

Dunnigan Advisory Committee  
Wednesday, January 16, 2013

Dunnigan Fire Hall  
29145 Main St.  
Dunnigan, Ca 95937

### **CALL TO ORDER**

Chairman Neil Busch called the meeting to order at 7:12 pm.

### **ATTENDANCE**

- 9 Members in attendance, Quorum present
- 3 Members absent: Mel Smith, Adella Backhaus, Carolie Long
- 2 County representatives were present at this meeting
- 14 Residents and guests
- Total in attendance, 25 members, guests and county representatives

### **PUBLIC COMMENTS**

Chairman Neil Busch opened Public Comments

Sandra Montero presented an update on the wind turbine issue.

- stated Pioneer is looking for investors for their project.
- Pioneer is saying there is enough wind
- investors feel California has too many regulations
- PG&E investors are hesitant to invest any more money
- project on hold, they have until May to get an investors.

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 October 17 and November 16, 2012

No corrections were noted.

October 17, 2012

**Motion by:** Erich Linse to approve the minutes of October 17, 2012

**Second by:** Bill Weber

**Discussion:** none

**Vote: Yes: 8 No: 0 Abstain: 1 (absent) Motion: Passed**

November 16, 2012

**Motion by:** Deanna Kirkland to approve the minutes of November 16, 2012

**Second by:** Wilma Gullatt

**Discussion:** none

**Vote: Yes: 8 No: 0 Abstain: 1 (absent) Motion: Passed**

### **CORRESPONDENCE**

Chairman Neil Busch called for correspondence.

Chairman Busch stated he received an email from David Morrison requesting the committee hold a special meeting the first week of February to discuss the Love's Truck and Travel Center project at Road 6.

Chairman Busch suggested Wednesday, February 6, if the Fire Hall would be available.

**Motion by:** Deanna Kirkland to hold the requested special meeting on Wednesday, February 6, providing the Fire Hall is available.

**Second by:** Wilma Gullatt

**Discussion:** Question: could we combine our regular meeting with this one? Chairman Busch indicated this was a special meeting to be devoted to one topic only. He asked the attending fire official to check on the date for the meeting and to let us know if the Fire Hall would be available.

**Vote: Yes: 9 No: 0 Abstain: 0 Motion: Passed**

### **NOMINATION OF OFFICERS FOR 2013**

Chairman Neil Busch opened the nominations for officers.

#### **Chairman:**

Deanna Kirkland nominated Neil Busch

Seconded by: Erich Linse

No other nominations received. **Neil Busch remains Chairman for 2013**

#### **Vice Chairman:**

Anita Tatum nominated Madeline Lane

Deanna Kirkland nominated Bill Weber

Ballots were distributed to members present. Planning Commissioner Keith Williams was asked to count the ballots. Weber received 5 votes Lane received 4 votes

**Bill Weber was elected Vice Chairman for 2013**

#### **Secretary:**

Chairman Neil Busch nominated Deanna Kirkland. No other nominations received.

**Deanna Kirkland Secretary for 2013**

Chairman Neil Busch closed the nominations and election of officers for 2013.

## **DISCUSSION ITEMS**

### **Dunnigan Specific Plan and Love's Truck Center –**

Chairman Busch stated before we get into this topic, I want to inform the committee of the results of the meeting with Supervisor Saylor on the Love's Truck Stop at Road 6.

- Three of us and five residences met with the Supervisor and presented different aspects of why Love's does not belong at Road 6.
- Information not previously discussed was presented to the Supervisor.
- The meeting was well organized and our representatives did a great job in presenting some history and pointing out some very important issues.

Question: what do you think the outcome was?

Chairman Busch stated it was a very positive meeting.

- We presented the history of Love's at Road 8,
- funds already spent on the Dunnigan Specific Plan,
- lack of Love's interaction with the Dunnigan Community,
- the future of Dunnigan for its youth
- direct hazardous situation on traffic
- sewer pond with no lining and its effects on the aquifer
- information was presented that the Supervisor was not aware of or had little previous knowledge of the entire history.

Question: why should the community have to provide reasons to allow a Love's to locate where we don't want them to be.

- The Supervisors are requesting that we provide conditions that would need to be made to an agreement that affect the Specific plan if placed at Road 6.
- The Committee felt that no concessions should be made by the developer to locate a Truck Center at road 6.
- The County staff seems to lack the knowledge or ability to develop a planned community and is delaying the process. There does not seem to be a priority in their review process.

Chairman Busch stated he asked Sharon O'Brien to put together some information for the meeting.

Price Walker, Elliott Homes provided the following information:

- Elliot Homes is following Love's issue closely
- Providing all the information county is requesting for the Specific Plan
- They are currently not making any changes to the plan to accommodate Love's
- Still have correct zoning on both sides of Road 8, clearly right spot for the truck stop
- Plan to meet with Supervisor Saylor to convince him Road 8 is the right spot for a truck center. If Supervisor Saylor comes out strong for Road 8 it could generate a 4-1 vote
- School district met with Supervisor Provenza, meeting was good, district strong for supporting schools at the site designated in the Dunnigan Specific Plan. School sites locked in, they are not willing to change.

- Feels things are looking up, Love's has helped bring the Specific Plan up front
- Dunnigan needs to stay strong for the Road 8 location
- Wants what's best for Dunnigan, but has to work with the county to move the Specific Plan forward
- Loves can be a plus for Dunnigan and provide good things for the community but only if they locate at Road 8

Question: Love's had a contract several years back, they did not have a problem locating at Road 8, why now? A contract was signed for the Road 8 property and ready to move forward when the contract stalled.

- If the county really wanted this, they could provide incentives for Love's to go to Road 8
- Property south of Road 8 has all its entitlements, its ready to go, there are business waiting to come in but the anchor needed is the truck stop.

W Ingraham Suggestion: perhaps they should look at County Line Road. Then they would be in Colusa County and not our concern.

B. Weber asked about the status of the application for the Dunnigan Specific Plan.

P. Walker indicated they submitted the plan we saw, and the county came back with an equivalent size package of comments they wanted addressed; when the package has been turned in then the application will be deemed complete.

Package almost ready to be resubmitted, he indicated the second draft should be done by March 1.

General Plan states all trucking to be concentrated at Road 8.

Sid Mumma: asked if the Specific Plan is approved, when would you start building?

He also questioned the water supply, were would it come from.

P. Walker: ten years perhaps. Water not an issue at this point.

Resident comment: County looks upon Dunnigan as a dying community; they don't want to see Dunnigan move forward. They don't care about the children or the youth of this community, they only see the money.

D. Kirkland: There are 1400 people in Dunnigan, the idea is to put something forward for the youth of the community, for the children who will be here after us, we can feel proud because we know we were here at the beginning and we know we were here to start it.

Being familiar with the Specific plan status Chairman Busch asked Sharon O'Brien to provide some insight on what areas we need to consider if asked, she indicated we already had a good handle on the issue and what is needed and referred to a summary list. Main thing is that you don't want a truck stop at Road 6.

Some other point mentioned by the committee:

- Every business that comes to Dunnigan needs to contribute towards putting water and sewer into the Hardwood Subdivision
- We don't need another sewer pond
- Additional pluses and minuses of Road 6 versus Road 8 were presented
- Hardwoods boxed in, no southern exit. Developers indicated this issue is addressed in their plan.

Bill Weber asked if the meetings that were discussed last month with the property owners at Road 8 had taken place. Has there been any progress in that direction. United owners responded they have not been contacted.

Commissioner Reed indicated he had stopped on his way here this evening and watched the truck traffic on Road 8 just to get a perspective. The trucks coming north pull into Pilot and the ones going south were pulling into United, we are correct in the assumption that the trucks prefer not to come across the freeway ramp. A truck stop at Road 8 on the west side is an easy in and out for the trucks.

Erich Linse: The County is very concerned about money; they have a hard job saying no to money

W. Gullatt indicated that Love's is not the only source of money.

### **PLANNING COMMISSIONER UPDATE**

Chairman Neil Busch recognized Planning Commissioner Keith Williams

- In the past the Dunnigan community has always been split and the Dunnigan Specific Plan was a cohesive plan to cement Dunnigan as a whole community.
- Trying to accomplish this goal and prevent the project from being destroyed has brought the Dunnigan community together
- Referenced the Superintendent of the Pierce Unified School district has discussed the detrimental aspects of Love's being located at Road 6 with a school so close.
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### **FUTURE AGENDA ITEMS**

- Road 88
- Stop sign at Road 4

### **ADDITIONAL COMMENTS**

Chairman Neil Busch indicated

- Staff reports only show positives for a project, negatives only state who is against.
- No explanation is given of the prospective problems or hazardous situations
- Staff tends to mislead or present false information, he referenced a staff report that came out with some incorrect information but there was not enough time to comment on the misleading information
- Can the staff reports come out earlier?
- Additional comments on the PD50 and PD51 amendments. PD51 was denied by the Planning Commission in 2004 and now being brought back as an amendment to change the project to Love's Truck & Travel Center with a nec dec. Suggested a review of the planning commission minutes of 2000 and 2004. This project needs a new application, it should not be piggy backed on a planned development that has already been canceled.

**MOTION TO ADJOURN**

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

**Motion by:** Wilma Gullatt to adjourn the meeting

**Second by:** Anita Tatum

**Vote: Yes: 9 No: 0 Abstain: 0 Motion: Passed**

**Meeting Adjourned:** 8:45 pm

Meeting minutes recorded on tape.

Respectfully Submitted

Deanna Kirkland, Secretary

Dunnigan Advisory Committee