

Delta Citizens Municipal Advisory Council

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

Meeting Minutes

Date: 6/14/17
Call To Order: 7:35 PM
Adjourned: 8:20 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, Chairman	Michael Morris
	Amelia Wareham, Secretary	Bradford Pappalardo
	John Baranek	William Schauer
	Stan Eddy	Sally Shanks
	Darrell Ferreira	Topper Van Loben Sels

Excused:

Absent: Michael Steinbach, Vice-Chairman

Quorum Present: Yes (10).

2. Introductions:

County Representative(s)

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

Guest Speakers: None.

Public Attendees: Walter Sadler, Cal Am Water. Jim Barsoom, Steve Barsoom, Jean Barsoom, Kris Dixon, Hudson Towne

3. Role of Council

Chairman discussed the Council's role as an advisory body to the Planning Commission. He discussed scope of Council's duties focusing on the zoning code, the Delta Community Plan, Special Planning Areas and the County General Plan. He discussed how all four of these areas work together in synergy.


Signature


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The Chairman identified two categories of zoning code matters: 1) Permitted uses as defined in the Zoning Code and 2) Permitted uses with conditions. This category has discretionary items in the Zoning Code. The Chairman informed the audience that The Cal Am Water Tank Project (WTP) fits into this category.

The Chairman re-capped the circumstances of the matter before the Council stating that 1) this matter was a continuation of prior hearings, 2) at the last meeting the applicant had been given direction to work out concerns with residents, and 3) work out adverse impact items.

II. Agenda Setting

1. No new items were added. No vote was needed.
2. Motion to Accept Agenda:
Motion 2nd:
Vote: ___ Ayes; ___ Noes; ___ Abstains
Result: None.

III. Old Business

1. Approval of DCMAC Meeting Minutes from May 10, 2017.

Motion: To approve Minutes as written.

Motion by: Sally Shanks

Motion 2nd: John Baranek

Vote: 10 Ayes; 0 Noes; 3 Abstains: Morris, Ferreira, Pappalardo who were not at 5/10/17 meeting.

Result: Motion approved.

IV. New Business

PLNP2015-00140: Cal Am Walnut Grove Water Tank Project (WTP). APN: 142-0080-090 and 142-0080-122.

1. Use Permit – 200,000-gallon water storage tank, 10,000-gallon hydro-pneumatic tank and booster pump station with for submersible pumps at existing well site.
2. Minor Use Permit – to allow barbed wire on a fence adjacent to residential properties.



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3. Special Development Permit – to deviate from Zoning Code Section 5.2.5A.8 requiring a six-foot masonry wall along residential property and agricultural zoning districts.
4. Design Review – To be conducted by other County resources.

Meeting Discussion:

1. Site Map Review – Council discussed the latest (final) site map presented by Cal Am.
 - a. Final site map shows that the 200,000-gallon tank has been moved to the west and placed “behind” the existing equipment. This removes it from being directly behind the Barsoom’s residents. Barsooms requested this change after the initially proposal placed it behind their house which would have blocked their view and had a significant negative impact on their property value.
 - b. Site map showed placement of new gates on the site.
 - c. Barsooms raised questions regarding the need for a 20-foot gate on the north fence line, given that Cal Am will do a land-exchange with the Towne’s turning the property north of the water tank back into land for Towne to farm.
 - d. Changes were made to the site map during the meeting. Sadler said that Cal Am will move the north gate to the west perimeter fence.
 - e. Site map showed that the east and south perimeter fencing would be moved back away from drainage ditches to allow access for ditch cleaning and maintenance. Residents had raised concerns about ditch maintenance.
 - f. Site map showed submersible pumps that will reduce noise. Noise was one of residents’ concerns.

2. Land-Exchange Commitment

There was discussion about the email from Sadler to Sam Towne and Jim Barsoom dated 6/8/17. See email of record on this project.



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Sadler, Cal Am Water and Sam Towne have committed to a land exchange which would move Cal Am's north property south, in exchange for the addition of an equal amount of property to the west.

Sadler and Towne have made agreements about the use of land removed from the auger drilling and Towne's access to a water line and valves.

3. Plan for foundation pilings

Mike Morris raised questions about the approach to foundation pilings. Cal Am stated now they will do auger drilling, rather than the initially proposed pile driving approach.

Residents had raised significant concerns about the noise and vibration of the pile driving approach.



There will be approximately 30 pilings drilled for foundational support that are each about 2-feet in diameter. Foundational support is for seismic concerns.

4. Ditch Maintenance and Drainage

Topper van Loben Sels raised questions about responsibilities for drainage ditch maintenance around the site.

There were a number of varying opinions regarding who is responsible for maintenance. Some thoughts included: 1) if the ditches behind Islandview Way are considered "private ditches", then responsibility is shared 50/50 between owners on each side; 2) CC&Rs for Grand Island Estates (Islandview Way is part of this) did not clearly address this matter when written by Bruce Towne; the Towne's still have some responsibility as property owners; 3) Jim Barsoom maintains his own section of ditch; 4) Reclamation District 3 should be responsible since the south portion of the ditch drains part of Clampett Track in addition to Grand Island Estates; 5) Sacramento County may have responsibility; 6) DCMAC should discuss with Sacramento County; 7) A separate letter to Supervisor Nottoli should be sent by DCMAC.

Tim Hawkins suggested that DCMAC contact Department of Water Resources for possible assistance in getting clarification of responsibility for ditch maintenance.

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5. Fence Type and Masonry Wall Variance Request

- a. Perimeter Fence – existing fence is 7 feet plus barbed wire. Initial project proposal extended the 7-foot fence. Now all fencing will be replaced with 6 foot cyclone fencing. Decision was that 3 sides (north, south and east) would have slats to reduce visible impact on residents.
- b. Masonry Wall – Barsooms preferred not to have a 6-foot masonry on the east side of the site contending it would block their views, increase opportunities for graffiti, and foregoing the potential benefit of sound reduction. Kris Dixon voiced support for the masonry wall to reduce sound.

6. Future Design Reviews

Questions were asked regarding the process of future design/engineering review changes. The County staff indicated that any major changes in design/engineering would be returned to DCMAC for reconsideration.

Council Recommendation:

Motion: To approve 1) the Use Permit, 2) the Minor Use Permit, and 3) the Special Development Permit with the conditions that:

- 1) The land-exchange and other matters identified in Cal Am's email dated 6/8/17 occur as part of the permit process.
- 2) The north-facing gate is moved to the west side of the project site.
- 3) Slating is added to the cyclone perimeter fence on 3 sides (north, south and east).
- 4) Fencing will be 6-foot with barbed wire added.

Motion By: John Baranek


Motion 2nd: Bill Schauer

Vote: 10 Ayes; 0 Noes; 0 Abstains.

Results: Motion Approved with Conditions.

V. Discussion Items for Next Meeting

Chairman postponed discussion on these items.

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1. 2016: 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. 2016:Council Size
 - Update on Letter to Supervisor Nottoli requesting change.
3. 2016: Update on by-laws review.
4. 2016:Update on expanding WG SPA, zoning violations.
5. 2017 June: Irrigation Ditch Maintenance Responsibilities
6. 2017 June: Traffic Violations — Illegal passing, dangerous road conditions and driving conditions in the Delta. CHP Violation Reporting phone: 916-681-2300.

Next regular meeting is 7/12/17, unless notified otherwise.



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