

**Delta Citizens Municipal Advisory Council**  
P.O. Box 189, Walnut Grove, CA 95690, Phone 916-776-9122  
**Meeting Minutes**

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Date: January 11, 2017  
Call To Order: 7:40 PM  
Adjourned: 10:15 PM  
Location: Jean Harvie Community Center, 14273 River Road, Walnut Grove, CA 95690  
Prepared By: Amelia Cook, Secretary

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## **I. Call To Order**

### 1. Roll Call

Present: Gil Labrie, Chair. Mike Steinbacher, Vice-Chair. Amelia Cook, Secretary.  
John Baranke, Stan Eddy, Darrell Ferreira, Bradford Pappalardo,  
William Schauer, Sally Shanks, Topper Van Loben Sels.

Excused: Michael Morris.

Absent: None.

Quorum Present: Yes (10).

### 2. Introductions:

#### County Representative(s)

Present: Tim Hawkins, County Planning & Environmental Review  
Cindy Schaer, Project Manager, County Planning &  
Environmental Review

Guest Speakers: Don Thomas, Department of Water Resources

Public Attendees: See attached list.

### 3. Role of Council

Chairman covered DCMAC's role regarding planning and review responsibilities, the advisory nature of the Council, the review process, and steps for project review/appeal through the Board of Supervisors.

## **II. Agenda Setting**

### 1. No new items added.

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### **III. Meeting Summary**

After discussions with Don Thomas, Administrator for Delta Affairs, Municipal Services Agency, Department of Water Resources, DCMAC is interested in the Small Communities Flood Risk Reduction Program Grant Workshops. DCMAC is supportive of pursuing feasibility studies. DCMAC wants to broaden the base of involvement in the program and to coordinate with Reclamation Districts.

Cal Am's Walnut Grove Water Tank project is still evolving. It has changed from the Mitigating Negative Declaration and plans that were brought to the Council for review and vote tonight. Council approved a continuation motion until Cal Am can return with updated, final project documents for Council's consideration. Council approved postponing taking this matter to the Planning Commission.

### **IV. Old Business**

1. Approval of Meeting Minutes from 11/09/16 and 11/30/16.

Discussion:

Darrell Ferreira noted that the 11/30/16 Minutes did not include Council's request that County staff reinstate on-street parking considerations in the Walnut Grove SPA review.

Motion: To approve Minutes of both meetings as written with amendment to the 11/30/16 Minutes to include reinstatement of on-street parking and agreement with original text of Walnut Grove SPA.

Motion to Approve: Sally Shanks

Motion 2<sup>nd</sup>: Darrell Ferreira

Motion Carried: Ayes: 10 Noes: 0 Abstain: 1

Topper Van Loben Sels abstained since he was not at the meeting.

### **V. New Business**

1. **Guest Speaker – Don Thomas, Administrator for Delta Affairs, Municipal Services Agency, Department of Water Resources**

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Mr. Thomas talked with Council about the Small Communities Flood Risk Reduction (SCFRR) Program Grant Information Workshop. His interests in speaking with the group were to:

- Determine if there is community willingness to commit to attending meetings to develop feasibility studies in order to obtain grant monies and State funds.
- Attempt to identify a communication network to find people who will commit to the program.

Feedback from the attendees included:

- There is definitely interest in participating in the program.
- There is no single representative body for Walnut Grove's input. There is no town Association to use as a focal point for input or communications.
- Possibly using Reclamation Districts as conduit for getting participation.
- Need to include residential property owners in addition to agricultural landowners in the committee.
- Importance of having a cross-section of representative landowners as part of the process.

Message for Mr. Thomas to take back to Board of Supervisors was that DCMAC is interested in the grant program and is supportive of pursuing feasibility studies. DCMAC wants to broaden the base of involvement in the program and to coordinate with Reclamation Districts.

## **2. Planning Review Item(s)**

Control No.: PLNP2015-00140 Cal Am Water, Walnut Grove. Assessor's Parcel Nbr: 142-0080-090. Presenter: Walter Sadler, Cal Am Engineer.

### **Planning Staff Overview**

Cindy Schaer presented an overview. Her main points were:

- Among the studies she has had done, she highlighted the following:
  - She has had Cal Am do 3 noise studies. Now that the project's pumps will be submersible the sound level is no longer a concern. Because the sound issue is resolved, the need for sound walls is gone.
  - She has also had Cultural Reports done.

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- Electrical equipment for the project now stands 11 feet high due to FEMA requirements.
- Landscaping for the site has been removed.
- Current Fencing is 7 feet high. Cal Am is requesting a 9-foot fence: 8 ft. fence with additional foot of barbed wire.
- The County is recommending a Condition of Approval for the project that states that Cal Am's proposed temporary road from the storage pad to the water tank site be removed when the project is completed.
- The County is looking for DCMAC's support in the above Condition of Approval. The County does not want to create a loop through road by leaving the temporary road in place.
- County Planning staff needs to get the Planning Commission to agree to removal of temporary connector road.

**Applicant's Overview**

Walter Sadler generally spoke about the project and commented that he was in discussion the night of the meeting with residents about potential changes to locations of equipment and other matters.

**Questions from Council**

John Baranke -- Said he had spoken with Joey Sanchez, Walnut Grove Fire Chief, and Mr. Sanchez said that the water tank and its capacity are necessary for fire control.

Bill Schauer – raised concerns about traffic on the farm road proposed for construction ingress/egress. Questioned how speed limits would be enforced on contractors. Schauer proposed alternative location for road on Wilcox's farm property. Prefers use of residential streets to farmland for temporary roads.

Sally Shanks – Asked if there are provisions in the project to mitigate for financial loss of property value due to loss of land value and residential views to residents. County representatives indicated there are no such provisions in the plan. Such compensation would be obtained through private litigation between residents and Cal Am Water.

Mike Steinbacher – Asked if there were plans for any types of berms to protect residential homes in the event of a catastrophic failure of the 200,000-gallon tank. Answer was: no such plans are included.

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Topper Van Loben Sels – Had 5 items:

- Proposed moving the pumps behind (to the far west) of the tank
- Impact on residents' views is still a problem – recommended lot line adjustments.
- Fences – concerns about cutting off access needed by Reclamation District.
- Location of Laboratory – Sadler said the laboratory is no longer under consideration.
- Strong concerns that Cal Am is making verbal promises and changes to the project as we went through the meeting. Topper requested documentation of these changes be included in the project for further review.

Amelia Cook – 4 concerns:

- Why the fence needs to now be 9 ft. tall. – Sadler said he didn't know. Something about Home Land Security.
- Per the County's Environmental Report: Cal Am says they have a permit to discharge into the irrigation ditches surrounding the tank site for emergency overflow and tank repair/cleaning activities. Question: who's responsible for keeping the ditches clean? Cal Am? Answer: was vague. Cal Am didn't own responsibility. Said it would rarely be used.
- Removal of Temporary Connecting Road from storage pad to tank site – reiterated need for this to be removed and returned to agricultural use. Concerned about potential loop through road.
- Temporary Farm Road Ingress/Egress – Project proposes to put 6" of gravel on farmland that is not solid or well suited for roads. Questions: what will Cal Am do if proposed temporary road construction fails to support heavy equipment? County: Cal Am cannot use residential streets. Cal Am will have to come back to the County and get a revised plan approved. Gil Labrie suggested that 8" of gravel might be a better approach.

Gil Labrie

- The Mitigating Negative Declaration presented tonight does not address a number of the matters discussed tonight such as impact on residential views, 9 foot fencing, relocating access roads, vibration concerns on ingress/egress roads, location of pumps 11 feet high, proposal does not depict impact on view from residential backyards.
- Overall, the project is still developing and is not ready for DCMAC's vote.

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**Public Comments**

Steve Barsoom – Provided County staff a list of Conditions for Approval. Commented on need to keep drainage ditches clear and minimize impact on residential views to maintain property values.

Bruce Hudson Towne – Owner of property surrounding tank site. Mr. Towne said he was open to lot line adjustments and/or purchase of additional property by Cal Am to better facilitate the location of the tank and equipment.

Kris Dixon -- Indicated she had requested the Corp of Engineers review this project for any impact that the weight of the tank may have on grounds so near major levees.

**Council Action**

**Motion to Continue:** Continue the matter for further review until Cal Am finalizes their plans and brings back documentation of all the changes and concerns talked about tonight; and, to for the County to postpone taking this matter to the Planning Commission.

Motion by: Sally Shanks. Motion 2<sup>nd</sup>: Topper Van Loben Sels  
Vote:       Ayes: 10, Noes: 0 Abstained: 0

**VI. Items for Next Meeting**

1. Carry Over items from 2016:
  - Develop list of road priorities for Dept. of Transportation from 11/9/16 meeting.
  - Update on by-laws review.
  - Update on expanding WG SPA.
2. Election of Officers for 2017.
3. Update on officially reducing council size to 11... What are next steps?

Next regular meeting is 02/08/17 unless notified otherwise.

**VII. Attachments**

- Public Attendee list, public speakers, Barsoom’s Issues document.