

Unapproved Minutes  
Dunnigan Advisory Committee  
**Wednesday, May 20, 2009**

Country Fair Estates  
5130 County Road 99W  
Dunnigan, Ca

**Call to order:** 7:10 pm by Chairman Weber

**ATTENDANCE**

- 15 members in attendance, quorum present
- 1 members absent, Shirley Gooch
- 4 county representatives were present at this meeting
- 3 residents and guests
- Total in attendance 22 members, guests and county representatives

**MINUTES**

Chairman Weber called for the approval of the April 15<sup>th</sup> minutes. No corrections or additions were brought to the floor. He then called for a motion to approve the April 15<sup>th</sup> minutes.

**Motion by:** Erich Linse; Seconded by Wilma Gulatt to approve the April 15<sup>th</sup> minutes.

**Vote: Yes 15; No 0; Abstain 0; Motion Carried. Minutes of April 15<sup>th</sup> approved.**

**PUBLIC COMMENTS**

- Secretary Kirkland referenced the hand out on Cell Phones going public next month. She indicated to avoid marketing calls on your cell phone call the number listed and be placed on the national do not call list.
- Secretary Kirkland stated the sub committee list requested at the last meeting had been e-mailed to members who have this service; copies are available this evening for the other members.
- Chairman Weber referenced the headline in the Daily Democrat; Congratulation No Prison in Madison, he compliment our members for doing a good job in bring this issue up early and taking action, he sees this as a victory, but questions when this topic comes up again and the state has the funds, where are they going to attempt to place the facility.
- W. Ingraham indicated that Shirley Gooch is doing better and is being transferred to a rehab facility at Mercy Hospital in Sacramento. A get well card was passed around for everyone to sign.
- E. Linse talked briefly about Berryessa's Snow Mountain National Conservation area. He distributed some brochures he obtained on the 18<sup>th</sup> of April when he went on a one day geology trip. This is public land located on the south side of Berryessa and stretches to Snow Mountain. He indicated this is a wonderful opportunity for people to explore nature and perhaps the county could look towards developing an access road to this recreation area in the future.
- V. Lovell referenced the changes taking place in the community and the people losing their homes here in our area due to foreclosure. She questioned the General Plan idea of creating a new community with this taking place; she went on to mention the gang activity and other issues. Vaughnette cautioned people to be aware of their surroundings especially at this time with the foreclosed homes and the shady characters seen coming and going in the community. Take precautions to protect yourself and your property, be aware don't take unnecessary chances. She mentioned several precautionary examples of items to be aware of should you witness them.

As no other Public Comments were mentioned; Public comments were closed.

**CORRESPONDENCE**

Chairman Weber mentioned the correspondence received on the draft EIR. He indicated this document was 1000 page, complicated, overwhelming and we have a June 12<sup>th</sup> deadline to make our comments. He went on to reference the web site where members could view the document.

- Commissioner Bertolero indicated that other committees were dividing the chapters and proceeding in that manner. Chairman Weber indicated we had already decided to proceed in this manner.
- Chairman Weber asked that we schedule a special meeting on June 9<sup>th</sup> for the sub committees to present suggested changes to the EIR document. Chairman Weber will personally deliver our comments to the Planning Commission and Staff.
- D. Rust indicated the Planning Commission will start the public comment period on June 10<sup>th</sup> and it will end on June 12<sup>th</sup>.
- Chairman Weber questioned the date; D. Rust indicated this was only a comment period for the Planning Commission nothing was going to be recommended to the Board. Chairman Bertolero suggested we present our concerns to the Planning Commission during this comment period.
- The dates set for the Planning Commission comment period were questioned; reference was made that committee's are not given adequate time to prepare responses prior to the county proceeding with the public hearings. This policy does not appear to be conducive to allowing the appropriate amount of time for the advisory committees to present their comments and this practice should be changed. If we are instructed to have our comments in by June 12<sup>th</sup> then the comment period should not begin until after that date. If we are allotted 45 days we should get the full time period.
- D. Rust indicated the department was pushing forward to meet the September completion date. Commissioner Bertolero indicated all comments will be responded to in the final EIR, this is a CEQUA requirement.

**Motion by:** Chairman Weber to hold a Special Advisory Meeting on June 9<sup>th</sup> to address our comments on the draft EIR document. **Second by:** Mel Smith.

**Vote: Yes 15; No, 0; Abstain: 0, Motion Passed.**

Commissioner Bertolero suggested we present our comments at the hearing if possible, he gave the times and dates. Don't wait until the last minute; they will entertain comments referencing all areas, regardless of the subject they are on at the time.

As there was no further correspondence; Correspondence was closed.

## **SUB COMMITTEES 2009**

Chairman Weber called for sub committee reports.

**Community Maintenance:** V. Lovell referenced general maintenance, she toured the Hardwood area and felt residents were doing a pretty good job of keeping the area cleaned up. Her main concern was on weed abatement; there are a lot of weeds not being attended to; she described the vacant properties with high weeds. She referred to her request to have the weeds cleaned up rather than picking up trash, she indicated she did not receive an answer.

- D. Rust suggested a request be sent to probation to clear weeds through community service. He will ask Public Works to contact probation. He went on to indicate the Board has taken an action to limit maintenance on certain roads and to abandon others to cut costs. He indicated he has been allotted 25% of his time to work with Public Works and suggested we give him a call or email him with requests.
- A. Tatum mentioned the clean lot program the Fire Department has in place. The Fire Chief surveys all the vacant lots and then assesses priorities. She suggests contacting the Fire Dept. with additional concerns.
- C. Long referenced the weed along the rail road right of way and indicated they need to be addressed.

**Drainage:** No meeting was held. It was noted that no response has been received in regards to the letter we sent asking for assistance and a review of the drainage responsibility in the County Road 8, 99W area.

**Incorporation:** On Hold

**Landscaping:** Chairman Weber indicate this was on hold pending Cal Tran's approval in the fall.

**Roads:** W. Gulatt is concerned about the County never having funds to maintain roads.

She questioned which County roads will no longer maintain and which ones will be abandoned. Deputy Chris Lee indicated the roads abandoned and no longer maintained are gravel roads. She mentioned her concern about not knowing what the County is doing and questioned if we were wasting our time. She also indicated the federal government stimulus plan directed to maintaining roads. What is the procedure for getting a road placed on the list if more stimulus money becomes available and how is that money designated? Deputy Lee explained the process; maintenance is determined by the traffic on the road.

- How can we obtain a list of roads and their priority? V. Lovell commented a report was available on line referencing this subject.
- Secretary Kirkland asked about the letter we forwarded to the Board requesting an investigation on the flooding issue, as of this date no response has been received. Deputy Lee indicated that Supervisor Chamberlain forward the letter to staff, he will check on the progress.
- M. Smith asked about roads that the county has discontinued maintenance on; can the property owners on those roads do the maintenance. He referenced the drainage ditch along Road 7 as an example. Are we free to maintain these ourselves without being cited for being in a public right of way? Deputy Lee indicated if the county states they are not going to maintain the road it reduces their liability however he is not sure if this is correct.
- Additional discussion on roads continued.

**Prison:** No report.

**Safety:** Chairman Weber complimented David Hunt on the presentation he gave at our last meeting referencing fire safety as part of the community emergency plan.

- V. Lovell indicated she spoke to representatives at the Sheriff's Dept. about a Neighborhood Watch program for the Hardwoods. After several attempts she finally reached an individual that was all enthusiastic about setting this up. However as of this date, this has still not taken place. Indication from the representative at the Sheriff's Dept. who handles these requests has put this off until mid June due to some unfortunate circumstances. Vaughnette stated she will continue to pursue setting up this program for the Hardwoods.
- V. Lovell contacted Cal Trans about the Road 4 overpasses. The representative indicated he would check out the structure. If they find a problem with the structure which deems it is unsafe, the new federal money program could be used to correct the problem and perhaps add the changes we would like to see for pedestrians. She was told to also contact Public Works, which she did on the 29<sup>th</sup> of April and got no response.
- W. Gullatt voiced concerns about the grove and the very narrow streets through out and the problem of evacuating residents in a major emergency. She asked Deputy Lee if she was correct in assuming that we would not receive help from the county to widen these roads. Deputy Lee stated it would be difficult to do this. He mentioned the problem of purchasing land from property owners. He doesn't see this as a high priority.
- Chairman Weber mentioned the Fire Chief's position on narrow roads. He felt that perhaps Chief Hunt could stress the point of emergency evacuation which has to be in place for that area and the problem the narrow roads create. The roads in the Hardwoods and the ability to only exit in one direction are a major safety concern. Secretary Kirkland referenced the General Plan concept on narrow roads; the Hardwoods are a prime example of the serious problems that occur when traffic can not flow smoothly through out the community.
- Commissioner Williams indicated he has yet to see a definition of the term narrow roads. He stated the size of the ditches along those roads also add to the problem.
- Secretary Kirkland stated that we must be aware cars will still be driven through out this community and we must keep this in mind when we design the roads. We don't want to congest this new community into a great big mass of congestion and confusion. It would be wonderful to have a community where bicycles would be the primary mode of transportation and residents could walk from place to place and perhaps some of this will come to play, but cars will still be in the picture and we need to remember this when we start to restrict the width of the roads.

**Water:** No Meeting. Chairman Weber attended the Dunnigan Water District meeting. The concern he had was their plan to integrate with the development project for storm water and potable water for housing. Their position was that they would like to sell water for the community, they are hesitant to get into operating a treatment system and they would also like to be involved in the storm drainage. They want to have it done locally because this would be the best for the community. Meeting was referenced on May 21<sup>st</sup> at the Water District that would include a presentation by Keith Fichtner.

- D. Rust informed the committee of the Boards action to allow the Specific Plan application to be presented in order to move forward. The application must be consistent with the General Plan update. The developers will be doing this at their own financial risk.

Chairman Weber closed sub committee reports. He indicated he would like to see more sub committee's work on their projects and submit their reports in a summary form.

## **REQUEST FOR COMMENTS**

**Design Guidelines:** Chairman Weber indicated our comments on changes to the Design Guidelines have been submitted. Secretary Kirkland stated that we could still submit comments per Stephanie Berg.

- Chairman Weber indicated he had personally submitted comments and received a letter thanking him for his comments.
- E. Linse questioned these guidelines in relation to the General Plan and Specific Plan.
- D. Rust and Commissioner Bertolero explained the idea behind the use of these guidelines.
- E. Linse asked to have a definition for narrow streets to be included. Discussion continued on the desirable width of a narrow street. Chairman Weber suggested we submit a comment on the width of narrow streets with a specific number attached. Two motions were made and withdrawn until an exact number can be determined for the minimum width desired for a narrow street.
- Chairman Weber suggested a survey be taken and brought back next meeting before a comment is submitted. Survey information to be presented at June 17<sup>th</sup> meeting.
- Additional discussion continued on the purpose and concerns referencing these generic Design Guidelines.

## **DISCUSSION ITEMS**

**Rooster Update:** D. Rust indicated he had received a letter from one of the residents stating the roosters would be removed by May 29<sup>th</sup>. He indicated he had spoken to Vickie Fletcher on the progress of the Ag ordinance. She indicated it was stalled due to some conflicts in Sac and Sonoma Counties with their ordinances.

**Vacant DAC seat:** Chairman Weber mentioned the vacant seat on our Board; he indicated the county had received applications. He referenced the ad hoc committee working on standards for advisory committees within the county. He felt we should allow the ad hoc committee to proceed further to see what ideas come from this group.

Secretary Kirkland referenced her conversation with supervisor Chamberlain and Deputy Lee on this subject. It was indicated that no set number would be given to each committee, but perhaps a minimum and maximum number would be set. Our committee will remain at seventeen unless we want to change our bylaws. Supervisor Chamberlain indicated he would appoint another member to the committee.

Chairman Weber indicated he would like to see a balance sampling of the Community and he felt we were short in representation from the Hardwoods. Secretary Kirkland indicated she had reviewed this same subject with Deputy Lee today and it appears we are short in representation from the rural area; otherwise it appears we have Dunnigan pretty well covered.

**Draft EIR:** Chairman Weber referenced the EIR document and suggested we form groups to review the following specific sections.

- Transportation and Circulation, Land Use and Housing and Hydrology and Water Quality

Several comments were made referencing the EIR:

- E. Linse referenced economics and the economy of owning a home and driving. He also stressed the need for a strong educational system. If a community is strong on education people will make other sacrifices to live in the community. His idea for a school curriculum his K-10 plus 2, he would like to see accelerated courses for smart people who will carry this country forward in the future.
- Commissioner Williams indicated the need for the first school to be a K-8 with a GATE (Gifted and Talented Education) program and a science lab. He went on to indicate that Dunnigan area students make up 20% of the Arbuckle schools and provided some additional information on the school system.
- Chairman Weber stressed the importance of directing our attention to the items that directly will affect Dunnigan. He encouraged the members to sign up for one of the groups to look into the EIR draft document. He also referenced that there will be an EIR for the Specific Plan.
- M. Smith stressed the importance of being sure all impacts are identified, if there is an impact that has not been mentioned the developers will not be required to mitigate for it. He reference that Don Rust had mentioned earlier that the developers have been given the go a head to move forward on the Specific Plan as long as it conforms to the General Plan and this EIR. Time is running out to comment. If schools are a concern then that person needs to take the Public Services section in the EIR and make sure the impacts have been identified. Roads are a major concern and he stated he had not been able to locate any impacts or mitigation for County Road 8 it's not even identified in the draft EIR and it will more than likely handle about 60% of the traffic. He stressed the importance of finding the impacts that they have not identified.
- Chairman Weber suggested we form the teams and indicated members go work on different sections if they so desire, but we need to get started. D. Rust suggested that everyone read Land Use and summary sections. He indicated it's impossible to read the entire document and the sub committee idea is the way to proceed.
- Chairman Weber indicated we have identified three sections and indicated anyone could comment on their own. He asked if there was any other section a committee should be formed to look into and referenced the need for each committee to have a lead member. He then passed the sign up sheets to the members present. He stated that he wanted these sub committees to begin immediately form meetings next week.

#### **Ad Hoc Sub Committee:**

Chairman Weber asked for an up date on the committee's progress. Commissioner Bertolero referenced their second meeting was today.

- Comparison chart formulated from each Advisory committee bylaws.
- Information successfully separated out to begin the process of forming new bylaws and standing rules to be used by all Advisory Committees.
- The Bylaws will be used by everyone and the Standing Rules will be specific to each Advisory.
- The final document will go before the Planning Commission as a workshop and then on to the Board of Supervisors. New members will receive a copy of the bylaws and rules.
- Chairman Weber questioned the town hall forum idea. Agenda will be designed where the action items for the county appear first and then the community issues.
- E. Linse indicated that language is very important. He stated that our business here on this committee is not just planning criteria; we have community issues to deal with also.
- M. Smith indicated the mission statement is expanded to include other community concerns.

#### **PLANNING COMMISSIONER UPDATE**

Planning Commissioner Bertolero referenced the public comment period dates for the EIR at the Planning Commission which are June 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup>. He indicated not to wait until the last meeting date, the 12<sup>th</sup> is questionable. He also provided the next two meeting dates for the Ad Hoc Committee on the By Laws which are June 24<sup>th</sup>, 1 – 4 pm and July 15<sup>th</sup>, 9 – 12 pm. Commissioner Bertolero went on to inform the committee of the closing of the RH Phillips Winery. They will be moving their facility to Lodi effective July 1<sup>st</sup>. We will be loosing 53 jobs.

#### **FUTURE AGENDA ITEMS**

- Further comments on the Design Guidelines

M. Smith stated the special meeting on June 9<sup>th</sup> is for the EIR comments to be brought forward. Secretary Kirkland asked that each sub committee have their comments typed out and ready to go in order to expedite the delivery of our comments. He gave a brief explanation on how to move through out the document.

Chairman Weber indicated our next regularly scheduled meeting will be held on June 17<sup>th</sup>. He then called for a motion to adjourn. **Motion to adjourn:** Adella Backhaus made the motion; seconded by Mel Smith; all in favor. Meeting adjourned at 9:29 pm.

Respectfully submitted  
Deanna Kirkland, Secretary  
Dunnigan Advisory Committee