

Delta Citizens Municipal Advisory Council

P.O. Box 189, Walnut Grove, CA 95690, Phone 916-776-1161

Meeting Minutes

Date: 5/10/17
Call To Order: 7:32 PM
Adjourned: 8:15 PM
Location: Jean Harvie Community Center, 14273 River Road, Walnut Grove, CA 95690
Prepared By: Amelia Wareham, Secretary

I. Call To Order

1. Roll Call

Present: Gil Labrie, Chair William Schauer
Michael Steinbach, Vice-Chair Sally Shanks
Amelia Wareham, Secretary Topper Van Loben Sels
John Baranek
Stan Eddy

Excused: Darrell Ferreira, Michael Morris, Brad Pappalardo.

Absent:

Quorum Present: Yes (8).

2. Introductions:

County Representative(s)

Present: Tim Kohaya, County Planning & Environmental Review

Guest Speakers: None.

Public Attendees: See Attendee 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.

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II. Agenda Setting

1. No new items added.

III. Old Business

1. Approval of Meeting Minutes from 02/08/17.

Motion: To approve Minutes as corrected.

Motion by: Topper Van Loben Sels

Motion 2nd : Bill Schauer

Votes: Ayes: 8, Noes: 0, Abstains: 0. Motion Carried.

IV. New Business

Control No.: PLNP2017-00063 Courtland Tentative Parcel Map & Special Development Permit. APN: 132-0174-006.


Council Discussion:

Council inquired about Courtland's Town Associations position on this matter. The CTA representative said that they were unanimously in favor of the project.


Sally Shanks inquired about separate water and sewer services to each house. The applicant said that separate water existed. Separate sewer was being addressed.

Stan Eddy inquired about delays in the project moving forward, and the timing of the applicant's parcel map application. The applicant indicated that the project slow down has been due to delays in getting FEMA approval on the second and third houses. The first house was not subject to FEMA decertification regulations. However, the improvements on the second and third house have been determined to fall under FEMA regulations, as they have decided that the improvements exceed 50% of the value of the structures.

Chairman Labrie supported the applicant's response to Stan Eddy about the FEMA approval difficulties. He discussed the new problems being posed for existing property owners who want to improve existing structures. The regulations are



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discouraging them upgrading or improving their structures. This is due, in part, to the extreme difficulty for property owners to determine the value of their structure (without the property included) to know at what point an upgrade project exceeds 50% criteria that would bring the FEMA regulations into play.

The result is that the FEMA decertification regulations are discouraging individuals wanting to upgrade their older residents from doing so.

Motion To Approve: Sally Shanks.

Motion 2nd: Michael Steinbach

Vote: Ayes: 7, Noes: 1 – Stan Eddy. Abstains: 0.

Result: Motion approved.

V. Discussion Items

Tim Kohaya presented handout regarding the County's efforts to make the permit process simpler for the public. The information is now available on the County's website.

Tim also handed out a DCMAC Member Information Binder prepared by Roseanna Clay, the County's DCMAC secretary. The Binder includes information on the Council's function, maps, information on hearing processes, by-laws, resolutions and ordinances, Robert's Rules of Order and reference links at the County's website. The Binder will be a useful reference tool for Council members. The Council thanks Roseanna for her significant effort in preparing the Information Binder.

VI. Items for Next Meeting

1. Roadway Priorities:
 - Develop list of road priorities for Dept. of Transportation from 11/9/16 meeting.
 - Invite Mr. Penrose to return to Council's meetings and clarify plans for Walnut Grove traffic calming measures and planned road projects in the Delta.
2. Council Size
 - Update on Letter to Supervisor Nottoli requesting change.
3. Update on by-laws review.
4. Update on expanding WG SPA, zoning violations.

Next regular meeting is June 14, 2017 unless notified otherwise.



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VII. Attachment: Public Attendee list.

| DELTA CITIZENS MUNICIPAL ADVISORY COUNCIL MEETING Date: <u>5/10/17</u> Public Attendees (Completion of the Attendance Form is Optional.) | | |
|---|---|----------------------------|
| Please Print Clearly | | |
| Name | Address | Email |
| Rebecca Larson | 909 Granada Ln Vacaville 95688 | beckylarson909@comcast.net |
| Martin Wood | 140 LITTON DR. STE 240 GRASS VALLEY, CA | martinwood@scopeinc.net |
| Lauren Korth | 109 W. Brannen Island Rd. Island, CA | lauren.korth@asm.ca.gov |
| PETER ROBERTSON | RECREATION BOTTLERS CO 3853 CRESTWAY 95964 | BOTTLES@SOPREWEST.NET |
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DCMAC Public Attendances Form.docx



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6/20/17

Date