



# County of Yolo

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## KNIGHTS LANDING GENERAL PLAN CITIZENS ADVISORY COMMITTEE

### AGENDA

Wednesday, February 11, 2009 - 7:00 PM

Knights Landing Community Center

Northeast corner of the intersection of Seventh Street and Oak Grove Avenue, Knights Landing

1. 7:00 PM CALL TO ORDER
2. APPROVAL OF MINUTES
  - A. Minutes of October 8, 2008 and January 14, 2009
3. CORRESPONDENCE AND ANNOUNCEMENTS
  - Election of Officers
4. GUEST SPREAKER - Bridget DeJong, HomeBase/The Center for Common Concerns, Inc. RE: Homelessness in Yolo County
5. PUBLIC REQUESTS

This is an opportunity for members of the public to address the Advisory Committee on any subject, but not relative to items on the present agenda. The Chair reserves the right to impose a reasonable limit on the time afforded to any individual speaker.
6. COMMUNITY CONCERNS
  - A. Outdoor lighting exchange program
7. COUNTY STAFF REPORT
8. FUTURE AGENDA ITEMS
9. NEXT MEETING – March 11, 2009
10. ADJOURNMENT

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

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## Knights Landing General Plan Advisory Committee.

1 Members Present. Wayne Green, Janet Archer, David Dalton, Don Allen, Jeannette Baird, Sonny White.

2 Excused Absent Members, Audrey Garner.

3 Guests, Naomi Allen, Heidi Tschudin, Herb Pollock, Lynnel Pollock, Glen Tsarton, Shirley Miller, Mary Edson.

Planning and Public works, Patricia Valenzuela, David Morrison.

Adoption of Minutes, 1st Jeannette Baird, 2nd Ralph White.

3 Correspondence and Announcements. none.

4 Public Request, Wayne got a call from Animal Control what do we want to do about the chickens? The committee

decided to let Wayne call the county and tell them, to take care of the chickens any way they have to.

The secretary asks why is the voting being done on an open school ground, there are registered offenders that can go on school grounds who can vote, The money should be spent here. This hall has a handicapped access to get into this building.

Patricia, I will look into that.

Secretary, thank you I appreciate it.

Don Allen, home northwest corner of Locust and Third Subject, heavy truck traffic. When resurfacing Knights Landing my end of Third, west of Locust was not repaired on the basis of being a cultivated with one residence, unless I pay for the repair, we can live with this, as once or twice a day my wife and I come and go. We did not though expect the property south of us on Third Street and Locust to become a commercial trucking operation, with the trucks using Third Street as an exit and entrance. As I understand the owner charges several operators for permanent parking rights the property owner also charges the taco wagon which is there from daylight to dark. Passing trucks see trucks parked there and presume it is a truck stop and pull in. they are reducing the street to rubble photo (a) in addition photo (a) shows the driveway in the position of my dumpster on pick up day the trucks swing a wheel in my double wide driveway to get sufficient radius to avoid dragging their trailers into the power pole with my transformer on it, which they have failed at least three times. which has made me and e have to replace a pole. here is photo b, c, also lost a dumpster when truck ran over it in my driveway, some drivers avoid the tricky fifth of the driveway by simply ~~going~~ <sup>driving</sup> over the curb, photos e, f, g, h, i, and j. . . Since the demolition of the house on the two lots west of the truck lot. A new twist is to drive from Third to Fourth Highway 45 on that property photo k, tracks going across empty lot there. One innovative driver after failing to make the turn and seeing me coming with a camera, backed up crossing Locust into the next block of Third without a <sup>margin</sup> lookout photos l, m. The brilliance of that is in photo (n) Some of the traffic is a matter of inadequate road signs boaters looking for the launch ramp turn onto west third coming from the north or south note the road signs in photo (o,) they are visible and give the drivers a half block lead mileage sign, however shows a campground sign, has no boat launch sign, boaters assume third being next to the river

is where the ramp is. Approaching fourth from the south lacks a ramp sign as well as the added problem of the sign being right at the intersection, with no lead time, photo p, often the curb along the grocery store is lined with trucks parallel parked blocking the view of the sign, photo q in this case a sign at mid block would not work and would have to be located at fifth street photo r. As for the truck yard my only concern is the destruction of the streets, curbs sidewalks and powerpoles. There are two driveways into locust into the lot. Sets of doubles can be driven going in and out easy enough, but 70 foot long tractor semi trailers simply dont belong there. Then there is the morris lot in the back, Traffic from third to highway 45 should be stopped some sort of baracade is needed. Sonny didnt you say something to Don Rust a while back about this, and see what can be done. Wayne you can see where the trucks are destroying the pole.

Who does take care of that street, dalton asks?

4 Countywide General Plan, David Morrison, the plan is out it covers the county. you can get a copy at any county library also check out at planning and public works for a week. or you buy for 50.00 \$\$\$ Or online. or c. d. This is a plan that includes all the land use in the county everything outside the citys for the most part. When this is adopted this is what the K. L. general plan will be revised to the consistent with. Accepting comments till November 20 at 4:00 Plus you can comment on the E.I.R., if you want. Planning will be talking about this document on November 3.5.6. It will take three days it is a big document, theres lots to go through and take recommendations to the board of supervisors and the supervisors will be talking about this document, January 20, 21, 22 23, 2009. It will take another year, and for k.l. it pretty much stays the same. The plan also includes the Castle hom projects but wont start until all the general plan is complete also looking into regional transit. Emphises on going green, and water conservation. You have another year to look into flood insurance, Federal wont make us until 2009 when the new plan comes out.

David, the county is making everyone get flood insurance, when they haven't before?

Morrison, its not us, its the federal government. If you have a morgage you need to get flood insurance, federal government is pushing this. If you get it before the plan is adopted, its cheaper, if you wait till after the plan is adopted its more expensive.

Dalton, do you think people can afford that this is a low income area, do you people really think this town can afford it.?

Secretary, If you own your house, you dont have to get flood insurance, but if you are still paying a morgage you will have to. Morrison, your bank will require it.

Dalton, why does the county build in a flood zone?

Morrison, it depends upon the area.

White is there any piont in this to where you come out with ju just the items that affect k.l. g.p., is it in a part of that document.

Morrison, mit all, much of it pertains to k.l.

theres one or two pages, that is most important to you all. general plan is looking at is a buildout both between what could be done now and that could be done at Howald. They could be adding new homes up to 1000 new homes up to the year 2030. Wayne one thing i need to say is the traffic, at 500a.m., good luck getting across town, the same at night.

Morrison, if there is still problems with traffic ,maybe we need t  
to go over the plan and look at that.

Sonny, as they did the developement , it was planned developem  
development as i remember, and it has to follow what was  
approved. correct, now i understand they are going to try to  
change it .?

Morrison we have not recieved anything yet, but Dan  
has indicated that he wants to build smaller homes.  
Sonny and the county has no input on that?  
Morrison the county makes that decision. When he fills out t  
the application ,it will come before the advisory committee  
then the planning then the board. and the board will  
decide if he can or not.

Wayne, Dan will be here next month.

5 Also new applications for positions on the advisory  
committere need to be filled out.

6 motion to adjorn, Sonny white 1st; Janet Archer Second.

Knights Landing general plan citizens advisory committee. 1-14: 09.  
members present, Janet atcher, wayne Green, David Dalton, Don Allen,

Jeannette Baird,, Joseph Hutchins, welcome aboard.

Excused Absent+ member, Audrey Garner. Ralph White.

Guests, Mary Edson, DAN Boatwright P.p. W. Don Rust.

Plan Comm.sion. Leroy Bertolero , Patricia Valenzuela B. O. S..

- 1 Call to Oredze 7:00 P. M.
- 2 Approval of minutes go over next month.
- 3 Correspondence and announcements, paperwork from the board of supervisors  
over a.b.c. ordinances
- 4Public REquests.
- 5.a Discussion Items.  
a Castle Homes, Dan Boatwrights, Built three models, and 11 homes for  
sale, 5 have sold. We have been looking at what to do to sell these homes,  
and one thing is to lower the price, we are coming up with floor plan sizes.  
plan 1, 1306s.f., plan2, 1419s.f., plan3 1625s.f.. WE have submitted three  
different floor plans, WE have to think about the amenities in woodland  
compared to knights landing and do the best we can.. We are also competing with K.B.  
and snytec. WE did lok at Solar, but under the market problem, people are  
not demanding ti yet.

The MOTion was made by Jeannette Baird to let DAN boatwright,  
build the type of homes customers want. Don Allen seconded the motion,  
this committee unanimously agreed to let Dan Boatwright move forward  
with his new floor plans.

5b..A. B.. C. Ordinance. This is an ordinance that the A.B C.  
felt was necessary so that evrybody played by the same rules.  
The Motion was Made by Don Allen 1st and Jeannette Baird 2nd  
to recommend that this ordinance go through or forward.

8 Plannibg Commissioner, County Staff REport.  
Leroy Bertolero, the PPlanning Commission would like these committes  
to appiont one person to represent each committee.  
Leroy Bertolero ahs requetsed that this be put on our next agenda

item to be discussed.

7 Future agenda Itmes, election of fofficers,

Discussing the alternate or member to represent our committtee

8 next meeting Febtuary 11, 2009.

Guest Speaker, Heather Michols

9Adjournment Mtionton to close meeting, David DALton1st And Don Allen

2nd. 803