

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

March 25, 2021

MEMBERS PRESENT: Richard Forster, Supervisor District 2
Frank Axe, Supervisor District 4

MEMBERS ABSENT: None

STAFF PRESENT: Glenn Spitzer, Deputy County Counsel
Chuck Beatty, Planning Director
Mary Ann Manges, Recording Secretary

Supervisor Axe called the meeting to order at 2:13 p.m.

AGENDA: Approved

CORRESPONDENCE: None

APPROVAL OF MINUTES: February 25, 2021 approved with corrections

PUBLIC MATTERS NOT ON THE AGENDA: Supervisor Forster requested that meeting materials be shown on the projector in the future.

ITEM 1: Continued discussion regarding the progress and prioritization of General Plan implementation items and General Plan Settlement Agreement items

Supervisor Axe introduced the item and asked if the Committee should start with the letter with specific examples of the mitigations received from Mara Feeney of the Foothill Conservancy or with the score sheet/table from last time. Supervisor Forster voiced concern about the timeliness of the letter. Ms. Feeney shared that she sent the letter via e-mail on Tuesday. Mr. Beatty contributed that one of the primary reasons this item was continued to this meeting was so the Conservancy could have an opportunity to talk about mitigation measures they believed were not being implemented. Ms. Feeney stated that she believed this was going to be a one hour meeting and is happy to summarize a few of the highlights in the report and would like to hear from Mr. Beatty and where he is headed with revisions. Supervisor Axe asked for Ms. Feeney or Mr. Beatty to start with the attachments of the letter.

Ms. Feeney shared that besides the examples in the letter she did not have time to do a comprehensive review of the findings of fact and statement of overriding considerations from the General Plan EIR. She voiced that the Conservancy is generally concerned that 4 1/2 years after the adoption of the General Plan, development continues to be approved and that a lot of the things that were problematic mitigation measures to reduce impacts are not being done. She gave examples such as developing a storm water management plan and developing a greenhouse gas reduction plan. She continued that the County committed to creating best management practices for design guidelines, stormwater regulations, erosion and landslides, as well as to changing the guidelines to allow clustered residential use. She said she believes that many promises are not being implemented and that the findings of fact summarized very well

the impacts identified during the course of environmental review. She shared that if the County wants to continue to tier off of the General Plan EIR, they have to actually be doing the mitigations that were promised to lessen unavoidable impacts. She suggested figuring out a template that is easy to follow and update.

Supervisor Axe asked if everything in the attachment has been taken right out of the General Plan. Ms. Feeney responded that these are just examples about what kind of revisions can might be made to the current Annual progress report. Beatty shared that based on recent Board of Supervisor comments, there won't be a major overhaul of the report. He shared that comments letters received at the meeting and the Board minutes will be attached to the package and sent to the state, but there will not be an opportunity to do a major rewrite it. He stated that he thinks that we have been clear in the report's that many of the new mitigation programs have not implemented.

Supervisor Axe asked if it includes storm water and greenhouse gas. Mr. Beatty shared that a stormwater detention ordinance has not been reviewed by the Board. Discussion continued amongst the Committee about stormwater background, statewide mandates, monetary issues and that the County does not have its own policy. Supervisor Axe asked Ms. Feeney if storm water is one of the more important mitigation areas. Ms. Feeney responded that ordinances need to be developed and that they are high priority and that she knows the County has a small staff. She said that it is up to the Board of Supervisors and staff to determine what the priorities are and to use the annual report as guide.

Supervisor Axe voiced that mitigation measure 4.8-7b, Implement Fire Services Funding, is occurring right now. He shared that at the next AFD Board meeting, County will potentially approve a consultant to do the study for the impact fees for the people that reside within the Amador Fire Protection District itself. He added that it is 20 years out of date and the fees are significantly lower than cities of Jackson and Sutter Creek. Ms. Feeney said the chart in the annual report is misleading because it says the program was ongoing, but also that it had not been started.

Ms. Feeney said the Foothill Conservancy has a high concern about future water supply in mitigation measure 4.9-4b, Implement Future Water Study, and that their impression is that the County is participating in the Cosumnes Basin interagency meetings.

Supervisor Axe shared that he attended a town hall meeting last night about that. He shared some details of that meeting with the Committee and said he would try to get the power point presentation to make it available. He added that AWA is working on a plan, as well, and the County will give input at some point. He shared that AWA contacted the County about some land for a wastewater treatment and disposal site. Supervisor Forster suggested AWA present on that and Supervisor Axe agreed and stated that Martell might need its own wastewater area.

Supervisor Axe asked Ms. Feeney what she believes are the top two to prioritize in General Plan implementation. She responded that she believes future water supply and interagency coordination to make sure we have adequate services including fire response. She added that design guidelines and best management practices would be very useful, and make them available to people planning projects since they are not hard to achieve or very costly.

Supervisor Axe shared that some things are being done, but that the County does not have a comprehensive water supply plan for the whole County.

Ms. Feeney asked if anyone is participating in the Upper Mokelumne River Watershed Authority and Supervisor Axe questioned if it is part of the adequate water supply and shared that there are not a lot of heavy uses of groundwater in the foothills once above 2000-3000 feet.

The Committee discussed greenhouse gas information, challenges, and history and how the Air District is getting an electric school bus.

Supervisor Axe suggested that at the next meeting to have AWA make a 10-15 minute presentation, review what Cosumnes Groundwater basin is working on, and maybe what AFPD is doing with impact fees. He added clearly there is work to be done and that he knows that the Conservancy is aware that the County has limited capability and has also been stymied with the pandemic. He stressed that he is not trying to make excuses and asked what the best things are to move forward. He said he assumes that the Conservancy would like to see some of the General Plan settlement items move forward such as the Design Standards and the Scenic Viewsheds.

Ms. Feeney stated that she is not sure that those are even a higher priority than some of these other mitigation programs that are not happening. Supervisor Axe asked if mitigations are a higher priority. She responded that in some ways she does and said that she does not want the County to think that the County is accountable to her. She stressed that she just wants to bring this to the County's attention so the annual report can help the County think about what they have committed to do and how to get it done.

Supervisor Axe summarized that the focus seems to be on water supply, adequate services especially fire, stormwater, some specific mitigations for greenhouse gases, and how effective that item is going to be at this time.

Ms. Feeney stated that it is not a small job getting done what was committed, and that the annual report can be a big help to track this. She added that she is not sure if the report is complete, easy to follow, or gives guidance on what needs to be done in the next year. She asked about the status of grant money the County applied for and that using it for zoning consistency might be a great strategy.

Supervisor Axe suggested to try to focus on these four areas. He added that some things have been done and are being done and suggested to write a brief one page description and discuss it in the next Land Use meeting. Ms. Feeney stated that she does not want the County to feel like they need to reply to her. Supervisor Axe said that some bullet points could help to indicate what is being done and that they can be used as a template for a future report to the state.

Supervisor Forster stated that he is looking at the agenda description and asked if we are diverging from the intent of what is listed on the agenda. Supervisor Axe responded that there are settlement items and also General Plan implementation item like the mitigations. Supervisor Forster stressed that he wants to be as specific as we can and asked to get input from AWA on water and AFPD for those items for future mitigations.

Ms. Feeney shared that the County can sort that out and asked about the status of grant money applied for. Mr. Beatty said that funding primarily will be for zoning code update and housing element. Ms. Feeney said a lot of commitments have been made and that the County needs to sort out the priorities and determine what can get done with the funding received.

Supervisor Axe stated that the Committee bit off quite a bit this time and asked if this seems reasonable. Ms. Feeney responded that the County bit this off 4 ½ years ago and that it does seem that the priority is to do the best you can right now.

Supervisor Axe shared that the Conservancy's memo is appreciated and asked if it is okay to stop for the day and continue for next month. Ms. Feeney said she is fine with it. Supervisor Forster asked for AWA and AFPD representatives at the next meeting and a brief description on what they are doing. He asked that in the future to have someone come in on stormwater and shared that the greenhouse gas is a big issue to tackle.

Mr. Beatty suggested to make the regular meeting date tentative so can possibly use the Board Chambers.

The meeting was adjourned at 3:11 p.m. The next meeting date is to be determined.