

Dunnigan Advisory Committee
Wednesday, July 17, 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

- 12 Members in attendance, Quorum present
- 2 Members absent: Anita Tatum, Mel Smith
- 2 County representatives were present at this meeting
- 52 Residents and guests
- Total in attendance, 66 members, guests and county representatives

PUBLIC COMMENTS

Chairman Neil Busch opened Public Comment
Comments:

- W. Ingraham: congestion at Pilot with truck traffic unacceptable. Trucks ignoring the signal light. In the future do not set up situations such as Pilot that are a detriment to the community.
- County Road 4 needs better signs and road reflectors
- County Road 88A, speeding issue, two more street lights needed and speed bumps to control speeding. Secretary Kirkland to check with county on the speed bumps.
- B. Weber: recognized Don Peart for his service to the community. Mr. Peart was our former Planning Commissioner he passed away earlier this month.
- E. Linse: lighting survey being worked on, list available this evening for anyone who would like to verify the lighting on their road.
- Lighting pole on County Road 5, between County Roads 88B and 88C is cracked and leaning.
- County Road 89 need stop signs at the "Y" in both directions by General Store to control traffic.
- Trees block stop sign at corner of County Road 4 and County Road 88. Secretary Kirkland will look into right of way, and see if trees hanging over into the county right of way can be trimmed.
- Issue with truck parking at Jack In Box, corner County Road 89 and County Road 6, can a no parking zone be established in that area.

COMMITTEE BUSINESS

Minutes

Chairman Neil Busch asked if there were any corrections or additions to the minutes of June 19, 2013. No corrections or additions were noted.

Motion by: Madalene Lane to approve the minutes as presented

Second by: Wilma Gullatt

Vote: Yes: 12

No: 0

Abstain: 0

Motion: Passed

CORRESPONDENCE

Chairman Neil Busch called for correspondence.

- Referenced an email confirming the request for reflectors to be replaced at the intersection of County Road 4 and County Road 99W and the approval of the request.
- Chairman Neil Busch referenced correspondence from the Planning Dept. on the proposed housing code amendments. Three amendments being considered, read the proposed amendments to the committee. Comment period on the initial study negative declaration begin on July 17 and end on August 16, 2013, anyone wishing to make a comment on the housing code amendments may do so in writing, email or oral to Eric Parfrey, Principle Planner.

DISCUSSION ITEMS

Chairman Neil Busch opened the discussion items:

Dunnigan County Service Area #11

Chairman Neil Busch asked Secretary Kirkland to give an update on the CSA #11.

- accounting issues being addressed in hopes of a positive outcome.
- The Grove **is the** only part of Dunnigan with a lighting CSA
- residents of this district pay \$19.00 per year through their property taxes to maintain the lights; not a huge sum for the work that is needed.
- beginning stages of checking everything out, members of the lighting advisory committee have good ideas: when the review is completed a meeting will be held
- currently a survey of all the lights covered under the lighting district was completed
- the list will identify repairs, lights not listed but are there, and where lights are needed.
- attempting to have all lights cleaned for better visibility.

Dunnigan Special Road Maintenance District #3

Chairman Neil Busch:

- main problem with this district is we couldn't find out what it was for.
- Trisha, from Supervisor Chamberlains office and Deanna have worked on researching this for the last four months with no positive answers.
- At present we are trying to get more information, it might be possible to dissolve this district, don't know the consequences of that as yet
- some funds in the account, it is hoped we can use them in the lighting district or some other area of the grove.
- County is looking into this and they should get back to us by the middle of August.

Dunnigan Specific Plan – update

Chairman Neil Busch welcomed Price Walker, Elliott Homes who is the representative for the developer group.

Mr. Walker was present this evening to give an update on the progress of the Dunnigan Specific Plan. Chairman Neil Busch referenced the items the Board of Supervisors mentioned at the last meeting that have not been addressed or completed.

Mr. Walker:

- Elliott Homes is one of the land owners group involved with the specific plan. Advisory has been working on this project for the last ten years.
- Supervisors workshop on June 4th indicated several items that needed to be completed before approval to move forward
- EIR would be the next step, which will study all the environmental impacts, process will take one year at a cost of \$1 million
- Wanted to see where the board was and if we wanted to keep going.
- Items in question were noted
- Project will take 20 to 40 years to complete, at completion it is about \$400 million for all of the infrastructure.
- back to Board on Sept. 25 in hopes of getting an approval
- extension of services to every lot in the Hardwoods will cost approximately \$10 - \$12 million. There are alternatives, water mains up the street and allow people to connect over time. Funding can be grants, bonds, assessments, etc.
- Truck stop at Road 8, marketing their property, other property owners doing the same. A new truck stop should help to clear issues now taking place.
- Bill & Kathy's property purchased by Elliott Homes, currently being marketed, looking for a Denny's type restaurant to come in.
- Clear to me the Board wants this project to be done correctly and done in a way to allow the community to have input.

Questions/Concerns:

- cost of water and sewer to grove residents to hook up
- drainage problem in the Grove,
- flood concern with heavy rain
- additional on/off ramps, not in Cal Trans future
- fear development will change the atmosphere of the grove
- concern grove was not included in the development, charged money for others benefit, wells are free to them, taking their water for the development.
- Concern about the pit

Response:

- if the residents of the grove do not want the services then we won't do it. Water will come from the canal
- pit would remain and be deepened to hold more water

Pastor Brown:

- resident's job is to listen, think positively about the development and it's benefits
- financial options available

- strategize what is wanted and needed in that area, put up an initial effort to get it
- work with the developers, you are not going to stop the development

W. Gullatt: agreed with Pastor Brown, if you want control over where you live, you need to come to the meetings. Need to get a plan you have choices.

- Referenced research on Grants for the projects, money is available now, grants are all federally funded. What I tell you today are all available today, but may not be in the future.
- explained the information she received referencing grants and available funding programs

Mr. Walker:

- Question regarding land use changes, he asked the committee to address changes in writing.
- Question if fire hydrants were included in the cost to extend water into the Hardwoods. He indicated there are 300 fire hydrants figured into the cost. A hydrant every 300ft.
- Question: time line for ground breaking? Mr. Walker approximately five years

E. Linse: heavy rain and flooding, **in the past has flattened the ground** by flooding, concern about new city, don't know when floods are going to come.

- Referenced minutes of a meeting in 2010, Don Rust, important to include the existing community as part of the development. Committee's first request.
- Not successful to have a large part of the old and new community separated.
- Like system that returns water for use to irrigate

Chairman Neil Busch: questioned if there would be any compromises on the county's part regarding the seven items in question.

Price Walker: **They indicated there could** be some compromise, some items no compromise.

PLANNING COMMISSIONER UPDATE

Chairman Neil Busch recognized Planning Commissioner Keith Williams

Commissioner Williams indicated:

- CSA districts and how they work
- Solar panels next to a PG&E substation on prime ag land

Supervisor Duane Chamberlain:

- Indicated he is against solar on class 1 soils
- Wind turbines in the hills not going to happen, the energy deal fell apart, government subsidy for wind energy was stopped

Chairman Neil Busch: lots of solar panels along I5, what are they being used for.

Supervisor Chamberlain: lots of solar being used by business and property owners for farming, etc.

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: Wilma Gullatt to adjourn the meeting

Second by: Adela Backhaus

Vote: Yes: 12 No: 0 Abstain: 0 Motion: Passed

Meeting Adjourned: 8:50 pm

Meeting minutes recorded on tape.

Respectfully Submitted

Deanna Kirkland, Secretary

Dunnigan Advisory Committee