

Unapproved Minutes
Dunnigan Advisory Committee
Wednesday, October 15, 2008

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

Call to order: 7:20 pm

Chairman Williams called the meeting to order and apologized for the site mix up. Our secretary notified the Supervisors office about the incorrect site on the meeting date list.

ATTENDANCE

- 11 members in attendance, quorum present
- 7 members absent, Mel Smith, Wilma Gullatt, Willard Ingraham, Karene Harris, Shirley Gooch, Sid Mumma and Betty Elliott
- 27 members, residents and guests were present at this meeting
- Total in attendance 32 members and guests

MINUTES

Chairman Williams called for the approval of the Sept. 17th. No corrections or additions were noted. He then called for a motion to approve.

Motion by: Greg Bickford; Seconded by: Anita Tatum to approve minutes of Sept. 17th. Vote: Yes; 11, No; 0, Abstain; 0, Minutes approved.

Presentation: Yolo County Draft General Plan.

Chairman Williams introduced David Morrison and Heidi Tschudin, Yolo County Planning and Public Works. Chairman Williams indicate a General Plan update is done every 25 years. He gave a brief overview of his interpretation of the document, what it is designed to accomplish as well as providing us an idea of the county's thought process and where there going, also included are all the unincorporated areas of the county.

Chairman Williams then turned the meeting over to David Morrison for the overview.

Mr. Morrison went on to explain:

- How to obtain copies of the document, a copy can be purchased for \$50, CD's for \$4.50, copies are available through the public library and the Planning Dept. where you can check a copy out for a week at a time.
- The deadline for comments on this document is Nov. 20th at 4:00 pm
- The Planning Commissioners workshop is Nov. 3rd, 5th and 6th. On the 5th we will hold a night meeting (1:00 pm to 9:00pm). Planning Commission must have their comments ready by the end of the third day.
- Comments will be reviewed over the holidays by David and Heidi
- Another series of three workshops will be held on Jan. 20th, 21st, and 22nd.
- Once board accepts the revised document it will be the basis for the EIR.
- Notice of preparation for the EIR was released last week, 1st step; question is what type of environmental issues/impacts should be included in the EIR.

- The draft EIR will be out late Feb. 2009, second copy of draft will be out in May 2009.
- The documents will go back to the Planning Commission for comments and another series of workshops will be held, they will make their final recommendation at that point.
- One more year to go before General Plan draft is complete. New plan takes into account policies included in the 1953 & 1983 General Plan.

David then presented a brief explanation of each of the seven elements of the document, many of the elements are mandated by the state under state planning law others the county has put in voluntarily. He went on to indicate he would reference the areas pertaining to Dunnigan. Each of the communities have different issues. There are 23,000 residents in the unincorporated areas and approximately 30 communities.

Land Use: GP calls for the creation of a down town area, schools, commercial/industrial areas probably to be located along I 5 and 99W, higher density housing on the valley floor, lower density housing in the hills. Traffic would be concentrated on the Road 6 and I 5 interchange. The plan is for up to 7500 homes to be built in Dunnigan as well as 430 acres of commercial/industrial. Emphasis of plan is on energy efficiency, water efficiency, use of low toxic materials, recycling materials and to incorporate crime prevention and health services into the community design.

Circulation: Several things envisioned; County Road 6 expanded to four lanes between 99W and the Colusa Canal, County Road 99W expanded to four lanes between County Road 2 and 8. An additional lane would be added to I 5 between County Road 6 and the 505 interchange. Some fairly significant road improvements have been envisioned. There is an emphasis on developing a transit plan for each community where by we look at how we can organize development to create more frequent use of transit in each community. Transit plan is very important to the county's climate change requirements under state legislation.

Conservation/Open Space: There is a probe for a new state park in the Dunnigan Hills; which the county would like to see take place within the next 22 years. Plan also is intergraded with the habitat conservation plan. Yolo County has to reduce green house gases. He indicated ways which this would be done. In Dunnigan a very strong goal of matching jobs to housing will allow the development to go forward as well as adhere to state requirements. If jobs are not present, the building of houses will be stopped until the goal is reached for that phase. Goal is to have people live and work in the same community, county could face legal issues if state requirements are not met.

Ag and Economic Development: GP plan suggest future development of Ag districts. Research is currently being done on these districts. The GP includes criteria for these

districts and where they might be located. Each ag district is tailored to each specific area.

Public Facilities: Growth in itself is not a goal for the county. Growth has to be backed up by justification; the justification is to see that towns are better off in the future than they are today. GP calls for public services to include a library, 5 acre park for every 1000 people living in the community, grocery store, 1 high school, 1 Jr. high, 2 or 3 elementary schools, a satellite government center to include a sheriffs sub station, municipal water, sewer and storm drainage.

Housing: 20% affordable housing is required in all communities of the county where growth occurs. With reference to flooding the state legislation adopted last year set the standards for flooding; for towns less than 10,000 a 100 year flood protection is the standard, over 20,000 is set at a standard of 200 year flood plain. Special needs housing is also included in the plan.

Questions/Answers

Chairman Williams indicated we should look at each element beginning with the land use area.

- When zoning was described, did you change the names for how you were describing a lot type, in the past the lots were described as RS rural, etc., did that change: **The 1983 GP has 75 different land use designations, which are very redundant, cumbersome, complicated and not very organized. We have collapsed the 75 down to 12, so yes the nomenclature has changed. You will have zoning categories within each of the land use categories. The land use categories have been simplified; as part of this some of the densities in the residential areas have also changed. At one point the densities in each area may differ we now have a set densities through out the county; low density 1-10 units per acre, medium 10-20 units per acre and high over 20 units per acre. Directives from SACOG require the county to increase the amount of housing every five years. Question:** When we refer to 20 units per acre are we looking at apartments, **yes.**
- E. Linse referenced the introduction section, page 5, which states what the preferred land use focuses on, specifically the first bullet and then to the top of page 6 referring to the county's property tax share being the second lowest in the state. Eric indicated in his mind the statements are very limiting if we are looking at substantial job creation to balance the housing in Dunnigan. Referencing page 6, if we are really looking for jobs here we are going to have to look beyond agriculture. **Answer: Agriculture is and will continue to be the primary land use by area. By population, your right, the most development that is going to occur is in Knights Landing, Madison and Dunnigan.**
- E. Linse responded by indicating the phrase relates to economic development/job creation and he is sympathetic to the person who will have to focus more attention to agriculture than economic development. There will be more sophisticated things happening in agriculture, but to limit that phrase is insufficient. **Answers:**

David indicated they have worked very hard on developing more ag related jobs in the last couple of years. He referenced Mariani's Nut Co. and the almond processing facility. He referenced the goal of expanding our ag related industries to tourism. E. Linse indicated he felt the statement was over restrictive.

- V. Lovell indicated the ag industry does bring in large sums of money to the county. She went on to say the trucking industry is important and when you speak about limiting truck transportation you are eliminating jobs. Re-routing trucks off of 99W should not happen, this is a direct route and it's important for the movement of produce. **Answer: David indicated what the comment was focused on was the 800 miles of roads the county has and the fact they can not afford to fix that many miles of roads. The funds are limited and only key routes will be maintained. Prioritizing routes for farmers and truckers to get products to market.**
- N. Busch questioned the Specific Plan Overlay versus the GP. Does the SPO have to be in total agreement with the GP or can it vary in some degree? He went on to question the densities and the average of 8 units per acre. Some areas we would like to see lower than that some a lot less. The other issue is the street size, we have a different idea of what the streets would look like, we feel wider streets would be a lot safer. If the GP does not necessarily meet what we want to we have the ability to adjust it through the SPO. **Answer: David indicated it may vary within reason. In terms of the densities the overall average in the GP is 8 units per acre. They want to try to encourage higher densities to allow for more pedestrian traffic versus cars. Densities to support rail transit or bus service and as far as the streets, recent transportation research indicate that narrow streets are safer. We are talking about general parameters they do not have to be 100%. Heidi indicated she would say the SPO would have to agree to the GP, if there are changes the community would like the Board to consider now is the time to make the recommendations.**
- Secretary Kirkland addressed Heidi by asking how the information she is providing maintains the integrity of agriculture, we are an ag community; we don't want a cement city right in the middle of agriculture. The development here has to go with the flow of the land and its surroundings, when you put restrictions on like the ones noted, you are placing us in a box and indicating this is your box, now what do you do with it. You are destroying the integrity of agriculture here in Dunnigan. She then addressed David; we came to you and showed you another idea on the EIR study area which included a number of feet east of the railroad tracks. Don't you feel that the railroad has to be taken into consideration in the EIR study if you are contemplating the use of the rail road as a mode of transportation. You were using 99W as the eastern boundary. The other point, we have a lot of trucks in this area, we don't have enough truck stops. We have one that we have been trying to get off the ground for four years and it has not materialized as yet. She referenced the trucks parked on 99W in the morning 12 deep that can not even get into the Pilot Truck stop, we have a problem. She went on to reference that 99W is a key route, the expansion of 99W from Road 2 through Road 8, what about the trucks beyond Road 8, they do go beyond Road 8

- to enter Pilot and if they can't get into there they park on the road and that is precisely why our drainage ditch has been destroyed.
- A. Backhaus questioned how they were going to expand 99W when the railroad is on the east side and all industrial and housing on the west side. If that becomes a four lane road there will be no space between my house and the road. She indicated the need for a lane to allow people who live along there to be able to enter their property.
 - B. Weber thanked them for the work they have put into the plan and noted he was impressed with the concept. He has a concern about the jobs/housing balance which the GP indicates 1.2 jobs per household. Bill went on to talk about the concept of phasing which had been mentioned but he did not see it in the GP. Wants to see a mandate for job/housing balance with phasing before the development takes place. Does not want to see 20,000 people here and no jobs.
 - **Answers: David indicated the railroad was the eastern boundary. Policy CC3-3 mandates phasing.**
 - B. Weber addressed the water issue, where is the water coming from, need to know before we proceed. He indicated at present the Tehama/Colusa Canal is in jeopardy. **Answer: David indicated the GP has not been adopted; therefore the 7500 homes in Dunnigan have not been approved as yet. County will not spend the money for a groundwater study for something that may not even be adopted. First we set the direction and then we work out how it affects you; that would go into the specific plan. Heidi indicated the state law requires a water study.**
 - Chairman Williams stated the developers themselves, when we put the issue to them about extending the water and sewer to the pre-existing areas, the number of homes increased dramatically, they used 7500 homes to justify the request.
 - Chairman Williams questioned if the rest stop was going to be phased out. **Answer: David responded yes, at some point within 20 years anything can happen. If Cal Trans decides they don't want the rest stop, the land can be incorporated into the Specific Plan.**
 - Residential Zoning: is the thought process to keep acres the same or will one acre remain. Will it be possible our one acre piece will become condo level? **Answer: The future of the Hardwood subdivision is something that the community will have to debate because of the Specific Plan. The community will need to determine how it fits into the Specific Plan.**
 - Chairman Williams asked if David was indicating the Hardwood Subdivision is part of our Specific Plan. He indicated he thought our zone of planning only went to Road 5. **Answer: The new growth area goes to Road 5. Heidi referenced the addition of the water/sewer system into the Hardwoods; this would be an extension of the Specific Plan.**
 - E. Linse questioned the new traditional design described on Page LU42 as the Ahwahnee Principle, what is that? **Answer: David indicated that term goes back to the generally compacted denser growth. Growth that is more environmentally sensitive. There are people that may not be in agreement with this as they don't want Dunnigan to look like that, but in general it's the Boards discretion to incorporate this type of plan.**

- V. Lovell questioned the jobs issue. Jobs mandate phasing therefore she would like to concentrate on good jobs for the community, jobs with benefits, educational, lasting type jobs. She then referenced the traffic and the increase since Arbuckle has been developed. The noise element has increased from I 5 and 99W and there is no type of noise barriers described in the GP. She also objects to the idea of anyone cutting into her property to enlarge the road. Speed is also a major issue. There are no controls. When will this road enlargement take place? She also questions the four lane enlargement of 99W. **Answer: Without the four lanes 99W will pretty much come to a stop. There are a lot of ways to widen this road, it may be that some property's may have to be acquired, or the four lane can be placed in the existing right of way, lanes could be smaller, lots of different ways.**

Chairman Williams summarized by stating he has received numerous phone calls on the expansion of 99W. He indicated that perhaps as a committee we can come up with some thoughts as to how this can be accomplished. We need to move along with our questions as we have other elements in terms of conservation/open space etc. to cover.

- E. Linse referenced page LU 40, policy CC3.17, establish benefit assessment districts where appropriate to fund community infrastructure and service and coordinate with Community Service Districts to ensure that new development will have access to quality infrastructure and services. He felt what it is saying as that we all are going to pay. **Answer: County does not have the money to subsidize people for their sewer and water bills. Special Districts need to be established for funding. Prop 13 basically states the people who benefit from the project pay for it and the rest of the public does not.** Question: Does that mean the new development coming in will pay for it. **Answer: Not exclusively, if you live in the county and you are getting sewer/water, you will be paying for it as well.**
- E. Linse referenced two maps that do not include Dunnigan. **Answer: There are no existing bike lanes in Dunnigan or the Western part of the county, no airports or truck routes. The GP calls for the expansion of bike plans and truck routes through Dunnigan. No aware of any airports to be developed in the western part of the county.**
- Chairman Williams addressed the facilities as we grow the county insisted upon a library. We are aware of the schools to be built here, can the public library be combined with the school library or is it out of the question. **Answer: Not necessarily there are a number of policies to encourage the joint usage ability. Must convince the school district of the plan.** Chairman Williams stressed the importance of keeping the communication open with the Pierce Unified School District.

Chairman Williams referred to the comments on drainage, floods and the plan to reduce the carbon dioxide, which at least one Pulitzer Prize winner feels is the cause of the global warming. Every model I have seen of the climate changes is saying

simply the climate is going to get warmer, the storms are going to be more violent, since this document is going to cover a 20-30 year span, are we actually looking at strengthening flood zones. Are we planning for a 20-30% worse case scenario?

Answer: There are policies in the plan that would not allow development within 100ft of the center line of any creek. The areas along Byrd, Dunnigan and Oak creeks would likely be open space areas. By law we now have to build to a higher number of flood standards. Dunnigan is a dryer area and not as critical with relation to flood, the area is flat and readily protected due to the higher range of the delta.

Secretary Kirkland mentioned the need for maintenance of the creeks to alleviate the flooding. The new development on the west side of the freeway will not have the problem as the water drains to the east. **Answer: Special Districts will need to be established to maintain the creeks.**

Chairman Williams thanked David and Heidi for being here this evening and also thanked the committee for reading ahead in the document and presenting good questions. David indicated this committee is the most prepared so far. Chairman Williams referenced his conversation with Don Rust regarding the General Plan and his suggestion the committee read the document ahead of time. David indicated that Don had received an award for his in valuable customer service. The county gives an award every year for traits that are exhibited which reflect the county values, integrity and customer service.

Greg Bickford referenced the five years we have been working on this project and the suggestions we have made, one of those was that we extend the study area to the east side of the rail road tracks, understanding that this was critical for not only the flood plan but also the most obvious place for a new road structure.

He went on to explain the team effort with the county had initially proved to be very successful in having our ditches cleaned, a process that had not been done for many years. Recently we approached them about the water flowing from the south to the north which is supposed to drain to the south and to date we have not been able to get viable assistance to correct the problem. The trucks parking along 99W south of County Road 8 have destroyed the ditch that was there, the county had agreed to work with us on that section to correct the problem, however all of sudden this has fallen through. We really need to get this corrected as it is the one area that has not been updated and we can't wait until we are faced with the flooding problem. Secretary Kirkland referenced her conversation with Pannos and went on to say the only way they are going to understand the problem is to see it first hand. Mel Smith has had his crew clear all of the debris and weeds from the area beginning at Road 8 continuing south to Byrd Creek, the area also has been surveyed to determine how the ditch has to be constructed. This has been done by a resident in the community; Brian is also on this sub committee. The problem that is occurring is all the sheet water that comes down from the hills doesn't have anywhere to go. So what happens, it inundates the Road 7 drainage system and when that backs up, we flood. We need to get this issue resolved. What more can we do for the county other

than dig the ditch ourselves. **Answer: David indicated he would pass the information on to Pannos and John Bencomo.**

Chairman Williams asked the committee about scheduling a special meeting to address our concerns. He opened the subject for discussion. E. Linse indicated we should meet before the next meeting in November, perhaps we could meet within a week. Chairman Williams asked for additional discussion, suggestion was made to make it two weeks from tonight. He also reminded everyone that our next regularly scheduled meeting on Nov. 19th would be held at the Fire House.

Motion: E. Linse made a motion to hold a special meeting on Wednesday, October 29th. **Seconded by** Bill Weber. **Vote: Yes, 9; No, 2. Motion passed.** Special Meeting to be held at Country Fair Estates, Wednesday, Oct. 29th, 7:00pm.

Reappointment Applications:

Secretary Kirkland passed out the re-appointment forms for 2009. She asked everyone to complete the form where indicated by the red "x" and have them back by next meeting.

Adjourn:

Chairman Williams called for a motion to adjourn. **Motion:** N. Busch made the motion to adjourn, **Seconded by** Anita Tatum. All in favor, meeting adjourned at 8:45pm.

Respectfully submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee

