funds can be spent solely on the annual operations and maintenance Esparto Park and Pool and on future infrastructure improvements and repairs of the park facility and grounds)
- Yolo County Parks budget (currently supports the maintenance of the existing parks and part-time park host)
- Yolo County Rural Initiative Fund (annual application process; a portion of the Yolo County general fund is allocated for the fund, amount to be determined annually by the Yolo County Board of Supervisors)
- Yolo Indian Gaming Local Community Benefit Committee (*IGLCBC, annual application process*)
- Yolo County Conservancy: www.yolohabitatconservancy.org/
- Esparto Developer Fees (held by Yolo County earmarked for parks feasibility studies and planning)
- Yocha Dehe Wintun Nation Community Fund (project proposals are considered by the Community Fund board and are prioritized if aligned with the Fund's Giving Categories of Education, Helping People Help Themselves, Native Health and Wellness, Native

Rights and Tribal Sovereignty, Steward the Natural Environment, Native Arts and Culture)

- Yocha Dehe Wintun Nation Compact Credit Fund
- California State Department of Parks and Recreation (Proposition 84 State Parks grant).

Statistical History:

- In 2015, Esparto property owners passed a parcel assessment in which 61% of the property owners approved the establishment of a recreation district. Funds collected by Yolo County will be spent solely on the annual operations and maintenance of the Esparto Park and Pool.

In Depth Areas of Concern:

- Need for creation of a community center to serve as a space for future community events.
- The development of a new park and pool that can offer space to accommodate different activities such as: competitive swimming (masters swim, high school swim team), swim lessons, lap swimming, playing field space for youth sports practice/competitions and for EHS athletics practice/competition. Additionally, the new park will offer residents and visitors a place to picnic, play basketball, and exercise along the walking trail.

Partners and Contacts:

California State Department of Parks and Recreation
County of Yolo
Yolo County Parks, Recreation, and Wildlife Advisory Committee
Yocha Dehe Wintun Nation
USDA Rural Development - Community Facilities
USDA Rural Development – Energy Conservation Programs
Esparto Community Services District
Youth Sports Organizations – AYSO, Junior Spartans, Esparto Little League
Spartans Athletic Booster Club
Leos

Safety Services

At A Glance:

The five Fire Districts of Madison, Esparto, Capay Valley, Willow Oak and Yolo are the first responders on most all of the accidents and medical emergencies for casino traffic in conjunction with the YochaDehe Fire Department. They recognize the importance of training and continue to participate in joint training sessions.

Key Areas of Concern:

1. Improve communication between fire departments and communities
2. Improve security through: Neighborhood Watch Programs, improve/ provide better street lighting

Proposed Solution(s):

- Hire two Fire Dispatchers to provide consistent and safety, to provide better service to the Capay Valley, Tribe and line firefighters in the field working large scaled incidents.
- Provide street lighting in downtown Esparto; including a lighted cross walk on Main Street.
- Provide Automatic External Defibrillator (AED's) at public locations such as Rumsey Hall, Western Yolo Grange Hall Guinda, Boy Scout Hall Esparto, Willow Oak Fire Hall and Madison Hall.
- The volunteer fire departments of Esparto, Madison, Willow Oak, Dunnigan and West Plainfield have at least one firefighter on duty daily from 8-5 Monday thru Friday. This Firefighter is responsible for daily check out of equipment, station maintenance, training, records management and be able to address the general public. The Safety Service Committee believes a similar position at Capay Valley Fire District would benefit the Capay Valley.
- Resident deputies from Yolo Sheriff's Office should live in the Capay Valley to improve law response times.
- Improve training opportunities for Volunteer Fire Departments within Capay Valley
- Replace Fire Department apparatus over 25 years of age.
- The recent **Yolo County LAFCO** study made several suggestions that could improve fire service to the Capay Valley
- Provide Capay, Esparto and Madison marquee signs in front of fire stations for safety messages and community notifications.
- *LAFCO Recommendation #3:*
- Within available funding, fire apparatus should be considered for replacement after no more than 25 years of service life of the apparatus.
- *LAFCO Recommendation #15:*
- The rural fire districts should consider exploring feasibility and support to expand the authority and powers of the West Valley Regional Fire Training Consortium or the Yolo County Fire Chiefs

Partners and Contacts:

- YOLO County Fire chiefs
- Yocha Dehe Fire Department

Traffic

At a Glance:

There are equal priorities for minimizing traffic impacts that include traffic safety, traffic calming, and traffic reduction measures. The corridor of concern is State Highway 16 between Madison and Rumsey, including within downtown Esparto and Capay. There needs to be continued emphasis with the County, State, and Federal transportation funding on our Highway 16 corridor, in particular potential SACOG funding for new projects identified in the action plan.

Key Areas of Concern:

1. Traffic Safety
2. Traffic Calming
3. Traffic Reduction

Proposed Solution(s):

Traffic Safety

The following are items from the current CalTrans Highway 16 Safety Improvement Plan (SIP), currently under construction. This plan underwent many changes following a successful lawsuit stopping the previous SIP. The Federal Transportation Safety Board conducted a survey and issued new guidelines reflecting collision rates.

- Widening and paving shoulders to 8' at key locations on Highway 16. These locations include County Road (CR) 79; 2.2 miles West of Capay near 82B (completed); at Madison and Esparto to Madison
- Clear recovery zones to 20' at key locations. These include at CR 79; 2.2 miles West of Capay near 82B (completed); Esparto to Madison and Madison to I-505
- Rumble strips on shoulders at key locations. These include the same locations above with 2.2 miles West of Capay near 82B completed.
- Straightening horizontal curves at key locations. These locations include CR 79 and 2.2 miles West of Capay near 82B (completed)
- Shifting alignment at key locations. These locations include Esparto to Madison; Madison to I-505 and alignment north on CR 79 or south on CR 79.
- Left turning lanes at CR 79; Two-way left at 86A and Tutt St. to I-505
- Traffic signal at CR 21A
- Additional access to migrant center off CR 89
- Single-lane roundabout with 4 lane all-way stop or 5 lane traffic signal

In addition a new access from I-505 to the casino would enhance safety by removing a large percentage of traffic from Highway 16 and creating a new emergency access to the valley.

Traffic Calming

The following items have been identified as traffic calming measures especially for the towns of Esparto and Capay. Most of the items were listed in a previous SACOG Streetscape for Esparto and/or in the first Esparto and Capay Calming documents completed by CalTrans.

- Redo Streetprint coloration in Esparto and Capay as recommended by the Federal Transportation Safety Board to a more contrasting color
- Lighted solar crosswalks at key Esparto intersections like the EHS crossing and commercial zone crossings
- Development for the completed streets or Esparto Calming project for 2018 which includes new drainage, pedestrian refuges at key intersections, directional curb ramps on corners and sidewalks
- Continuation of striped diagonal parking in the core business section of Esparto
- Street lights on every corner along the Yolo Ave. corridor
- Bus Stop on the moved to provide better visibility for pedestrians who step out onto a crosswalk
- Yearly improvements on county roads used as the informal bypass routes throughout the Valley but especially around Esparto at 21A and 85B
- A new access from I-505 to the casino would remove a large percentage of the traffic from Highway 16 thus enhancing all calming projects.

Traffic Reduction

Many of these following have been listed in previous documents, like the Consensus Document or the MOU between Yolo County and the Yocha Dehe Wintun Nation. Some are completed but even those completed need updating whether through new traffic studies or casino patron studies or resident study based on their daily commutes.

- Reinstigate the Mandatory Shuttle Service Policy for casino employees as first included in the 2002 IGA
- Consider Park and Ride at key sites for patrons
- Comprehensive ridership study of current casino employees to flex to employee needs
- Organized van pools for casino workers, patrons, residents and farm workers from the Vacaville/Dixon corridor with a stop in Winters
- Yolo bus service from Winters to Esparto
- Subsidized bus fare for casino employees continued
- Launch a campaign blitz that makes mass transit ridership fun and as an attraction to the casino patrons
- Provide bus service from metropolitan areas for special events serviced by the casino
- Encourage overnight stays for events at the casino
- Shuttle service weekly from Rumsey to connect to the Yolo bus lines at casino
- A new access from I-505 to the casino would reduce traffic on Highway 16 for future generations and planning.

Statistical History:

Historically, much has been done on this priority issue for the community. The CalTrans SIP has gone from a broad stroke semi-freeway look to the downscaled approach listed below; many traffic calming measure have been completed or almost completed i.e. Capay Calming project; replacement street lights in the commercial district of Esparto; pedestrian streetprint in Esparto; and new entranceway and stoplight to the casino to name a few.

In Depth Areas of Concern:

- Highway 16 corridor
- Additional access to migrant center off CR 29
- New access from I-505 to the casino

Partners and Contacts:

- Sacramento Area Council of Governments

Participants

Representatives from the following organizations and governments attended the Capay Valley Action Plan Stakeholder Meetings held from October 2016 to January 2017. They identified community needs and shaped the key concepts and priorities in the document.

Capay Valley Vision
Community Medical Center
Esparto Chamber of Commerce
Esparto Citizen's Advisory Committee
Esparto Community Service District
Esparto Fire Department
Esparto Lions
Esparto Unified School District
Friends of the Esparto Regional Library
Madison Community Committee
Madison Fire Department
New Season Community Development Corporation
Rise, Inc.
St. Vincent de Paul
Western Yolo Recreation Center Association
Yocha Dehe Fire Department
Yolo County CAO
Yolo County Flood Control and Water District
Yolo County Housing
Yolo County Library, Esparto Branch
Yolo County Sheriff's Office