

Unapproved Minutes
Dunnigan Advisory Committee
Wednesday, April 18, 2012

Dunnigan Fire Hall
29145 Main St
Dunnigan, Ca 95937

CALL TO ORDER

Chairman Busch called the meeting to order at 7:07 pm.

ATTENDANCE

- 10 Members in attendance, Quorum present.
- 5 Members Absent
- 2 County Representatives were present at this meeting.
- 9 residents and guests.
- Total in attendance, 21 members, guests and county representatives.

PUBLIC COMMENTS

- Rachel L.- Zamora voices oppositions for wind turbines. Bats and hawks help farmers, and turbines impact the areas wildlife. Article in 2010 stated problems with mortality rates from wind turbines.
- Sandra M- Colusa County plans to have 29 to 42 wind turbines west of Williams, put on private & government property. Governor Brown promotes government revenues. Monies go towards the Fast Track Train Program. There are 2,800 programs against wind turbines.
- David Hunt- promoting Knox boxes residential, commercial. Call for demonstration.
- Rachel-5 landowners open properties for bird watching from 7am to 1pm for Over 40 species of birds.

COMMITTEE BUSINESS

MINUTES:

Chairman Busch called for a motion to approve the minutes.

Motion by: Deanna Kirkland

Second by: Madalene Lane

Vote: Yes: 10 **No:** 0 **Abstain:** 0 **Motion:** Passed

Note: Willard needs minutes mailed.

CORRESPONDENCE

Chairman Busch called for correspondence. No Correspondence received.

DUNNIGAN SPECIFIED PLAN

- David Morrison- Board approved June 2009, 3 yrs time taken to develop plan. Price will review details including water, sewage, drainage, financing, facility, biological studies,

traffic plan development standards. Another month will be unveiled to the public. Planning a workshop with the Planning Commissioner's Board. Approximately July 10, 2012. Once turn in application EIR put up for review in October final recommendation from Planning Commission. March or April of next year.

- Deanna -Will we see plan before Board of Supervisors?
- David- Yes by the end of May
- Deanna- Only because we worked so hard for 5 years to make sure that it fits into what the community envisioned, and if incorrect we can discuss. We want this project to be unique and special.
- Price- Walker Elliot Homes has been working with former colleague Russ Davis since the beginning. Rob Capps is property owner in the plan, Andrea Mayer is the planner and Sharon O'Brien contact and Barksdale engineer. Policies consistent with general plan. Thank you to Duane and all of you for the victory of the plan over Love's. We agree that it should go to Rd 8 not Rd 6. Preserved the integrity of the plan to enhance your town, not having a truck stop is a victory at rd6.
- Madalene -We wouldn't have a town.
- Price- Agrees a lot of people went to the meetings and the board listened. Quick update; Love's met with County and Duane 3 weeks ago; David and development director want Love's to go to Rd 8. They are thinking of going to Williams. Elliot homes has not met with Love's personally.
- Deanna -What's going on with \$1.8 million requirement for road improvements on Rd 8 with the round about?
- David- Waiting for road construction.
- Deanna- 1.8 million, is there any way to manipulate this cost so not so high? That way we can entice Love's to come to Rd 8? We don't need a round about, they're terrible.
- David- You have some issues with the commercial plan? It was designed for 150 acres of commercial development project that would be scaled down to reduce the traffic load. Not solely our decision, Cal trans has a say. Looked at in the environmental review. Project is located there. If Love's came back to Rd8 the traffic consultant would have to re look.
- Price- Go through a briefing of the plan and answer questions at the end.
- Andrea Mayer- Land Planner using map. You all know where the general plan is located. Specifically defines both set boundaries represent. 3,100 acres canal is west boundary to 88 then to 99W, including the church. What land uses will be. The team worked with county staff, how to create a sustainable community that has the best jobs and services. Continues with overview of map. In addition to Road 6 connection, Road 8 pedestrian connection.
- Deanna- Any thought given to amount of traffic on 99W? Pedestrian walkway, or does it cross 99W, or alternate routes?
- Willard- Very concerned about hardwoods, not wide enough on Road 4, for vehicles to pass. Something needs to be done to fix the roads. Overpass on Road 4 needs work, no room for pedestrians, horses, bicycles, all are hard to see when driving a vehicle.
- Deanna- Water and sewer issue most people on septic tanks.
- Andrea- Robert will talk about infrastructure, first talk about design issues.
- Deanna- What has been changed on the plan?

- Neil- Is there a exit from hardwoods to rd6.
- Andrea- One of the major roads will connect Road 88C to Road 6 as an alternative exit. Mostly for those traveling south.
- Deanna- It is a safety issue really needs a southern exit.
- Rob Capps- Someone asked about 99W traffic, will be redirected to Road 6. Landowners working with Price on project since 2008. Lot of headway in the last year. Next 50 days will get copies to everyone. Water supply assessment, part o final draft. Water coming from canal. Will meet the new demand, looking at ground water as a back up. Main water treatment plant, will be distributed from here. Waste water treatment plant, enormous amount of work. 2-2 ¼ million gallons of water. Over a long period of time, no septic. New facility is 2.7 acres and all new technology.
- Price- Not our intention, to use groundwater we will use canals. District says can provide enough water, and numbers appear to work.
- Rob- There will be a contract for water. Will recycle water for irrigation. Reduces demand for water. Treated waste water, theoretically you can drink it. Drainage in the area, 4 retention ponds to use outflow.
- Deanna- Roads consideration for farm equipment on Road 99W, if expanded.
- Price- Mix of densities in order of prescribed requirement from general plan. 8 units an acre average. Some areas small lots and close together.
- Deanna- condos, that face the pond.
- Price- Those would fit medium density requirement.
- David Morrison- End of May for copies of Specific Plan.

EXPANSION OF MOBILE HOME PARK/ CAMPERS INN

- David Morrison- Proposing to take RV area and golf course and develop land into more single wide mobile home spaces. Move from 50 spaces to 190 mobile home spaces. Sewer and water an issue. Impact of noise and air quality on residents. Done noise study and test air for diesel composite. Climate change also. Long way to go.
- Deanna- Looking into water problems that happened to residents a few years back where clean and sewer water mixed, situation is fixed? Same owner?
- David- Not sure.
- Deanna- Kind of tight spaced for the new homes.
- Neil- Golf course was old Bailey feed lot. Right in the middle is concrete silo, they filled it in when they put the golf course. Concerned about the smell Adams is really bad when the wind picks up.
- David- Self- storage facility in works.
- David Morrison- 200 year flood protection required in 10k+ community.
- Willard- Don't forget or will be a problem later, very serious problem now.
- David- recommendation for certain projects, lots of state and local laws.

PLANNING COMMISION

- Duane- Nothing to add.
- David- Future Farmers doing project of debates, went to state championship debating solar parcels on agriculture land.

FUTURE AGENDA ITEMS

- Maps for Dunnigan Specific Plan if Available.
- Expansion of Camper's Inn

NEXT MEETING

Next meeting May 16, 2012.

ADDITIONAL QUESTIONS AND COMMENTS

- Duane- Does bicycle race affect traffic? Is the fire dept involved?

MOTION TO ADJOURN

Being no further business, Chairman Busch called for a motion to adjourn.

Motion by: Deanna **Second by:** Madalene **All in favor.**

Meeting adjourned: 8:30