

Dunnigan Advisory Committee  
Wednesday, May 15, 2013

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**

- 13 Members in attendance, Quorum present
- 1 Members absent: Carolee Long
- 2 County representatives were present at this meeting
- 19 Residents and guests
- Total in attendance, 34 members, guests and county representatives

### **PUBLIC COMMENTS**

Chairman Neil Busch opened Public Comments

- Linda MacAravy thanked Sid Mumma for repairing the pot holes in front of the post office.
- W. Ingraham referenced the needed traffic signs, reflectors on Road 4; speed limit signs on 99W to control speeding trucks and the problem in the Hardwoods with the four wheel quads speeding up and down the streets. Important that we have control over those types of vehicles before something serious happens.
- W. Ingraham referenced the Cal Trans clean up.

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 April 17, 2013

No corrections were noted.

**Motion by:** Anita Tatum to approve the minutes of April 17, 2013 as presented.

**Second by:** Madalene Lane and Adella Backhaus

**Discussion:** none

**Vote: Yes: 10 No: 0 Abstain: 3 (absent) Motion: Passed**

### **CORRESPONDENCE**

Chairman Neil Busch called for correspondence.

- Memorandum from Eric Parfrey regarding the scheduled review dates for the zoning codes.
- E-mail from John Davis, Zamora, referencing the presentation on the zoning codes at their meeting of June 24.
- Supervisor's long range planning calendar, workshop for the specific plan scheduled for June 4<sup>th</sup>.

## **DISCUSSION ITEMS**

Chairman Neil Busch opened the discussion items:

### **Dunnigan County Service Area – update**

- Secretary Kirkland presented some additional information on the CSA #11 and the Dunnigan Special Road Maintenance District. Still working on getting a full description in writing of what the funds collected for each account can be used for. Information coming slowly, hope to have more at the next meeting. She referenced Regina Espenosa would be present at the June meeting.
- E. Linse – review of the CSA#11 is two years overdue to check on updated services. He indicated based on the document he recently reviewed that other service could be added.

### **Dunnigan Specific Plan –**

Chairman Neil Busch welcomed developers; Price Walker, Andrea Mayer, Sharon O'Brien and Greg Forest, Attorney for Elliott Homes who were all present this evening to present the second draft of the specific plan to the Advisory and the community.

Price Walker:

- 2<sup>nd</sup> draft submitted to county 2 weeks ago
- Presented at Planning Commission meeting earlier this month to introduce the plan concepts
- June 4<sup>th</sup> the plan will be presented at the Supervisors workshop for public discussion. Information on plan history will be provided; discussion will focus on 5 or 6 main topics.
- Estimates we are about 1 ½ years away from approval, if second draft is accepted the EIR would be the next step.
- Specific Plan encompasses 3,110 acres and will have approximately 8,623 base dwelling units with the total at completion of 9,200.
- There are five categories of land uses

Price Walker introduced Andrea Mayer who is the planner on this project.

Andrea Mayer:

- Explained all the land uses and the different designations together with their placement on the Specific Plan map.

**Price Walker:**

- Water/Sewer: nothing really new; tightened up water system, water supply to come from the canal augmented with wells. Plan is still to work with Dunnigan Water District. Sewer treatment plant is still the most viable option. Referenced taking county staff to a package treatment plant in Tracy. Plan is to use the recycled waste water to irrigate the community landscape, lawns, trees, green belt, etc.
- Drainage plan was redone to accommodate a 200 year event and utilities were defined in the second draft.
- Elliott Homes and Tim Lewis are still the main developers involved in the project
- Environmental impact report would be the next step if the draft is approved.

**Questions/Concerns:**

- Question if the water and sewer system will be able to handle all the new development and the existing properties. P. Walker: Yes, including the Hardwoods.
- Will water and sewer go into the Hardwoods? P. Walker: not in current plan, not sure of the cost or how it would be funded.
- Question regarding lot splits and how would the water and sewer be handled.
- Question on residential development, would mother in law quarters be an option
- Schools: P. Walker indicated they have talked with the school district. Met with the facilities director not the new superintendent.
- Land use designations at the Road 8 area were altered to reduce the Highway Commercial property and expand the Industrial; this area is designated for truck related high sales tax businesses to bring revenue into the county.
- Land use indicated behind and around the highway commercial (i.e. truck stop area) currently are designated medium density, high density apartment units and a park in the same vicinity and in close proximity to the truck stop and industrial area, not good planning needs to be changed.
- 12 years back the future was electric golf carts, now we have electric vehicles; specific plan needs to be updated to accommodate the future from this point on. Don't need charging stations for electric golf carts, when we have electric vehicles, accommodate the vehicles.
- Jobs/housing balance needs to be re-examined or done away with; 100% of the people are not going to live and work here, perhaps only 30% at best.
- Roundabouts not conducive for a planned community with 9,200 homes; they are not a viable traffic control. Roundabouts are shown in two areas on the main street, not a good option for a major main artery.
- Question on property taxes and what percentage the county would be receiving.
- Question on boundary line at Road 5 referencing the water/sewer into Hardwoods.

Price Walker: stated the difference is the water and sewer lines would only go right to the boundary line; Road 5 is where the line is drawn.

W. Ingraham: stated the alley ways could be used for the water and sewer lines in the Hardwood area. He also referenced the fact there is no southern entrance or exit to the Hardwoods, suggested extending Road 5 to Road 88.

W. Gullatt: Questioned the services stopping at the green line, who is stopping it from going into the Hardwoods?

P. Walker: Elliott is proposing that it stops there.

W. Gullatt: It does not make sense not to incorporate the Hardwoods into the plan. Are you telling me it's the cost that is the issue?

P. Walker: Stated the Hardwoods is incorporated into the plan. Referenced the cost and who will pay for it.

W. Gullatt: new homes coming in will pay for the infrastructure in the new area, but the Hardwoods has no new money, if you talk about raising taxes to accomplish this there will be a problem.

Question: will Hardwoods be taxed for something they don't have?

E. Linse: suggested incorporating ag specialty industries, such as wineries to bring people into the area and increase funds.

W. Gullatt: Questioned if the developers had a cost associated with putting pipes into the Hardwood?

Price Walker: has not but will provide an estimate.

W. Gullatt: bottom line question is, where are the funds going to come from to extend the services into the Hardwoods.

Sid Mumma: when this was first started the water/sewer into the Hardwoods and old town was always part of the project. If this is not done now it is never going to get done.

Mel Smith: suggested letting the developers but together a cost of extending these services into the Hardwoods and prorate the cost out per unit of houses. Then have a portion of their impact fees for each new house pay towards the service into the Hardwoods. Put the pipes in by phasing, when the impact fee fund has enough money to do another phase then it moves forward. Developers would be responsible to do the phasing. Give developers the opportunity to come back with an answer since he has now heard everyone's concerns.

Chair Neil Bush: **1.** referenced roundabouts, referenced ranch on west side that will be traveling through town with trucks, will require roundabouts to continually be replaced.

**2.** Cal Trans has sewage ponds right where the lake is located, will they be hooking into the system. Price Walker: I think they will.

**3.** Bus route, does not go into grove, is there a reason why? Price Walker: Came from Yolo county transit system; will ask them.

Commissioner Keith Williams: referenced the nitrate problems.

Mel Smith: Questioned the slight down zoning of the property on the western edge and Road 8 from their current status under the General Plan. Property by the canal has been changed to public open space and ag. Are the land owners in agreement with this?

Price Walker: good question, owners are aware of it, part of the planning process, we intend to have meetings with owners as plan moves forward.

Mel Smith: if this plan is going to adversely impact their property it needs to be identified as you move into the EIR. If they have property that is zoned for development

they need to be notified of changes. Road 8 property was zoned Highway Service Commercial through its entitlement. Plan decreases value of that land. Reference made to piece of land zoned Highway Service Commercial, does not want his Highway Service Commercial zoning taken away from the property or changed to industrial or research and development.

E. Linse: nice to have it all laid out, but wouldn't it be better to wait for entrepreneurs to come in and state they want Highway Service Commercial or what do they want and have flexibility about this, would be far more successful and better for the community to have jobs.

Mel Smith: not a lot of people wanting industrial building, same goes for the industrial zoning. Mostly has to be land use designations that have to come first.

E. Linse: be better for community to let them choose. Also referenced the idea of having an alternative route for trucks to Interstate 505 to alleviate some of the truck traffic merging onto I 5 from the Road 8 on ramp.

D. Hunt: General Plan indicated three lanes at Road 8.

David Morrison:

- Ag equipment will be required to take an alternative route.
- Roundabouts cheaper than traffic lights. A traffic light costs approximately \$10,000 per year to maintain .
- The County has requirements; that is why we are discussing how to do it.
- Referenced the pot holes, Wilma Gullatt clarified her statement that it is a challenge for the county to fix pot holes, so it's going to be a challenge to get the water/sewer into the Hardwoods.
- Referenced the cost of placing water/sewer to Hardwoods and explained the additional costs associated with this project. In reality it will probably take a little bit from everyone, the developers, the county, the new housing and the Hardwood residents to accomplish this task.

Chair Neil Busch: asked the developers who owns Bill & Kathy's

Price Walker: they do, looking for someone to run it.

## **PLANNING COMMISSIONER UPDATE**

Chairman Neil Busch recognized Planning Commissioner Keith Williams

- Yolo-Zamora recycle center – still some issues.  
Chairman Neil Busch – residents concerned the recycle center will bring in additional insects with the introduction of the green waste.
- Three Heart Farms Event Center – residents feel road is too narrow to handle traffic, sharp curves and noise are main concerns.

**FUTURE AGENDA ITEMS**

- Dunnigan County Service Area #11- update
- Dunnigan Specific Plan – update
- Width of Roads in the Hardwoods

**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:** Wilma Gullatt

**Vote: Yes: 13 No: 0 Abstain: 0 Motion: Passed**

**Meeting Adjourned:** 9:00 pm

Meeting minutes recorded on tape.

Respectfully Submitted  
Deanna Kirkland, Secretary  
Dunnigan Advisory Committee