



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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AGENDA

Dunnigan Citizen Advisory Committee

WEDNESDAY, OCTOBER 15, 2008 – 7:00pm

Country Fair Estates
5130 County Road 99W
Dunnigan, Ca 95937

1. Call to Order
2. Adoption of minutes: Meeting of September 17, 2008
3. Countywide General Plan Update

Receive a presentation on the Draft General Plan, which is the primary document that guides all land use planning and decision-making for Yolo County. The Draft General Plan was released for public comment on September 10, 2008. This is one in a series of public workshops and presentations that will be held throughout the county with various interested groups. All residents are urged to follow and participate in this important process. All comments regarding the Draft General Plan must be submitted to the Planning and Public Works Department by 4:00 p.m on Thursday, November 20, 2008.

The complete document is available online at www.yolocountygeneralplan.org. Copies are available for viewing and check-out at all Yolo County library branches and the Yolo County Planning & Public Works Department. Copies are also available for purchase at the Planning and Public Works Department.

4. Committee Reappointment Applications
5. Adjourn

*** 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, donald.rust@yolocounty.org or at the following address: Yolo County Planning and Public Works Department 292 West Beamer Street Woodland, CA 95695.

Unapproved Minutes
Dunnigan Advisory Committee
Wednesday, September 17, 2008

Country Fair Estates
5130 County Road 99W
Dunnigan, Ca 95937

Call to order: 7:10 pm

ATTENDANCE

- 14 members in attendance, quorum present
- 18 members, residents and guests were present at this meeting
- Total in attendance 32 members and guests

MINUTES

Vice Chairman Linse called for the approval of the August 20th minutes. No corrections or additions were noted. He called for the motion to approve.

Motion: by Greg Bickford; Seconded, by Shirley Gooch to accept the minutes.

Vote: Yes: 12, No: 0, Abstain: 1, Late Arrivals: 2 members did not vote.

PUBLIC COMMENTS

Vice Chairman Linse opened Public Comments.

- S. Gooch informed everyone that Madison was targeted for the re-entry facility. She indicated she had a petition for people to sign to help Madison fight against the re-entry facility. Vice Chairman Linse suggested she pass it around for signatures.
- Vice Chairman Linse thanked the Prison Committee for their work; he went on to indicate the unfairness of the incorporated areas to bow out of the site selection process when the rural communities had no choice in the matter.
- Don Pert complimented the teamwork effort of Dunnigan and Zamora to work together to defer the prison from this area. It showed what can happen when communities come together for the benefit of all. He felt we were highly successful in our goal, he indicated he was proud of our accomplishment.
- S. Gooch announced the meeting in Zamora to be held at the town hall. They are attempting to raise enough funds to hire an attorney. Vice Chairman Linse indicated there is a company, Pacific Legal Foundation that deals with a lot of these types of issues.
- Vice Chairman Linse introduced the General Plan booklet. He gave a brief explanation of some of its contents. He indicated the final comment

period on this draft will end on Nov. 20th at 4:00pm. Our comments need to be submitted in writing by that time. Copies of this draft are on line, you can purchase a printed copy for around \$50.00 or you can obtain a CD.

- Don Rust indicated at our Oct. 15th meeting David Morrison and Heidi Tschudin would be here to present the draft General Plan to our committee.
- Vice Chairman Linse introduced Chris Lee our new representative from Supervisor Chamberlain's Office.
- Vice Chairman Linse recognized Keith Fichtner. Keith F. reiterated the response needs to be in by Nov. 20th. He referred to the booklet we prepared. The next step is the policy document that states goal objectives to implement the General Plan. He indicated that after reading this draft it is full of policies and objectives which he felt are very well thought out and he did not see anything in it that can't be worked out to implement Dunnigan's vision to match the goals and objectives of the plan. He stated the goals he hears from Dunnigan and from the planning dept. are basically the same. We need to keep those goals in mind. The draft has a great deal of thought about creative signs, smart growth and unique ideas. He felt the goal of the county and Dunnigan were one in the same and with hard work we could accomplish what we want. Vice Chairman Linse thanked Keith Fichtner. He went on to suggest we should consider an additional meeting after the meeting of Oct. 15th. Vice Chairman Linse referenced two areas in the draft to be looked at; the use of narrow streets and the restrictions of one house on a 20 acre antiquated subdivision property. He indicated this has probably been approved in the past, but, he feels this is another opportunity to suggest this idea is overly restrictive.
- K. Fichtner referenced the meeting on Oct. 15th and questioned if on Oct. 16th we would feel comfortable to start laying out the plan for Dunnigan. He asked everyone to keep in mind that we should begin to move forward on the SPO (Special Plan Overlay) for Dunnigan once the draft has been presented and we feel comfortable with its content.
- V. Lovell stated she has begun to review the booklet and there were items she would not be in favor of. She specifically referenced the widening of 99W to a four lane road. The concern with both 99W and I5 being widened will create more noise; she did not see anything in the plan referencing noise barriers. She also asked how willing the county was going to be to make changes.
- K. Fichtner referenced the Specific Plan Overlay; this will dictate land use, circulation, traffic, landscaping, etc. The plan is the guide, now, what do you want to do. Don Rust stated the document is the county wide policy, the SPO will not be written until the General Plan is approved. The SPO for Dunnigan is what the Advisory Committee will help write. The SPO will

have to work in conjunction with the General Plan. But the SPO is actually its own document.

- V. Lovell stated if we agree to the General Plan that means we are in agreement, but there may be clauses we do not agree with. Don Rust indicated he didn't feel that all member of the committee would agree on any one document at one time. He confirmed we will have a hand in what the SPO looks like, but the key is they have to work together.
- Don Rust stressed the importance of making comments prior to the Nov 20th date referencing the draft plan.
- B. Weber questioned the Advisory Committee's role. Leroy Bertolero indicated we will have a lot of input on the SPO. The General Plan is the basic policy. It was further indicated the SPO will be approved by the Board of Supervisors.

CORRESPONDENCE

Secretary Kirkland indicated we had received correspondence questioning the posting of our meeting notices. She indicated per the county we are to post our meeting notices in a central location which the entire community can view; we have been doing that for a number of years. We are not required to distribute individual notices to every individual in Dunnigan. She then asked Don Rust to address this issue, he indicated that anyone who wanted notice of these meetings could contact him and be added to the mailing list.

Secretary Kirkland indicated we had received an information packet on the General Plan draft document which included a disk of the document. She indicated the document was 532 pages long and she had printed part of it and Mel Smith had completed the printing. She will have the document at the next meeting. She also indicated that we would attempt to print the section of the document which would directly affect the Dunnigan project and hopefully have copies for the members prior to our next meeting.

INVITED SPEAKER

Pannos Kokkas, Yolo County Public Works Dept. was unable to attend our meeting tonight.

COMMITTEE REPORTS

Drainage: Has not met, still working on getting the two drainage areas of concern corrected. Information will be provided at the next meeting as to what is going to be done to correct the drainage problem. She indicated the county had been on Road 7 and cleaned some culverts. The last conversation with the Public Works Dept. indicated they would be out here in October and November.

Roads: Wilma indicated the roads committee had not met because of the prison issue; however she indicated she had a conversation with the manager of the

Roads & Maintenance Dept. referencing our road problem. They still maintain they have no funds to properly maintain the roads. They indicated patching was the best they can do. She indicated we still have areas with large potholes. She sees this as another major battle; we must focus on getting our roads repaired. Don Rust informed us of the meeting he attended today, it was suggested we schedule a meeting with Pannos Kokkas, Public Works Dept. to discuss our problems, he went on to indicate he would touch base with Pannos and let him know we will make an appointment. Wilma will schedule a meeting.

Vice Chairman Linse indicated there was a notation in the General Plan draft that referenced public service areas. These areas, known as districts, could be set up in the future specifically for road maintenance, fire, law enforcement, etc. K. Fichtner indicated these districts would be funded through a local tax collected specifically for that purpose. Keith F. explained the difference between CSD's and CSA's with reference to how they are monitored. Wilma asked if the funds where set aside for a specific purpose could the Supervisors divert the money to other areas. CSA's are under the supervisors control, CSD's are not. Keith F. indicated you would have to make application to establish a CSD; the county has a manager for this specific purpose. The money has to be spent within our boundaries. Wilma also asked if a portion of our tax money would be given back to our area for these districts.

Safety: No Report.

Water: Bill Weber indicated the committee had a meeting and attempted to look into what directly would affect us referencing the water issues. He said the water issue has many facets, federal, state, county, floods and everything else. We discussed the following areas and how they would affect us locally,

- The canal water is in peril from the fish people who have decided the diversion dam at Red Bluff needs to quit operating; this is in the federal courts.
- This is a major concern for farmers who use the canal for crop irrigation.
- DWD is looking into ground water for irrigation; they have received a grant to install monitor wells to monitor the ground water in this area. This would tell us how the aquifer would respond to usage in relationship to crop irrigation and development. DWD is interested in providing water for the community. He was quite pleased the water district was not waiting till they are out of water to respond but are aggressively going after other sources.

Vice Chairman Linse indicated this is a serious problem and mentioned the other aspect of this was fire. If there is no water in the hydrants we have a real problem. He went on to say there should be hydrants through out our communities.

Prison: Wilma thanked the members of the prison sub committee for their hard work. She went on to say that overall \$700 in donations were received of which \$600 went for the fair booth. Over 2000 signatures were collected and were sent to both the Yolo County Board of Supervisors and the State. She further noted it was not the Supervisors who made the decision to withdraw from Dunnigan/Zamora; it was the state that decided not to come once they saw the opposition we presented. Don Rust also complimented the prison sub-committee on a job well done.

Community Maintenance: Vaughnette indicated the committee had not met. She went on to question the clean up areas talked about at the last meeting. Don Rust indicated if we present him a list of two areas to be cleaned up we can work at this gradually. Two areas were noted: (1) Buckeye creek at the bridge on County Road 89 (2) County Road 2 from 99W to the foothills, needs to have weeds cleaned up.

A question was asked about the weed abatement program the Fire Dept. offers. Dave Hunt, Fire Chief, indicated a two step process is followed, first a letter is sent to the property owner to clean up their property, second if owners do not clean up, the

Fire Dept. will do the work, which is considered a third party clean up and a lien will be placed on the property for the cost of the clean up. He further indicated they will do burns and the charge is for the use of the equipment to do it.

Vaughnette asked what the cost of control burn would be; Dave did not know the cost off hand. Dave indicated when they go out to survey properties they are mostly concerned with the hazards that would pose problems to homes in case of fire. Sid Mumma suggested this topic be turned over to the safety committee to explore mainly concentrating on the Hardwoods Subdivision.

DISCUSSION ITEMS

Newsletter: No report.

Roosters: Planner Don Rust reported all the roosters have been removed from the property on County Road 88B, another property will be vacated by Dec. 1st as the owners have lost the property, so all roosters will be gone by that date. Still have one resident that is not responding, further action maybe required and the 4th property in question has until next Tuesday to comply.

Incorporation Information: Vice Chairman Linse indicated this was pending and will be looked into as we get further down the road.

PLANNING COMMISSIONERS UPDATE

Leroy Bertolero made referenced to the joint meeting of the Planning Commissioners and the Board of Supervisors on the presentation of the General Plan draft document. He indicated the comment period on this draft would end on Nov. 20th. The next step would be the EIR. There will be a lot of meetings between now and next year on this document. Every major group in the county will receive a presentation on this document. The Planning Commissions final meeting on this document will be next June. Leroy confirmed Supervisor Chamberlain's position on the re-entry prison, he did want it and he did not back it, his vote yesterday was "NO".

Don Pert will be here on Oct. 15th. Leroy indicated he is proud to be a part of this process as this was the last year of his appointment. Don Pert informed us about the Ag district tour he recently was on, found it quite interesting. Leroy closed by indicating in the last 150 years this is only the third General Plan the county has prepared. Vice Chairman Linse thanked Leroy and Don for their input. He went on to say that Supervisor Chamberlain was as frustrated as we were about trying to persuade the other Supervisors to look at other options on the re-entry facility and they were not interested.

FUTURE AGENDA ITEMS

The Oct. 15th meeting will be dedicated to the presentation of the Yolo County General Plan.

ADJOURN:

Motion to adjourn by Wilma Gullatt; seconded by Vaughnette Lovell; all in favor. Meeting adjourned at 8:25 pm

Respectfully Submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee