

January 13, 2006
Gregory Chew
Community Designer/Program Manager
Sacramento Area Council of Governments
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Sacramento, CA 95814

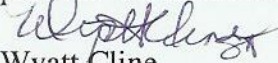
Dear Mr. Chew:

I am writing in support of the Esparto downtown revitalization planning project that Yolo County and its partner Capay Valley Vision have submitted for consideration for funding by the SACOG Community Design Fund grant program. As a principal of Manzanita Cache, we are the owners of the parcel referred to in this proposal as the Vacant Lot Adjacent to the Wyatt Building on page 7. We are also in negotiation with a non-profit developer about the building referred to as the Wyatt Building as a joint project with Manzanita Cache. Our hope for the combined parcels is for retail/office space and new space for the Esparto Family Clinic on the first floor with condo housing on the upper floor.

I believe that this proposed project would lead to a downtown Esparto that is a model of SACOG's seven smart growth blueprint principles. I have been involved in the hopes and plans for downtown Esparto for several years. Manzanita Cache has currently rehabilitated a block of downtown Esparto and attracted local businesses to the community. In addition, we purchased the only laundromat in Esparto and made it a safe, clean and pleasant place to do laundry for the townspeople. This has been at our own expense. However, we are committed as long-time residents of the community to continued investment in the revitalization of this downtown.

This project appeals to me because I believe it will serve as a catalyst for the creation of well-designed, mixed-use buildings that utilize downtown Esparto's historic structures and emphasize the community's agricultural character. Bringing quality compact housing units that are affordable to working families or independent seniors and integrated into our downtown is also important to this effort and something that I am invested in.

There is a great sense of urgency in the community to get started in this planning process. This project is priority and I look forward to the opportunity to participate in the planning process. Manzanita Cache looks forward to being a part of this process.


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