

Delta Citizens Municipal Advisory Council

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

For the Agenda of:
August 12, 2020

Meeting Minutes

Date: 7/23/20
Call To Order: 6:38 pm
Adjourned: 7:50 pm
Location: Via Teleconference
Prepared By: Amelia Wareham, Secretary

I. Call To Order

1. Roll Call

Present: Gil Labrie, Chair Joseph Salman
Michael Steinbacher, Vice-Chair William Schauer
Amelia Wareham, Secretary Topper van Loben Sels
Stan Eddy
Bradford Pappalardo

Excused: John Baranek, Brad Pappalardo, Sally Shanks, Sandra Waterhouse

Absent:

Quorum Present: Yes/No (8)

2. Introductions:

County Planning Reps: Leighann Moffitt, Director of Planning, Mark Michelini, Sr, Planner,
Chris Flores , Agricultural Commissioner. Stephanie Townsend,
Clerk of the Board.

Guest Speaker(s): None.

Public Attendees: None.

3. Role of Council – Not covered. Pledge of Allegiance given by Gil Labrie. Stephanie Townsend read announcement regarding protocol for meeting.

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4. Old Business

Approval of Meeting Minutes from 06/10/20.

Motion To: Approve Minutes as written.

Motion By: M. Steinbacher

Motion 2nd By: T. van Loben Sels

Vote: Ayes = 5. Noes = 0. Abstains = 3.

Result: Motion carried.

II. New Business

1. Planning Item: PLNP2019-00198 County Code and Zoning Code Amendments Related to Industrial Hemp.

Discussion:

Summary:

The Leighann Moffitt, Director of Planning, and Chris Flores, County Ag Commissioner, and staffs were supposed to meet 7/24/20 and decide if they were going to take their current proposed zoning code changes to the BOS on 7/28. Leighann is supposed to send DCMAC an email with their decision.

If they go forward with current recommendation... the zoning code would allow growing and processing of hemp on Ag 20 (or greater) land and they could put their "facilities/crops/etc." within 200 feet of residentially zoned properties. For grow/processing facilities that are indoors, they could do this in M1 & M2 areas (e.g. on Thornton Rd going out of town... e.g. in the empty building by the tire store?) ... As long as either acreage complies with application requirements, it would go through without review.

Note: on 7/27/20 DCMAC Council received an email from Leighann Moffitt which stated:

I wanted to let you know that at staff's request the proposed Hemp Ordinance, originally scheduled for the Board hearing of July 28, 2020, will be dropped from tomorrow's agenda. This is in order for staff to consider and address comments made about the Ordinance. The item is being dropped (instead of continued) in the event changes must also

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be re-reviewed by the Planning Commission. We will inform you of any changes and next steps as we move forward.

Sincerely,

Leighann Moffitt, AICP, Planning Director

Office of Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814 | (916) 874-5584 (direct)

For zoning inquiries, e-mail: SacPlan@saccounty.net

www.planning.saccounty.net

Concerns raised by DCMAC:

Topper — 1) smell of hemp plants when they bloom in Sept & Oct is pungent (this word came up a lot). Westward blowing delta breezes will blow odor directly into residential area of Clampett Tract and rest of Walnut Grove. 2) Smell will devalue residential property values. 3) Must preserve quality of life in legacy communities. Proposed changes are not in keeping with the overall Delta Community Plan. Proposed changes are potentially setting up another set of circumstance to allow another problem like American River Ag and the “Dog Food Factory” have become. 4) Proposed changes should provide same protections for rural, unincorporated towns as is being given to urban areas. In Urban area the growing and processing has to be 1020 feet from residential property.

Stan Eddy and Joe Salman raised security concerns. How to tell legal from illegal grows? Hard to get rid of illegal grows. There are only 2 Sheriff's for all of Delta. Sheriff resources are already too thin.

Gil's big concern was about the processing... the odors, etc. Gil wants the Delta Community exempted from hemp... period.

Moffitt's take-away: DCMAC Council unanimously opposed the proposed zoning code changes.

We requested more review time if they make revisions.— Moffitt noted our request.

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III. Staff Update

American River Ag/Dog Food Factory — Board of Supervisors voted not to let remove the Williamson Act on the property. So, DFF is dead. But, somebody could do hemp there if the zoning code changes are approved as is....

Moffitt said she was concerned about going back to the BOS with another “odors” issue right now because the BOS is highly sensitive to it after the DFF mtg. Topper asked the Ag Commissioner, if she knew how Yolo county was dealing with the hemp issue. She did not, but then somebody must have Googled something and she got an answer. She has talked to other counties... Tulare(?), San Joaquin, another down south... Ag Commissioner suggested they could increase the required acres before hemp could be allowed and/or how far from residential zones... the Commissioner doesn’t want to treat hemp differently than any other agricultural crop.... Didn’t say why.

IV. Other Business- None.

V. Attachments/Attendee List – no public comment or attendees.

VI. Next regular meeting date: 8/12/20.