

Dunnigan Advisory Committee
Wednesday, June 20, 2012

Dunnigan Fire Hall
29145 Main St.
Dunnigan, Ca 95937

CALL TO ORDER

Chairman Neil Busch called the meeting to order at 7:15 pm.

ATTENDANCE

- 8 Members in attendance, Quorum present
- 7 Members absent: Anita Tatum, Mel Smith, Adella Backhaus,
Willard Ingraham, Wilma Gullatt, Shirley Gooch,
Sid Mumma
- 3 County representatives were present at this meeting
- 8 Residents and guests
- Total in attendance, 19 members, guests and county representatives

PUBLIC COMMENTS

Chairman Neil Busch opened Public Comments

- Madalene Lane congratulated Supervisor Duane Chamberlain on winning the recent election
- Supervisor Duane Chamberlain indicated it was the rural area of the district that cinched his win. He did not win one precinct in Woodland, he went on to thank everyone for their support and stated we do count.
- Planning Commissioner Keith Williams referenced the groundwater nitrate problem that Dunnigan has experienced in the past, this is still an ongoing issue and concern.

Being no further Public Comments, public comments were closed.

COMMITTEE BUSINESS

Minutes

Chairman Neil Busch asked if there were any corrections or additions to the minutes of May 16, 2012.

Correction:

- Erich Linse stated his comment favoring a whole bunch of swimming pools was incorrect. His statement was rather than a whole bunch of swimming pools, there would be more conservation if there was a community pool. Community pools use less water.
- Erich Linse also questioned why the future agenda item for Road 4, 88B & 88C was not on tonight's agenda.

Being no further corrections to the minutes, Chairman Neil Busch called for a motion to approve the minutes of May 16, 2012.

Motion by: Madalene Lane to approve the minutes of May 16, 2012 with the noted correction.

Second by: Erich Linse

Vote: Yes: 6 No: 0 Abstain: 2 (were absent) Motion: Passed

CORRESPONDENCE

Chairman Neil Busch called for correspondence.

- Received information on the meteorological wind towers, which is an action item on the agenda this evening.

DISCUSSION ITEMS

Dunnigan Specific Plan -

Chairman Neil Busch recognized Principal Planner, Eric Parfrey who provided information on the progress of this project.

- A draft application was received from the developers before Christmas
- Planning staff is currently working with the developers to put together a presentable presentation of the project for the public
- Concern the project is not moving forward, to many delays
- Questions referencing the EIR, when it will be ready, length of time. EIR could take up to 18 months to complete
- Question regarding the VMT and the jobs/housing balance, do they have to be incorporated and can the lot size be increased for the project
- Mr. Parfrey stated the General Plan drives the Specific Plan requirements. The VMT, jobs/housing balance are very specific policies in the General Plan
- Suggestion, a viable resource to consider might be a Senior Community
- Comment period for the EIR would be somewhere around year end, once the process is complete
- Chairman Neil Busch questioned the holdup to completing the application process. Mr. Parfrey indicated the jobs requirement for the area. Developers are required to bring jobs.
- Comment in response was, the county as well as the developers and the community should work together to bring jobs to the area
- Brian Stucker stated the Water District is required to show they have enough water to service the entire project.
- Bill Weber asked when comments need to be in. Mr. Parfrey indicated comments can always be sent in at any time, however comments will be accepted through the CEQUA process around year end.

Love's Truck -

- Board of Supervisors formed a subcommittee to work with Love's Truck or any other truck related business that would be interested in bringing a truck stop to Dunnigan at the Road 8, I 5 area.

- Question if Love's had purchased the United property. Mr. Parfrey indicated that Elliott has an option on the property in hopes of trading Love's this property for the Road 6 property.

Expansion of Mobile Home Park -

- Project has been approved, still a lot of issues to be worked out.
- No creditable site plan as yet. Engineering issues need to be resolved.
- Need to get clearance from the state RWCB.
- Issues must resolved prior to the EIR study being done.
- One issue is the well water, concern there could be another problem as in the past.
- Mr. Parfrey indicated Stephanie was the planner on the project, we could contact her for information.
- Concern noted referencing the size of the lots, to many homes for size of area
- Homes located to close together, no room for privacy or space for yard
- Concern, had the truck stop been approved for Road 6 and another well was drilled in both area, the draw down of the water could have been a problem for both projects as well as the Hardwood area. Question of the Hardwood area could have sustained the water draw down.

ACTION ITEM

ZF 2012-0017 Proposed Use Permit to allow construction of six temporary meteorological wind towers.

Chairman Neil Busch recognized Eric Parfrey, Principal Planner. Mr. Parfrey presented a handout on the project and indicated the nec dec information had been sent out on the request for 6 additional temporary meteorological towers to be installed in the Dunnigan Hills, Hungry Hollow area. He went on to give a brief recap of the project.

Considerable discussion and questions followed.

Mr. Parfrey provided a brief explanation on the location of the six new requested towers. The towers will allow more wind data to be collected from various areas. The existing four towers have been in operation for one year.

- Requesting a use permit for 2 years with the ability to add additional years
- Question referencing data being collected from existing towers, has it been significant or not.
- Wind data being gathered, not enough area being tested, reason for new towers
- Question, one tower to be located by a cell tower, will it affect cell phone usage, answer, no
- Will this project have potential impacts on the Dunnigan Specific Plan if county moves forward with the installation of a wind farm
- Concern if wind farm is installed in Dunnigan Hills and visible, could it deter home sales in the future
- Patrick Buckley, Pioneer Green Energy was present to address concerns and provide information, he explained about the economic benefits this project could bring to a community, referencing a county up north

- Dunnigan would not receive these benefits, economic benefits would go to the county, wind power county could sell for revenue
- Map area of potential turbine wind farm is a lot bigger than test towers being presented
- Concern if wind turbine farm would damage Dunnigan future development plans
- Question if fences could be placed around the towers to study mortality rate of birds in the area, according to the Biological study performed, no indication of birds being killed in Dunnigan

At this point in the discussion, Erich Linse made the following motion:

Motion: to accept the nec dec for the additional six temporary meteorological towers

Second by: Madalene Lane

Discussion followed:

- Mr. Parfrey indicated the action item was for the use permit, not the nec dec
- Erich Linse disagreed and read the Action Item as stated on tonight's agenda
- Concern noted again about the environmental impacts not studied and that Dunnigan would receive no benefits from this project
- Concern a full EIR was not being completed for future potential impacts on the Dunnigan Specific Plan
- Mr. Parfrey explained a full EIR would be required should an application be received from Pioneer Green Energy or any other wind turbine company requesting to install a wind farm here.

Chairman Neil Busch called for the motion to be restated, Erich Linse restated his motion as indicated above and it was again seconded by Madalene Lane. Chairman Neil Busch called for the vote.

Vote: Yes: 5 No: 2 Abstain: 1 Motion: Passed

PLANNING COMMISSIONER UPDATE

Chairman Neil Busch recognized Planning Commissioner Keith Williams

- Planning Commission reviewed the EIR for Teichert Mining
- Community Park in Esparto - ESCD indicates they don't have enough water to service this project
- Reviewed Clark Pacific project

FUTURE AGENDA ITEMS

- Road 4 overpass
- Road Conditions Rd 4, 88B & 88C and others

ADDITIONAL COMMENTS

Chairman Neil Busch asked Supervisor Duane Chamberlain if he had any comments regarding the recent election.

Supervisor Chamberlain indicated that since the redistricting, half of Woodland is now in his district, he now has to work with Woodland City Counsel of which he really has no

authority. He went on to mention the AB 109 concern, the release of prisoners will create a major problem with the cutting back of the police force.

Chairman Neil Busch asked about the Woodland water system repair, Woodland water system is rapidly deteriorating. Supervisor Chamberlain indicated this was a city problem.

MOTION TO ADJOURN

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

Motion by: Brian Stucker to adjourn the meeting

Second by: Bill Weber

Vote: Yes: 8 No: 0 Abstain: 0 Motion: Passed

Meeting Adjourned: 8:40 pm

Meeting minutes recorded on tape.

Respectfully Submitted
Deanna Kirkland, Acting Secretary
Dunnigan Advisory Committee