

Unapproved Minutes
Special Meeting
Dunnigan Advisory Committee
Tuesday, June 9, 2009

Country Fair Estates
5130 County Road 99W
Dunnigan, Ca

Call to order: 7:15 pm by Chairman Weber

ATTENDANCE

- 11 members in attendance, quorum present
- 5 members absent, Shirley Gooch, Wilma Gullat, Willard Ingraham, Anita Tatum and Adella Backhaus
- 2 county representatives were present at this meeting
- 5 residents and guests
- Total in attendance 18 members, guests and county representatives

Discussion Item: EIR draft comments

Chairman Weber addressed the copy of the requested changes handed out to all members. He referenced the comments were put together by the sub committees formed at our last meeting on

- Circulation/Transportation,
- Land Use/Housing
- Hydrology & Water Quality/Utilities & Energy

We are here this evening to review our requested changes to the draft EIR. The Planning Commission workshop starts on June 10th and finishes on June 12th. We must present our suggested changes prior to Friday. Chairman Weber explained the format used for the suggested changes. The goal was to locate impacts that had not been addressed and impacts that would directly affect Dunnigan.

He referenced the Transportation/Circulation section and the Level of Service D that the county found to be acceptable for roads that would handle a lot of traffic. We disagree with this LOS D, LOS C or higher is acceptable, nothing lower than "C".

Chairman Weber indicated we would begin our review of the suggested changes with the Land Use/Housing section.

LAND USE/HOUSING:

Chairman Weber asked if anyone had any changes to the suggested comments for this section.

Impact LU-4, 1st Mitigation Item

- E. Linse suggested the review point be changes to two (2) years instead of five (5). Some discussion followed on this request. Concerns: 5 yr point is the first test, gives the opportunity to see if Dunnigan is reaching the goal, 5yrs gives the developers the opportunity to perform, 2 may not be long enough, also

- allows time to generate interest for employers, employers won't come without roof tops. Monitoring program will be run by the staff.
- Jobs/Housing Balance comments: Chairman Weber questioned who would be included in the calculation of the ratio for Jobs/House. Goal is 1.2; Dunnigan is currently .39 jobs per house. Normally there are more houses than jobs; goal is to get more jobs than houses.
- S. Mumma referenced a concern about the senior community and how the number of seniors would affect the Jobs/House ratio.

At this point discussion was concluded; Chairman Weber entertained the following motion.

Motion by E. Linse: Change the 5 yrs to 2 yrs and add the comment to take into consideration the number of retired residents in the Jobs/Housing calculation. Seconded by S. Mumma.

Vote: Yes 5; No 2; Abstain 4; Motion Passed.

TRANSPORTATION/CIRCULATION:

Chairman Weber opened the discussion on this section.

Concern was noted about the Level of Service (LOS) assigned several roads. LOS D is not acceptable due to the congestion this level of service tends to create. Suggestion was to offer mitigation to secure a LOS C or better on the roads in Dunnigan. Some discussion followed about County Road 2 and the ability to add this roadway into the mitigation to lessen the level of service impact.

- M. Smith indicated no housing was scheduled to be built in that area. Also by utilizing County Road 2 it would reduce traffic impact on interstate 5 that deteriorates it to a LOS D.
- V. Lovell commented; 99W had not been mentioned in the suggested mitigation changes. She felt this should be added.
- We should investigate all our options including the use of County Road 2.
- Chairman Weber welcomed the addition suggested mitigation for County Road 99W. Secretary Kirkland referenced the changes we submitted to the General Plan and indicated we could use the same write up.
- Chairman Weber indicated we would return to this item after we finish reviewing all the mitigation changes before us. This would be an addition item and would be addressed at the end.

Some comments surfaced referencing the Specific Plan, B. Stucker noted a lot of our concerns will be addressed in the Dunnigan Specific Plan. Chairman Weber indicated the Dunnigan Specific Plan will be written by the developers. Our concerns should be presented at every level of the plan, EIR, General Plan as well as Specific Plan. Our impacts must be kept up front, so every time they are mentioned is good. He also commented that the LOS D was not acceptable.

- M. Smith stated the General Plan is the driving force; we will not be able to go over and above this document. We will not get to raise more issues; we need to address them now.
- M. Smith also indicated if we don't provide the tools now, the developers will have free rein. Nothing supersedes the General Plan document.
- Chairman Weber re-confirmed the Specific Plan must be in tune with the General Plan.

At this point E. Linse questioned the idea of a regional shopping center which was being suggested by a mitigation item in Impact CI-1.

- M. Smith stated it was a suggested mitigation item to help lower the impact and to create economic development that would bring revenue into the county. It goes to the LOS C being acceptable as well.

After further discussion it was concluded the wording on the second mitigation item under Impact CI-1 needed to be changed. Some members felt this mitigation addressed an idea that was not within the core development area, although the point was noted.

Motion by S. Mumma to change the wording on the second mitigation item as follows: **Designate Land use and zoning for a Regional Shopping Center outside of the core development area. Seconded by M. Smith; Vote: Yes 11; No 0; Abstain 0; Motion Carried.**

As there were no further questions or concerns, Chairman Weber closed the review of the Transportation/Circulation Section.

UTILITIES AND ENERGY

Chairman Weber gave a brief explanation of the reasoning for the mitigations listed and called for comments from the committee members.

- B. Stucker gave a brief explanation of what the Dunnigan Water District has been involved in with the developers. He commented on the concerns the district has with the ability to deliver potable water and handle the sewer and flood issues. They are interested in both entities.
- B. Stucker referenced the suggested policy statement listed under UTIL-2a; he did not agree we should indicate any specific agencies as part the mitigation at this time.

At that point a motion was brought to the floor to change the wording in this mitigation item.

Motion by B. Stucker to remove the wording stating the water and sewer services be regulated by the CPUC and monitored by the Regional Water Quality Control Board and add **shall be regulated and monitored by the appropriate agencies. Seconded by S. Mumma; Vote: Yes 7; No 1; Abstain 3; Motion Carried.**

Some additional discussion referencing the water, sewer and flood issues took place. M. Smith stated these were mitigation items to attempt to alleviate impacts that will affect us in the future; the Dunnigan Specific Plan will address some of these item in the EIR for Dunnigan, so perhaps we will get a second chance.

Chairman Weber thanked the Water sub committee for the list of questions they presented, he indicated it was a good list of concerns. Commissioner Williams indicated many things have to get adopted into the General Plan to address a Specific Plan.

As there were no further comments, discussion was closed on this section.

HYDROLOGY AND WATER QUALITY

Chairman Weber opened discussion on this section of the suggested mitigations and changes we would like to make.

- G. Bickford indicated the issue of flooding has been and ongoing problem and continues to be addressed with the county with no solution in sight. It is a very important problem and affects the whole Dunnigan area.
- B. Stucker explained the Dunnigan Water District had a company, CH2MHill along with their attorney looking into this issue as well as some others. He further indicated the district had applied for a grant to drill six water monitoring wells so the water district could identify and confirm the water source. It does not look good for the 1000ft aquifer.
- Commissioner Williams reference the nitrate problem that has always existed.
- M. Smith commented that the county had identified the water quality in the EIR draft document to be adopted. The last test will be done once the EIR gets approved.
- B. Stucker stated his concern about the groundwater and wanted to add another mitigation item to this section.

Motion by B. Stucker to include the following mitigation item under HYD-1 Impact: **Based on the current water conditions, re-evaluate the water source for the redevelopment.** *This will assure a sufficient water source is available based on the changing water situation.* **Second by E. Linse;**
Vote: Yes 10; No 0; Abstain 1; Motion Carried.

Chairman Weber then re-addressed the concern about County Road 99W being omitted from the list of suggested mitigation changes. He called for a motion to add the mitigation item.

Motion by V. Lovell to add this mitigation under Impact CI-2: **Dunnigan Specific Plan to include widening 99W as follows, a four lane arterial between County Road 8 north to County Road 5 then transition down to two lanes with a center turn lane from County Road 5 to County Road 2.** **Seconded by M. Smith.**
Vote: Yes 10; No 0; Abstain 1; Motion Carried

Chairman Weber then made the following motion:

Motion by Chairman Weber to submit the Dunnigan Advisory Committees suggested changes to the draft EIR document together with a list of concerns/questions and our cover letter. **Seconded by G. Bickford;**
Vote: Yes 10; No 0; Abstain 1; Motion Carried.

Chairman Weber commented of the committees attempt to address the concerns in the EIR draft document that would most affect Dunnigan. He also indicated that everyone could send in comments individually on this document.

Being no further business, Chairman Weber called for a motion to adjourn:

Motion by N. Busch; Seconded by C. Long; Vote: All In Favor.

Meeting adjourned at 9:00 pm.

Respectfully Submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee