

CGPAC Meeting minutes

4/13/17

Members of Board in attendance

Phyllis Dutra

David Ogilvie (acting Chair)

Mike Heringer

Gary Merwin

Linda Waits

Oscar Villegas Supervisor in attendance

Marianne Estes, District 1 Deputy to Supervisor Villegas

Stephanie Cormier, Planning

Ed Short, Flood Plain Administrator and Chief Building Officer

8 members of the public in attendance

Approval of Agenda

1st Phyllis Dutra

2nd Mike Heringer

Public request

Terry W. Cox – Traffic and levees have become a huge public safety hazard on the West Sacramento side of the Freeport bridge. This route is a regional asset as it allows for movement between the I-80 and I-5 corridors. Levee patrol shows a huge problem. Terry suggested that we emphasize that we are a regional asset. Bridge design concerns raised by group and Terry.

Oscar communicated that there needs to be data collected to understand the depth of the issue. Oscar noted that the County is planning a short, mid and long term solution to address the issue. He noted that there would be communication at the end of summer communication on the steps planned. Communication would come to the CGPAC committee through Marianne Estes. Discussion regarding the Delta Shores Project and the Consumnes overpass and onramp and whether there was appropriate mitigation established in the EIR prepared for these projects to address the increased traffic on the bridge.

Discussion items

Agenda schedule was revised to address d and e earlier in schedule.

Discussion regarding d and e – Planning Commission and Planning staff are not prepared with the draft changes to commercial uses in the Ag Zones and the Williamson Act Guidelines. An adhoc sub-committee of the Planning Commission will meet with staff to further revise proposed changes to the Ag

Zones and Williamson Act Guidelines. Discussion regarding both the review of the Williamson Act Guidelines and Commercial and Tourism Zoning Code Amendments –Special AG Overlay District is not intended to be affected by the changes. David Ogilvie moved discuss at May or June Meeting once language is ready for review. Gary Merwin seconded.

Election of Officers

Keep the officers the same until next February - Linda Waits 1st, David Ogilvie 2nd Committee approved unanimously.

- Dominic DiMare, President
- David Ogilvie, Vice-President
- Amanda Beck, Secretary

b. Ed Short, Flood Plain Administrator and Chief Building Officer presented plan to change ordinance to address recent FEMA audit. Audit showed that there were ag exempt structures below the water line that were not properly documented - found 48 structures not in compliance. These have been addressed and County is back in compliance. However, ag structures in FEMA designated flood zones will no longer be exempt. Ordinance Change will now allow ag buildings under the water line but building permitting will be required. National Flood Insurance Program Community Rating System(CRS) can allow for a 10% reduction in insurance premiums. Clarksburg area benefits from a positive CRS. CRS will not change with this ordinance change for 5 years; therefore, the flood insurance will stay the same.

Counties or communities can do a hydraulic study and designate a base flood elevation, but this effort requires considerable resources. This may allow for further reduction in FEMA flood insurance.

Oscar noted that Yolo County just received \$1.5 million to study the ability to get a re-designation to Flood Zone D, this would allow for relief in some areas of Clarksburg, Knights Landing, and other incorporated areas but is a legislative process. Committee asked whether some of that can work be used for the hydraulic study to designate the base flood elevation?

Biggins-Water Act – Flood Zone Rates are going up for secondary homes

- Amanda Beck moves to recommend allowing for the Flood Protection Ordinance as written to the Board
- Phyllis Dutra seconds
- Committee Approved unanimously

Bogle Draft EIR

Opportunity in this meeting to allow for comments on the Draft EIR prepared for the proposed Bogle Wind Turbine that would generate electricity for the Bogle wine production facility – Public Comments. Discussion regarding the Draft EIR.

Public Comment - The site is zoned ag industrial and this was approved previously. Stephanie Cormier took notes. Suggested comments to be provided in writing to the County by commentor.

Darren Hall – Planning Commissioner - Notes that the Commission would like to hear from the positive side of the community.

- Committee Recommend placing a recommendation proposal on the May meeting agenda

Motion to adjourn – Phyllis Dutra 1st, Linda Waits 2nd

Announcements

Oscar Villegas

- Money to RD 999 for tree-trimming planned
- PG&E retrofitting to LED lights starting this week