



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

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## NOTICE OF PUBLIC MEETING Dunnigan Advisory Committee

**TIME:** 7:00 P.M. on Wednesday, June 18, 2008

**PLACE:** Dunnigan Fire House  
29145 Main Street, Dunnigan, CA

### AGENDA

1. Call to Order
2. Adoption of May 21, 2008 Minutes
3. Community Tour
  - Union Church, 20 Minutes
4. Public Comments
5. Correspondence
6. Presentations:
  - Follow up on Waste Management boundaries for new ordinance
7. Formation and Reformation on Ad Hoc sub committees
8. Discussion Items:
  - Newsletter report
  - Rooster - Update
9. Planning Commissioner's Update
10. Future Agenda Items
11. Adjourn

The meeting is open to all interested parties who live and/or own property in the Dunnigan Community and surrounding area. Individuals having questions pertaining to the meeting may contact Don Rust at (530) 666-8835.

**\*\*\* NOTICE \*\*\***

*If requested, this agenda can be made available in appropriate formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Yolo County Planning and Public Works Department. In addition, any persons with a disability who require a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact Don Rust as soon as possible and preferably at least 24 hours prior to the meeting. Don Rust may be reached at 530-666-8835 or Yolo County Planning and Public Works Department 292 West Beamer Street Woodland, CA 95695.*



Unapproved Minutes  
Dunnigan Advisory Committee  
Wednesday, May 21, 2008

Dunnigan Fire House  
29145 Main Street  
Dunnigan, Ca 95937

**Call to order:** 7:08 pm

### **ATTENDANCE**

- 16 members in attendance, quorum present
- 2 members not in attendance, Betty Elliott and Greg Bickford
- 23 members, residents and guests were present at this meeting

### **MINUTES**

Chairman Williams called for the adoption of the April 16<sup>th</sup> minutes. Chairman Williams called for any correction or additions to the minutes, none were noted. Chairman Williams called for a motion to approve the minutes.

**Motion by:** Adella Backhaus **Seconded by** Wilma Gullatt

**Vote: Yes 14, No 0, Abstain 2** Minutes of April 16<sup>th</sup> approved.

### **Public Comments**

Chairman Williams opened Public Comments.

- Chairman Williams introduced Vickie Allen from Animal Control who presented updated information on the rooster (i.e. crowing foul) problems in the area. She reviewed the current animal control ordinance to help the committee understand how the ordinance fits into the problem.
- Officer Allen indicated they had toured the properties indicated and were able to witness some numbers of rooster huts. Further investigation will take place. She indicated Chief Fletcher will make the decision.
- Roosters are considered crowing foul and crowing foul is not allowed in the RS zones
- Cautioned residents to not encounter or play with wild life in the area, a lot of wild life calls are being received.
- Animal Control would be willing to set up a vaccination clinic for dogs if a list of interested residents could be developed. This could be cost effective for local residents. Questionable regarding cats.
- Several questions were addressed as well as concerns noted about the crowing foul situation in Dunnigan
- D. Rust indicated the amendment to the Animal Control Ordinance referencing Roosters was being worked on. Issue will be readdressed in

June. He mentioned this situation was being discussed with other counties as well in order to have an ordinance that will work for all.

- E. Linse indicated they should not wait to address our problem, we have submitted the necessary information for action to be taken. We have complied with the county's request, referencing the letter already submitted.
  - Deputy Allen indicated they can only act when they are caught in the act. It is not illegal to raise show birds; however they can not act unless it is a cock fight in progress. If you witness preparation for such a fight, contact Animal Control, you can remain anonymous.
  - E. Linse stated this is the fourth meeting on this issue and we still appear to have a song and dance going on with no resolution or assistance. We have provided specifics as requested and now we are being asked to complete complaint forms. I'm not interested in complaint forms; I want to see some action.
  - Deputy Allan responded by stating it helps if these forms are filled out. All the information will be forwarded to Chief Fletcher for a decision.
  - Chairman Williams questioned if a complaint form was needed for the address already submitted. Deputy Allan indicated the complaint forms would help.
  - M. Smith referenced the existing ordinance and it needs to be used
- Chairman Williams thanked Deputy Allan for her presentation and asked for additional public comments.
- W. Gullatt mentioned the **prison re-entry facility** Yolo County is trying to get. Concerned because the Sac Bee mentioned that Dunnigan could be a site. Talked to the county, received an email with all information that is currently available. Supervisors have not designated Dunnigan as a site. She feels we should keep an eye on this situation. If this should materialize in relationship to Dunnigan we will be in trouble. Suggested we have a sub committee to keep an eye on this prison re-entry situation so we can act accordingly. She personally feels that sometimes we are on the defensive trying to protect ourselves from the people in Woodland; it appears we always have to keep our guard up. Now we have a situation that could cause our wells to be monitored, I was not aware of this until there was quite a commotion at the county about this.
  - Chairman Williams touched on the two issues and asked the committee if they were in agreement with forming sub committees to monitor the issues. The general consensus was that the committee was in agreement with this plan.
  - M. Smith shared information he had obtained on the new county well ordinance being discussed. This ordinance would give the county the authority to charge residents a monthly/yearly fee to monitor your wells. That's after they require you to install a monitoring devices on your well.

He indicated the full report could be review on the county web site; the report is 90 pages long.

- Chairman Williams suggested we place these issues on next month agenda as action items and form sub committees at that time.

Being no further Public Comments, Public Comments were closed.

### **Correspondence**

Chairman Williams called for any correspondence.

- Chairman Williams referenced the letter that was forwarded to Supervisor Chamberlain on the rooster issue
- Don Rust indicated he first heard of the problem last month and immediately set up a meeting to review the problem. He will continue to work towards a solution.
- E. Linse referenced the comment from the Animal Control representative indicating the desire to have more specific, detailed information. This was presented to them via a list at the meeting. Does not understand why the county Animal Control Agency does not take a more proactive position in reviewing and survey the information provided. A tour of the area would confirm the problem.
- Chairman Williams again referenced the letter and the meeting with Don Rust. Information was sent back to Chief Fletcher for review and response. Chairman Williams indicated he was not sure if the letter was passed on to all supervisors as this issue does not only affect our county but others as well.
- Chairman Williams noted the information received from the Planning Commission, documents are available for committee members to review after the meeting
- Don Rust informed everyone about the joint meeting of the County Citizens Advisory Committees to be held on June 12<sup>th</sup> at Planning Dept. Offices at 1:00pm
- V. Lovell mentioned the political guideline information sent to committee members as informational material only, several committee members mentioned they had received the information

### **Presentations:**

**Waste Management:** Chairman Williams introduced Linda Sinderson. She indicated the Board of Supervisors directed them to put together a franchise agreement for the unincorporated areas. Under the franchise agreement the county would contract to collect waste from all the densely populated unincorporated areas of the county such as Esparto, Dunnigan, Madison and Clarksburg. With all the excess waste collected it would allow for Waste Management to operate more efficiently.

- Everyone would be required to subscribe to the service or sign a waiver. These agreements would allow more people to be involved and provide for more services. It would also allow for route efficiency for areas.
- She explained the services and costs. The service would also include a once a year large item pick up not to exceed 4 cubic yards, additional bulk waste would be charged a fee.
- County feels this would standardize the garbage service and allow for contracts to be put out for bid for the garbage service in the densely populated unincorporated areas.
- They believe by having this controlled the collection rate would be reduced for residents and the county would control these services to keep the rates down. County would set maximum rate.

Several questions were asked referencing the price of pick up per can size, large item pick up and benefits to residents.

- E. Linse referenced how he handles his trash, he went on to say this (a) unnecessary (b) encourages a monopoly (c) it just more business to keep paper work and if there is somebody burning illegally that can be seen, sighted and fixed.
- It was indicated the ordinance now being considered would mandate the size and cost of pick up. Residents would have an option to take or refuse service.
- Ms. Sinderson explained the boundaries. Homes close to those boundaries would be added.
- Chairman Williams indicated she had addressed some of the concerns we have here. When will this decision be made?
- Ms. Sinderson stated they were still in negotiations but the plans are to take this to the Board of Supervisors on June 24
- L. Bertolero confirmed this would be the densely populated areas, however this does not mean houses outside this area would be left out. Can not have recycling service only.
- N. Busch indicated he was out of the area; county will take over the gray output, so now the profitable pick up by the outside company is going to go away, so now they will be competing for my service, so my price is going to go sky high.
- Ms. Sinderson indicated there is a set maximum they can negotiate with you; they have to stay under that set maximum. Where is dumping taking place now.
- Dumping is currently at the county, however other areas of Yolo County are being considered
- Service will be provided by waste management or someone else, not required to take service but rate may go up.
- W. Gullatt not fair for our rate to be affected because county has come up with this plan.

- Most of the county will be covered by waste management, benefit; county will have a contract with Waste Management or other providers in order to maintain control.
- E. Linse there is a couple of false premises, one being if you maximize input to the dump you clean up the county, yet its only going to be once a year that you have the bulk collection, so if people have large items they are not going to wait till next May to dump, they are going to dump when they want to get rid of it. I disagree very much with this idea that it's good for the county to maximize the amount that goes to the dump. That's not true; I can deal with my own garbage. It is known fact that contracts between a government body and a garbage service does not provide perfect service. I really don't like this whole plan.
- Chairman Williams asked if the input provided was helpful. He also referenced if the rate for the outside areas was known. We need to know the price. We have people here that don't live within the boundaries.
- Chairman Williams thanked Ms. Sinderson for the presentation and asked for the boundary parameters so members could view the boundaries at next month meeting. Also we would like to know the maximum fees.

#### **Development Update: Keith Fichtner**

Mr. Fichtner indicated the development was going to take awhile. He referenced the General Plan, county is doing all the technical studies associated, EIR studies currently in process. Currently they are into a ton of studies, the amount approved was six million dollars, the majority of the money is in two major areas, first area is the technical studies and the second is the EIR that pulls this project all together.

- Currently concentrating on the things that really effect the potential or constraints of the development such as water, sewer, drainage, biology, we are now looking into these areas in specific terms.
- Biological reports are done at different times of the year, he referenced the tiger salamander.
- Also looking into potable water which I consider is the most important item.
- He indicated the sewer issue is a check that can be easily solved by writing a bigger check.
- They are currently working with the Dunnigan Water District, they have asked them to be the purveyor of water. The Board has not made a decision on this, it is currently begin analyzed.
- The goal is to have as much, if not all, potable water as surface water. The more water I can get from surface water, the less water I get from ground water the better. So we are working very close with the Dunnigan Water District.
- Another area being worked on is drainage, Dunnigan has the biggest drainage area I have seen in a long time; we have currently spent

\$140,000 on drainage. We have found out the water comes from the hills and it backs up at the railroad tracks.

- Now looking into how to monitor it and hold it in the upper elevations so it does not flood down stream. How can we get it faster down stream, how can it be widened, we are looking at all the options. The system we are looking at is called an enhanced system; water will be brought into the community through water features, such as lakes and creeks. Have done this before and works well, no underground water drainage, all water drains above ground and is monitored to release when rains come. Areas will be treated with biologically strong vegetation. He feels the community will like this idea, as we get closer he will bring the design for us to view.
- County has asked them to hold off with plans until the General Plan is done. Should have some General Plan information in June, EIR scheduled to be done in September, end of 08 it will go to Planning Commissioners.
- Current situation, county says we can't make an application until early 2009, owners say keep cash tight, so I'm making decisions trying to reduce the amount of technical studies being done to just the major ones.

Questions:

- E. Linse asked if the main delay is the problem with the Ag Districts.
- L. Bertolero indicated that was the first delay, however they are now moving along. Does not know the status on those districts but that was definitely a set back.
- E. Linse indicated there were lots of residents who were angry, there was a fear this Ag district was a Trojan horse for at least one development in the Dunnigan Hills. In a sense, I don't know if the board is going to say this absolutely isn't or are they going to say, that is not what they meant.
- L. Bertolero, some benefits to these districts, with everything that the county is doing, do we really need Ag districts, this got to be a big misunderstanding and it was not properly defined.
- Chairman Williams asked the percentage of low income housing, is my prospective correct that in this county you need to have 20% low income housing. Was that percentage just for Dunnigan or County Wide? L. Bertolero indicated it was county wide.
- E. Linse asked what was being done about maximizing public transit or jobs first then houses, then what?
- K. Fichtner indicated he has hired a lot of consultants, but one in particular they wanted they were able to obtain to do a sustainable Master Plan Community.
- B. Stucker asked about the drainage, the different layers, are these being set up as nature trails and are you able to use some of these drainage corridors to some of the mitigation for your salamander, etc
- K. Fichtner not getting credits; put still pursuing it. The issue is the more land I give away for wild lands or nature walks the less land I have for



residential. The staff is holding me to 2223 acres, as I widen out the creeks and make play areas, I loose that land and the residential lots get smaller, that causes less money.

- 17 ½% is what I can afford to pay, so 17 ½% of \$300,000 is what I can pay for hooking up water and sewer into the Hardwoods, if the price is \$400,000 I still get to use that same percentage.

Chairman Williams thanked Keith Fichtner for the update.

## **Discussion Items**

### **Newsletter:**

- No newsletter report at this time

### **Hardwood Subdivision Safety Issues:**

- W. Gullatt indicated this topic needs to be addressed
- Chairman Williams stated this topic should be set up with a sub committee at the next meeting.

### **Roosters:**

- Chairman Williams indicated this subject had been pretty well covered earlier in the meeting. As of now we are awaiting the county's response to are concerns.

## **Planning Commission Update**

Planning Commissioner Leroy Bertolero was present this evening. He indicated business as usual was taking place. The commission has just approved a new winery for the area.

He indicated the design committee was still working on design guidelines to be included in the General Plan. They were fortunate to get a graduate student from UC Davis to assist in this process. The three guideline areas that have been worked on included Commercial, Industrial and Residential. The completed package will go to the staff and then to the public for comments. They used the Esparto guidelines as a reference point; they have also incorporated a lot of our suggestions into the document. These guidelines will apply to all new subdivisions but will not apply to individual homes or remodels. The county has never had guidelines before and he feels this will be a major improvement and a great guideline tool to be used.

Mr. Bertolero indicated they were not aware of the water well issue; nothing has come before them as yet on this issue. He feels this has come about because of the fear that people will pump or sell water out of the county; over drafting the

water table is a concern as well. He does know there is a fear of restrictions; there is a lot of concern from the Ag industry. Whether this affects residential, he can't say, as far as the water is a mineral, mineral rights are only from 500ft below there not surface, most wells are less than 500ft. He is not aware of any domestic wells or Ag wells that go below 500ft. The water table in the Dunnigan area is definitely a lot lower. He indicated for everyone to watch for the public hearings on this issue.

E. Linse commented on the development, Dunnigan is probably going to get half the developed area in the county within the next 20yrs. He felt a joint effort in its development would be beneficial. Eric went on to say that a whole hearted communication effort was not indicated when only three minutes was allocated for us talk about this, last year a lot of hours were spent working on the guidelines for Dunnigan and we were not allowed the time to present our desires.

Reference was made to the term work shop by Secretary Kirkland; workshops are generally a sharing of ideas and information, three minutes to present your ideas is not considered to be a workshop. Should not be called a workshop if an appropriate period of time is not set aside for the exchange of information, a workshop is a good idea if used properly.

#### **Future Agenda Items**

- Set ad hock committees for Water Ordinance, Hardwood Safety Issues and Re-entry Prison

As there was no further business Chairman Williams declared the meeting adjourned at 9:00pm.

Respectfully Submitted  
Deanna Kirkland, Secretary  
Dunnigan Advisory Committee