

Unapproved Minutes
Dunnigan Advisory Committee
Wednesday, October 21, 2009

Country Fair Estates
5130 County Road 99W
Dunnigan, Ca

Call to order: 7:15 pm by Chairman Weber

ATTENDANCE

- 15 members in attendance, quorum present
- 2 members absent, Karene Harris, Bob Lanfield
- 5 county representatives were present at this meeting
- 10 residents and guests
- Total in attendance 30 members, guests and county representatives

MINUTES

Chairman Weber called for the approval of the minutes of Sept. 16 He asked if there were any corrections or additions to the minutes.

Corrections:

Roads

- County Road 27 between County Road 89 and 102 was reclassified as a rural collector road.

Additional Comments

- Question was if there was consecutive term limits on appointments

Addition:

Berryessa/Snow Mountain Presentation

- Vice Chairman Busch clarified you can write your representative if you are opposed to this idea.

Chairman Weber asked for any additional corrections or additions, none were note, he then called for a motion to accept the Sept. 16 minutes with the above corrections and additions included.

Motion by M. Smith to adopt minutes, Second by W. Gullatt

Vote: Yes 11; No 1; Abstain 3 (members not present at Sept. meeting)

COMMITTEE BUSINESS

Secretary Kirkland indicated:

- County By Laws for Advisory Committees Approved by Supervisors on Oct. 13th
- Reappointment Applications distributed to members present
- Applications to be returned to the Secretary by the November meeting
- Indicate on top corner of application if you wish a 1 or 2 year reappointment
- Half the committee will be appointed for one year the other half for two. The next year the one year appointments will be for two years.
- Eventually everyone will be appointed for two years
- Secretary will prepare the reappointment package and forward to the Supervisors Office

CORRESPONDENCE

Chairman Weber announced

- Chris Lee has taken on a new position within the County.
- Appreciative of the service Chris provided the committee.
- Introduced Nate Palmer who has replaced Chris as Deputy to Supervisor Chamberlain

Memo from John Bencomo

- Announced the continuance of the final public hearing on the General Plan to November 10, 1:30 pm
- D.Rust indicated Board could take action on General Plan at that time or it could be continued again

No further Correspondence noted; Correspondence closed.

PUBLIC COMMENTS

Chairman Weber opened Public Comments.

Road 4 Freeway Over crossing

- Overpass to narrow, does not allow for pedestrian/bike traffic
- Serious safety issue, needs to be addressed
- Progress on this issue at last meeting.

Yolo Land Owners Association

- Chairman Weber announced this group has scheduled a meeting to be held at the Heidrick Ag Museum on Nov. 12, (not sure if date is correct)
- Discuss water issues
- He indicated YLOA is a private entity

Chairman Weber called for additional Public Comments, none were brought to the floor, Public Comments Closed.

SUB COMMITTEE REPORTS:

Incorporation: E. Linse

- Committee met with LAFCO on Sept. 30
- Dunnigan has minimum criteria necessary, that being 500 voters
- Financial Viability is the other main criteria, questionable if we have this viability
- LAFCO may not consider Dunnigan viable unless the population was larger, not sure
- Suggested visiting other communities to see how they operate and gain information
- Encourage Supervisors to develop a structure to allow us to work with them
- Sales Tax dollars from two Dunnigan businesses are significant to the county.
- Chairman Weber stated what generally initiates a community to consider incorporation is that they are aggravated with land use and planning issues. I believe a community needs to be economically viable to incorporate.
- M. Smith indicated he was enlightened by two main criteria, financial viability and no net loss of revenue to the county. As development occurs window for incorporation starts to close, because the revenue to the county continues to go up. Dunnigan is a very small community for incorporation; the window for self government is closing and won't come back until Dunnigan is 55,000 people.
- Self government on land use is the motivator for incorporation
- Will gain more financial education as changes occur, referencing CSA/CSD, we learn to cope with funds collected and problem solving.
- Currently have a CSA for the lighting district.

- D. Rust indicated the CSA has already been expanded to handle more than just lighting.
- E. Linse indicated we could choose a focus from our CSA to concentrate on.
- Question if the current CSA has a governing board, Answer, yes.

Drainage:

- G. Bickford surveyed Road 7 after the recent storm
- Part of drainage ditch blocked by farmers hastily constructed roads to enter property

Roads:

- Narrow roads need better explanation and a pictured example of street widths to get the right prospective in mind.
- Road 88B is a traffic problem because of its narrow width
- Hardwoods Subdivision immediately comes to mind when narrow roads are mentioned, roads there are so narrow it is difficult for two cars to pass each other.
- Do not want this type of problem with traffic flow in new development because of improper road widths
- Cars will remain, children will want to ride bikes in the street, residents will want to jog, residents and guests will want to park on streets, if streets are too narrow, there will be problems.
- Many examples of narrow streets available need to determine what county has in mind when they use the term narrow streets in residential area.

Chairman Weber called for additional Sub committee reports, none were noted, Sub Committee Reports were closed.

PLANNING COMMISSIONER UPDATE

Chairman Weber recognized the commissioners present this evening.

Commissioner Williams; recapped Planning Commission meeting

- TriCal, stores ag chemicals, discussed if approval should be given to allow them to continue to store ag chemicals on sight and how it should be approved also whether the water underneath the sight should be tested to be sure ag chemicals were not leaking into the aquifer
- Seminis Seed wanted to expand their facility, no problem
- Knights Landing housing, Castle Construction had been initially approved for 14-15 houses, they requested several months back to change from 2 story models to single story less expensive model due to the market decline, this was approved. They are now asking to lay foundations for the garages only prior to the FEMA changes taking place. Requirements for foundations heights could be 2-4-6 ft
- D. Rust, Nov. 3 a letter will come; 6 months later they will be required meet the new rules. Living space must be one foot above base flood elevations for 200 year flood plain. Dunnigan Specific Plan is on 200 year flood plain, does not have this problem.
- Commissioner Williams noted new rules will cause some housing impediments; will have some affect on housing in Yolo County not in the flood plain. Will affect existing housing only if destroyed, rebuild will have to meet FEMA rules for foundation requirements.

Commissioner Bertolero;

- Castle Homes wants to be grandfathered in before FEMA rules take place. Cost savings upfront. Interested only in pouring the garage slab to try to get grandfathered in. 65 homes original project.
- Design Guidelines approved.
- By Laws approved. Two changes made, **(1) should** adopt Standing Rules **(2) Can only serve on one Advisory committee at a time**
- Chairman Weber indicated he had viewed the Board meeting on video and complimented Commissioner Bertolero on a job well done. He extended a thank you on behalf of the committee for his work on the By Laws.

Chairman Weber thanked the Commissioners for their input.

DUNNIGAN SPECIFIC PLAN

Chairman Weber recognized Don Rust

- Planning Dept. will be closed entire week of Thanksgiving and last two weeks of the year, Dec 21 through January 4th.
- Reiterated General Plan update final approval continued to Nov. 10.
- Referenced Dunnigan Water District had a meeting with Keith Fichtner, he indicated he was not present. Water is a big issue, developers must resolve this issue. Developer has to show permanent water supply for development, studies and reports, this part of the CEQUA document has to occur.
- Jobs/Housing Balance is the key to success of the project.
- Phasing of the project is important.
- VMT (Vehicle Miles Traveled), GP has goals to achieve less vehicle miles traveled, more commuter services
- Water Supply/Drainage.
- Connect the Hardwood Subdivision to the new development, developers have in concept provided ideas on how this will be accomplished
- County Road 4, 6, 8 and 7 will be modified. County Road 4; suggest attaching a section to the overpass to connect the entire community and allow for a sidewalk, bike crossing separate from vehicle traffic. County Road 6 to be widened to allow for pedestrians, bike lane and electric vehicles (Golf Carts). County Road 7 is the new overpass/bridge.

Concerns:

- E. Linse concerned about the developer pulling water from the Hardwood Community
- Commissioner Williams questioned if the developer had made contact with the Pierce School District. Also the placement of the first K-8 school adjacent to the Hardwood Subdivision. D. Rust indicated he was in a meeting with them and the developer on October 1.
- He went on to question fazing on the job/housing balance, Commissioner Williams asked for further explanation. D. Rust indicated he was talking about the fazing of the overall project. As phase one occurs they need to meet the jobs/housing balance. Without meeting that threshold the development can not continue to faze two.
- Commissioner Williams clarified it was his understanding that the developer in his request had asked specifically, that condition not be put in the plan. D. Rust indicated that was correct. That is a policy in the GP.
- If the GP gets adopted this will be the policy through out the County.
- Commission Williams went on to question the sewage treatment issue. One area was east of town and the other around County Road 7. What is an SBR System?

- D. Rust clarified that at present the development in Dunnigan must stay within the growth boundaries. Applicant has asked for the concept to go east of Dunnigan to put a traditional sewer treatment plant with ponds. The concept with the in town plant is it would fit within two acres, a more compact unit and which is an expandable facility. Commissioner Williams clarified his understanding that the water coming from this type of facility is potable. D. Rust indicated yes.
- E. Linse referenced a book by Ruth George that deal with sewage around the world and the concern on the carbon foot print. He also made reference to monitoring the use of water.
- Secretary Kirkland referenced an article in Comstock and a statement by Keith Fichtner indicating the water for the development would be tapped from the Colusa/Tehama Canal.
- E. Linse referenced that water is controlled, right now control is fish friendly, if there is a shortage they are going to try to preserve the fish, last spring perhaps 5% was available for ag. It may be necessary to have a bond so water could be purchased.
- Chairman Williams clarified that if the GP is approved we could receive an application by Nov. 12?

DISCUSSION ITEMS

Standing Rules:

- Chairman Weber announced the county had adopted the By Laws. We now have a set of standards we have to abide by. We now have to adopt Standing Rules that pertain to our own committee.
- He referenced the template presented by Commissioner Bertolero of ideas for Standing Rules for the committee to review and consider, Standing Rules have to be consistent with the By Laws.
- Chairman Weber indicated the By Laws would like to have us address planning issues and action items first on our agenda and Town Hall community issues addressed later in the meeting.
- Suggest that after our regular two hours meeting we take a vote to stay longer and discuss Town Hall community issues.
- Would like to see agenda changed to address planning and action items first, sub committee reports later and a vote to continue the meeting after two hours or adjourn.
- E. Linse suggested there were ways to adjust the meeting to conform with our time frame.
- Chairman Weber indicated our task is to serve the county under the mission statement of the By Laws. Would like us also to address community concerns.
- Question as to what are community concerns, Chairman Weber gave his idea of what he considers community concerns, sub committee issues, such as incorporation and maintenance issues.
- M. Smith suggested we consider a standing rule that would allow for action and planning items to come first on the agenda and all community issues come second.
- W. Ingraham indicated our community issues should be part of the planning and not separated.
- Commissioner Bertolero asked permission to go through the template presented this evening. He reviewed each section of the handout. Referenced the beginning of the ad hoc committee and determining what should be considered By Laws, what should be Standing Rules.
- He also referenced a majority vote can extend the meeting but a quorum must be present. If a quorum not present you can go ahead and extend the meeting but no action can be taken.

- M. Smith indicated if you adjourn the meeting and then continue you violate the Brown Act. You need to extend the meeting as a public meeting with no adjournment to continue on.
- Commissioner Bertolero stated it is important that all existing committee members and new appointee's receive a copy of the By Law package. Indicated the mix of a committee should have a good ethnic balance. Referenced proper protocol and everyone should be courteous and respectful in dealing with others.

Chairman Weber then addressed each item on the list asked for committee input.

- **Meeting Date:** 3rd Wednesday of the month
- **Special Meeting** called as necessary
- **Meeting Location:** Fire Hall
- **Meeting Time:** 7:00 – 9:00 pm, extended with vote approval
- **Committee Size:** 17 maximum, Chairman Weber indicated he felt a smaller committee would be more productive. Members felt we were lucky to have the participation. Indication we have good diversity; we have representation from all areas of the Dunnigan community.
- V. Lovell disagreed; she indicated we don't have enough diversity; she referenced the Hispanic community, she stated they believe they can't get anywhere by attending the meeting, the Hispanic way of life is different and there is a language bearer, she suggested 17 or less.
- Commissioner Williams stated Dunnigan has the largest committee, when the General Plan was first revised in the 1990's they took the group we had and they became the Advisory Committee. Over the years the committee was larger, membership has been reduced.
- M. Smith stated our committee is quite large, so far this committee at its current number has been productive. The size leaves you with the question when will we no longer be productive. If we can't get through our work in a required two hour meeting then perhaps it is too large.
- E. Linse we have been successful with sub committees, we need to work more with multi language groups.
- B. Stucker stated we have a good group, there may be a time when we go through the Specific Plan when we may have a lot of issues and not be able to get all the business done in two hours. Questioned if we had to address a smaller board and how to do this. Suggested strengthening the sub committees and use the board to lead sub committees for different area of the community and ask residents of each area to participate.
- V. Lovell felt this suggestion would work with the Hispanic community
- Chairman Weber to look into sub committee requirements and if community residents can serve without violating the By Laws.
- Commissioner Williams suggested sub committees could be used on the Town Hall side of the agenda and allow community residents to participate.
- W. Ingraham likes the size, has good representation of the community
- **Seating Arrangement:** as a group, horseshoe shape
- **Public Comments Time Limit:** three minutes, chair discretion
- **Guest Speakers:** Action Items, applicant 5 minutes, chairs discretion; guest speaker 15 minutes, followed by a question/answer period, chairs discretion.
- D. Rust referenced last months presentation being to long, set a time, allow them to give the presentation, do not interrupt, let them know when their time is up, ask questions at the end. Stick to your time limit.
- **Sign In Sheet:** okay

- **Minutes:** okay.

Chairman Weber referenced an action item on the Standing Rules for November meeting. No motion was made to place this item on the November agenda as an action item, discussion to continue.

As Discussion Items per the agenda were complete, Chairman Weber closed the discussion.

Chairman Weber referenced the CSA/CSD presentation to be given at the November meeting. D. Rust confirmed this was set.

FUTURE AGENDA ITEMS

- Keith Fichtner, Water/Flood for new development – Presentation Item

Being no further business, Chairman Weber asked for a motion to adjourn.

Motion by: V. Lovell, **Seconded by:** B. Stucker; **all in favor.**

Meeting Adjourned: 9:00 pm

Respectfully Submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee