

Dunnigan Advisory Committee
Wednesday, April 17, 2013

Dunnigan Fire Hall
29145 Main St.
Dunnigan, Ca 95937

CALL TO ORDER

Chairman Neil Busch called the meeting to order at 7:14 pm.

ATTENDANCE

- 11 Members in attendance, Quorum present
- 3 Members absent: Mel Smith, Herman Brown, Wilma Gulatt
- 2 County representatives were present at this meeting
- 12 Residents and guests
- Total in attendance, 25 members, guests and county representatives

PUBLIC COMMENTS

Chairman Neil Busch opened Public Comments

- B. Weber complimented the good road repair work being done.
- Chairman Neil Busch indicated a letter of appreciation was being sent to the road maintenance crew.
- Linda MacAravy: Asked if the pot holes in front of the post office can be repaired. County indicated they are not in the right of way, cannot repair.
- Sid Mumma is the owner of the property; he was asked if there was any way these pot holes can be repaired. This is both a safety and liability issue.
- W. Ingraham: asked if there was some way Dunnigan can get funds back to use for the betterment of the community. Dunnigan is providing funds for the county we should get something back.
- W. Ingraham: expressed appreciation for the county crew doing the weed abatement, asked if this is the same crew as the roads; suggested a letter of appreciation be sent to them as well.
- Secretary Kirkland addressed a question asked at last meeting regarding the revenue Dunnigan was supposed to be receiving from the Ritchie Bros project. Dunnigan would only receive revenue benefits if Richie Bros. did not meet the tax threshold the county assigned for a three year period. Richie Bros. exceeded the threshold all three years.
- Chairman Busch asked a question on how the tax revenue is divided and can a certain percent of tax revenue from a new business be directed here. He recalled in the past there was some type of technicality of requesting money from new business.
- Eric Parfrey: Very strict state laws. Sales tax goes to state, county receives a percentage back. The Supervisors are in control of the county portion. A dedicated stream to unincorporated towns is more difficult to achieve.

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 March 20, 2013

No corrections were noted.

Motion by: Madalene Lane to approve the minutes of March 20, 2013

Second by: Willard Ingraham

Discussion: none

Vote: Yes: 10 **No:** 0 **Abstain:** 1 (absent) **Motion:** Passed

CORRESPONDENCE

Chairman Neil Busch called for correspondence.

- E-mail received regarding amendment to the zoning code definition. Public hearing being conducted by the Board of Supervisors on April 23, 2013. Attached to the email was information regarding the amendment to the county code which applies to property in the unincorporated areas. Chairman Neil Busch deferred discussion on this until later in the meeting as Eric Parfrey from the Planning Dept. was present.

DISCUSSION ITEMS

Campers Inn Project – Chairman Neil Busch welcomed Alex Jauregui who was present this evening to present his project to the committee.

- Mr. Jauregui presented a handout that addressed the questions submitted to him earlier by Secretary Kirkland as well as additional information of his plans for the property.
- Project zoned high density, 10 units per acre, slated for 135 single wide units.
- He indicated a double wide community was not economically feasible, but the project can accommodate double wide units by offering two spaces at a reduced space rent.
- Talked about single wide units being two-story to accommodate larger families, presented pictures of mobile units as examples.
- Green area along the freeway for children to play; gated community with security, one entrance and exit.
- Project to provide affordable low cost housing, estimated cost of units between \$22,000 and \$25,000 per house, will carry financing, approximate payments over 10 years \$400.00 per month
- Indicated he is required to make 1 ½ miles of road repair as a condition of approval

Questions: on density, cost of housing, management, water and sewer system maintenance, wells needed for increase in population, generic size of lots, parking area per space, street width, space between homes, size of single wide homes, plus driveway area, how they will fit on lots, how much space left for yards, question on the different agency involved to assure regulations are met.

Concerns: density, not enough space for large families, impact to county Road 88, sewer system, clean drinking water, increase capacity to existing well and Hardwood aquifer. Vice Chair Bill Weber asked what had been done to correct the drinking water problem in the past.

Mr. Jauregui stated a chlorination system was added.

Chad Hawkins, Dunnigan Fire Chief referenced the number of fire hydrants required as well as a good water source, the need to clear fire lanes, and the impact fees of a \$1.00 per square foot that the Fire Department will charge. A lot of details still remain to be discussed and resolved in this area.

Dunnigan County Service Area –

Chairman Neil Busch indicated he had asked Secretary Kirkland to give a presentation on the difference between a County Service Area and a County Service District.

Secretary Kirkland presented the following information:

- CSA are formed to provide a service that cannot be generally funded by the county in unincorporated areas. CSA's can be formed for many different types of service. County is in control of the funds collected through property tax assessments and the necessary maintenance. An Advisory Committee is generally formed to provide input for the service designated as a CSA. Dunnigan has one CSA, the lighting district known as CSA #11.
- CSD are formed and governed by a five member board of directors generally elected from residents within the district boundaries however the Board of Supervisors can also appoint the board. To form this type of district it requires no less than 25% of the registered voters within the district. The board of director's has control of how the funds are spent, the maintenance of the district and the employment of people to perform the necessary services. The formation of this type of district must be approved by LAFCO.
- Dunnigan has a special road maintenance district #3 however the funds are controlled by the county. Not sure if it is considered a CSA or not.
- CSA #11, Dunnigan Lighting District has a current balance of \$7,253.00; there are approximately 40 light poles within the boundaries. Residents pay \$19.00 per year through their property taxes to fund the payment of PG&E services. It was noted that some residents have lights installed by PG&E that are not under the district guidelines and they pay PG&E \$15.00 per month or \$180.00 per year along with the \$19.00 per year to have the light. The district has an appointed advisory committee.
- Dunnigan Special Road Maintenance District #3 – Established in 1972, Secretary Kirkland provided maps of the district. Trying to get documentation from county as to how this district was established and what the funds were designated to be

used for. Currently the fund has a balance of \$18,264.00. Contributions are also made through property tax, the fund receives 1% of the ½% the county receives from Dunnigan property taxes.

Dunnigan Specific Plan –

Chairman Neil Busch referenced a memo from the developers which indicated:

- They have revised the plan by working with the county, should be submitted by May 1.
- Plan includes responses to county staff's comments
- Additional highway commercial along Road 8
- Additional open space on the western boundary
- Addressed more feasible jobs and housing
- A financing plan
- Land owners group actively looking for someone to take over a truck stop at Road 8
- Purchased Bill & Kathy's looking for someone to run it or purchase it
- Will meet with Patrick Blacklock on April 22 to discuss part of the plan
- Met with Alex Jauregui on the mobile home project, indicated they support bring in this type residential.
- Madalene Lane indicated she heard they did sell Bill & Kathy's to the Brick House restaurant.
- Secretary Kirkland referenced the roads design within the specific plan, the roads need to be wide enough to accommodate future traffic flow and the open space indicated is enough to allow for a comfortable community.

PLANNING COMMISSIONER UPDATE

Chairman Neil Busch recognized Planning Commissioner Keith Williams

- Northern recycling – lots of controversy, increase of waste, located between Yolo and Zamora, public comment period scheduled maybe for year end.
- Rawlston use permit for event center – small music type events, weddings, benefits. Schedule to be open 6 months of the year, perhaps one weekend per month. Concerns: Sound and number of events.

Eric Parfrey: reference the update of the zoning codes; this is a requested amendment to the county code which applies to all properties in the unincorporated area. This issue came to light because the existing code does not allow for solar panels in agricultural areas, so code needed to be amended. Secretary Kirkland referenced wording that should be clearly defined as well as added to cover all conditions. She indicated she had given Mr. Parfrey, in writing, her thoughts as he had requested.

FUTURE AGENDA ITEMS

- Dunnigan County Service Area #11- update
- Dunnigan Specific Plan - update

ADDITIONAL COMMENTS

Chairman Neil Busch asked if there were any additional comments. He recognized Chad Hawkins, Dunnigan Fire Chief who briefly addressed the requirements the Fire Department would have for the proposed Campers Inn Project.

- Community resident asked about the Spanish speaking community and what was being done to advise them of what is taking place. Asked if the agenda could be printed in Spanish.
- Secretary Kirkland to look into having the agenda translated into Spanish for posting.
- Reference was made to this had been done before with no success. Posted for several months, with no participation
- Want community input and participation to make Dunnigan a desirable place to live. Perhaps the audience in attendance this evening could share what they have heard to encourage others to come and participate.
- W. Ingraham indicated he had gone door to door in the Hardwood Subdivision on different occasions without getting people to attend or participate. This is their community, can't sit back and let it be controlled by the county.
- Reference made to crime throughout the community.

Chairman Neil Busch thanked Eric Parfrey and Keith Williams for attending this evening.

MOTION TO ADJOURN

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

Motion by: Anita Tatum to adjourn the meeting

Second by: Adella Backhaus

Vote: Yes: 11 No: 0 Abstain: 0 Motion: Passed

Meeting Adjourned: 8:50 pm

Meeting minutes recorded on tape.

Respectfully Submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee