

Dunnigan Advisory Committee
Wednesday, September 18, 2013

Dunnigan Fire Hall
29145 Main St.
Dunnigan, Ca 95937

CALL TO ORDER

Chairman Neil Busch called the meeting to order at 7:09 pm.

ATTENDANCE

- 12 Members in attendance, Quorum present
- 3 Members absent: Mel Smith, Luli Duran, Herman Brown
- 2 County representatives were present at this meeting
- 2 Residents and guests
- Total in attendance, 16 members, guests and county representatives

PUBLIC COMMENTS

Chairman Neil Busch opened Public Comments

- W. Ingraham – recap CRD 4 problem traveling northbound, no identification to indicate where to turn. Reflectors needed both north and southbound. Road sides need to be cleaned, tall grass, county needs to be notified. Truck problem at Pilot. Does not think a ditch will solve the problem, suggest guardrails.
- E. Linse – referenced correspondence to county regarding withdrawing his property from the Campers Inn Project. Does not believe a storage facility would be the best use of his property.
- B. Weber – referenced the Fire Department community appreciation day on Sept 22 from 12 – 3 pm.
- W. Gullatt – referenced attempting to locate the cracked pole of CRD 5, also noted the number of poles leaning in the area that are a potential hazard waiting to happen.

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 August 21, 2013

No corrections were noted.

Motion by: Anita Tatum to approve the minutes of August 21, 2013

Second by: Willard Ingraham

Discussion: none

Vote: Yes: 10 No: 0 Abstain: 2 Motion: Passed

CORRESPONDENCE

Chairman Neil Busch called for correspondence.

Chairman Busch stated he received notice on the Housing Element meeting scheduled for September 12, 2013 which has since passed.

DISCUSSION ITEMS

Dunnigan County Service Area #11 – update

Anita Tatum presented an update on the lighting districts progress. First meeting held to formulate plan to move forward. Welcomed Regina Espinoza from the county. We will be prioritizing the issues and documenting the progress. Supervisor Chamberlain was present, indicated to Regina he objected to the charges against the CSA that had no viable authenticating documentation. Asked specific questions of her but did not receive a response. Update to accounting records and budget totals for the next meeting requested from Regina. Plan is to establish a lighting plan to add lights, fixed existing lights and replace lights as needed. Several concerns were noted, next meeting to be held on the second Thursday in October, October 10, 7:00 pm at the Fire Hall. Encouraged everyone to attend and submit information on lights and poles that are in need of repair in their area.

Dunnigan Special Road Maintenance District #3 – update

Secretary Kirkland read the responses from the county on the questions asked at the prior meeting on the roads.

- CRD 5 request for reflectors – three reflectors to be installed on the south side
- CRD 4 overpass reflectors – county will install two reflectors midpoint of the overpass as per the recommended spacing per the CAMUTCD. Objection to be filed on this as reflectors are needed on both sides of the overpass.
- Trees blocking stop sign at CRD 4 and 88 – trees not in county right of way, notice will be sent to the property owner to remove the trees, if they do not, county will remove and bill the property owner.
- CRD 4 overpass, weed removal – weeds have been removed.
- Request to block off 10 feet of CRD 89 by the general store – request for study submitted with photo of proposal, no response as yet.
- CRD 89 at CRD 6 request for No Parking Zones – photos submitted to the county showing the evident problem. Suggestion: perhaps only a portion can be blocked off, if trucks pull far enough forward they would not block the view or a red zone painted on the curb to indicate no parking in this area or indicate no truck parking.

Dunnigan Specific Plan – update

Chairman Neil Busch welcomed Heidi Tschudin from the county who was present this evening to provide an update on the progress of the Dunnigan Specific Plan. He referenced the committee being left out of the loop which we all feel is inappropriate as this is our community.

Heidi Tschudin:

- Some procedural things the county is working on for the applicant, one being the completion of the application, almost to that point.
- Phase 1, applicant requested to divide up some of the land in this phase which is acceptable.
- Tentative Map – couple of more details to complete, important because it will help with the EIR.
- Back to the Board on October 22, ask the Board to proceed with the EIR, important meeting to attend.
- Notice of Preparation: describes the entire project and phase 1, mailed out to all agencies, officially starts the environmental process 30 day period
- Referenced the scoping meeting that must be held with the Advisory, would like to schedule at the Advisory meeting for November 20

Questions:

- Chairman Neil Busch questioned the seven items that were a concern
- H. Tschudin: yes, developers modified there position so as not to generate a general plan amendment. Item still being worked on is the infrastructure regarding extending the water/sewer into the Hardwoods Subdivision.
- Developers propose to have water/sewer capacity to have hookup in the Hardwoods and surrounding area. Their idea is to extend oversize lines to CR 5 and stop. Supervisors interest is if they are willing to extend the lines into the streets of the Hardwood Subdivision.
- H. Tschudin: negotiating with the developers to provide the service as a benefit to the community
- E. Linse: referenced minutes of 2003 and 2004 where we were led to believe water/sewer would be provided to the Hardwoods. Can't have an old town with minimal set of service and new town with everything. Referencing Price Walker indicating the cost has not been priced out. If we can't get this accomplished we should take the position to not move forward.
- Secretary Kirkland: agreed with Erich, the original agreement from the very beginning was to provide water/sewer into the Hardwoods, not to hookup to each home but to have the pipes in the streets for residents to hookup at a later date. Now with Elliott homes in the pictures we are attempting to bypass the agreed upon condition, this is not acceptable. This would divide the whole community.
- W. Ingraham: developers attempting to divide the community and deny needed services to the existing residents. Totally not acceptable.
- S. Mumma: nothing mentioned about old town, will the water/sewer be extended there as well or are we considered a separate little community.
- H. Tschudin: shows additional development in the old town, old town will have sevices, will confirm it and bring back the answer.
- B. Weber: referenced the development agreement, we need to see in the agreement that the community as a whole is significantly benefited.
- K. Williams: thanked Heidi for being present this evening. He referenced the extension of services; a thought was to potential infill of the Hardwoods, without

water/sewer this most likely would not happen. Does not see people wanting to buy property and not have services.

- Secretary Kirkland: referenced an email sent to Price Walker regarding the land use designations in the CRD 8 area. Not smart to have apartments and a park located immediately behind a truck stop, land use designations must be changed prior to moving forward.

Additional concerns were noted, expense to extend water/sewer at a later date, where the money will come from, how can the project be more profitable to the developers, reference made to including a senior city, vineyard estates, could entice wealthy residents to the area, water important quality, fire hydrants needed in Hardwoods.

- K. Williams: noted wells did have nitrates in the past, important this is check for the future.
- B. Weber: when application complete, is it available for viewing on the website.
- E. Linse: referenced a map of the water pipes in the second draft of the plan with fire hydrants required every 300 ft. Make sure this remains in the agreement. Information on Page 5-7, exhibit 5-2.

Chair Neil Busch indicated the developers would be present at our meeting on October 16.

PLANNING COMMISSIONER UPDATE

Chairman Neil Busch recognized Planning Commissioner Keith Williams

- Zoning was amended
- CSA's how they function. Did receive a call from another district asking about the problems that had taken place in Dunnigan.
- Esparto – 3 heart farm – problem coming to a resolution. Abnormal traffic for the events has been an issue.

FUTURE AGENDA ITEMS

- November 20, scoping meeting on Dunnigan Specific Plan
- Update on CSA#11 progress
- Update on Special Road Maintenance District #3 progress
- Road width in 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: 12 No: 0 Abstain: 0 Motion: Passed

Meeting Adjourned: 8:45 pm

Meeting minutes recorded on tape.

Respectfully Submitted

Deanna Kirkland, Secretary

Dunnigan Advisory Committee