



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8728
www.yolocounty.org

AGENDA

Dunnigan Citizen Advisory Committee WEDNESDAY, MARCH 18, 2009 – 7:00pm

Dunnigan Fire House
29145 Main Street
Dunnigan, CA 95937

1. Call to Order
2. Adoption of minutes: Meeting of February 18, 2009
3. Public Comments
4. Correspondence
5. Sub Committees for 2009:
 - Reports
 - Discussion/Formation
7. Discussion Items:
 - Rooster Update
 - Community Emergency Plan/Input Dave Hunt, Dunnigan Fire Department
8. Planning Commissioner's Update
9. Future Agenda Items
10. 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, Feb. 18, 2009

Dunnigan Fire Hall
29145 Main Street
Dunnigan, Ca

Call to order: 7:03pm by Chairman Williams

ATTENDANCE

- 11 members in attendance, quorum present
- 6 members absent, Willard Ingraham, Karene Harris, Wilma Gullatt, Adella Backhaus, Vaughnette Lovell and Brian Stucker
- 2 county representatives were present at this meeting
- 10 residents and guests
- Total in attendance 23 members, guests and county representatives

MINUTES

Chairman Williams called for the approval of the Jan. 21st minutes. No corrections or additions were noted. He then called for a motion to approve.

Motion by: Shirley Gooch; 2nd by Anita Tatum to approve the Jan 21st minutes.
Vote: Yes 11; No 0; Abstain 0; Minutes approved.

ANNOUNCEMENT

Chairman Williams thanked Erich Linse for conducting the last meeting in his absence and thanked everyone for the nomination to Chair the committee for 2009.

INVITED SPEAKER

Chairman Williams introduced Bridgett Kurt DeJong who was here this evening to speak on the Homelessness in Yolo County. He then read a directive from Supervisor Chamberlain on this subject and turned the floor over to Bridgett.

Bridgett indicated she worked for Home Base which is a Non Profit organization to address the issue of Homelessness in Yolo County. This organization also takes into consideration housing and health services which play a large part. She indicated this was a fact finding mission through out the county to gather information on how to address this problem in all areas of the county. They are working towards a coordinated system to alleviate the homelessness problem. She indicated she was here this evening to hear from Dunnigan as to what our problems may be. The following comments were brought to the floor:

- Suggested she check with the pastor of the Dunnigan Church
- E. Linse referenced the problem of substance abuse and lack of employment skills, no concept of real life and the ideal of saving for a rainy day.
- Secretary Kirkland indicated this was one reason for the future development, the lack of housing for people in the area; this will take place in the years to come not overnight.
- M. Smith referenced the housing vacancy factor here in Dunnigan, we have no housing available at present.

- Chairman Williams indicated the reason you are not receiving a lot of information is because you are in an unincorporated area that is well spread out. He referenced over the years he has seen people camped along the railroad tracks.
- Secretary Kirkland referenced this being premature for Dunnigan because we can't offer the type of input you are looking for, we know very little about what is going on, other than the few things we have just told you.
- E. Linse referenced the problem of travelers running out of funds, mostly noticeable at the Truck Stops. Suggested some type of assistance to stranded travelers
- M. Smith referenced transients sleeping in the large pipes on his property several years back, due to no where else to go. We don't have sidewalks for them to sleep on
- M. Smith also noted lower income families are sometimes forced into the RV lifestyle. One area of concern is the electrical rates charged in RV Parks for permanent residents. These are commercial rates and not residential rates which are double the cost. Residential rates should apply for permanent residents in RV parks this is a cost savings factor for lower income families.
- Bridgett explained the process of the 10 year plan and what they hope to accomplish to curb homelessness in Yolo County.

Some additional questions and comments centered on the lack of education of the younger generation, kids not graduating from high school and who should be contacted if we have some additional suggestions to offer. Bridgett can be reached at Bridgett.homebase@CCC.org.

N. Busch referenced the flyer and questioned the 70% drop in homelessness, what was done to create this. Bridgett stated that housing was a big factor and the services available to help people remain in their homes, such as financial assistance the availability of jobs and educational assistance in handling their finance. Chairman Williams then indicated Dunnigan was not a good stopping area because we are rural and can offer none of the services indicated. He then thanked Bridgett for her presentation to the committee this evening.

PUBLIC COMMENTS

General Plan: Chairman Williams referenced the changes to the General Plan instituted by the Board of Supervisors. Indicated this was on line for all to review. He also indicated he had checked to see if any of the suggestions we offered for the widening of 99W from Road 2 to Road 8 were considered, no indication they were even considered.

Almond Festival: He referenced a flyer he had received requesting help in the Save Rural Yolo County Booth at the festival. He had the flyer indicating times help would be needed if anyone wished to help out.

Bulk Waste: Now available for curb side pick up in the unincorporated areas. Done by appointment only for Dunnigan, call to schedule by Aug. 7th for pick up on Aug. 14th. Allowable amount is 4 cubic yards.

Zone Changes for Ag:

Secretary Kirkland distributed a list of zone changes that would be taking place here in Dunnigan as indicated in the General Plan for the proposed development. The list indicates the Ag parcels that would be changed to allow for development.

CORRESPONDENCE

No Correspondence was brought to the floor.

ACTION ITEMS

Dunnigan Truck and Travel Center: request for a one year extension. Chairman Williams called on Don Rust for an update. D. Rust indicated the project had been approved by the Board with a tentative map. We are now almost to the point of securing the final map. The final map to be approved this year, Don indicated the remaining issue to be worked out involves waste water. The application period now allowed is 7 yrs under state law, this application is now in its sixth year.

- Secretary Kirkland stated we need this project, we need the job, we need the revenue, so lets go forward with the extension, there is no reason not to they are very close to getting the map. With the economic problems we are currently facing, people need to work and this offers jobs.

Motion by Secretary Kirkland to approve the one year extension; **Seconded by** Erich Linse.

Vote: Yes 7; No 3; Abstain 0; Motion Carried

Discussion:

- B. Weber questioned why it is taking so long?
- J. Burger responded by indicating there are several interested parties in the project. Grant Park Development has spent a large sum of money to meet all the conditions of approval the county has requested. There have been lots of delays from the county and Mr. Burger indicated he was pleased to have Don Rust on board to get this project moving forward to completion.
- Several questions were asked about the project placement and how it fits into the proposed development. This property is considered highway commercial and would not be integrated with the residential development. It was noted this project is in a great location next to two main freeway interchanges and will create hundred of job opportunities.
- J Burger expressed his disappointment in the community for not being more aggressive in getting the community entitlements that come along with this project.
- G. Bickford indicated the completion of this project would eliminate the parking of trucks along 99W as there would be another truck stop for them to park at.
- J. Burger indicated the new truck stop would have attractive landscaping along with other amenities. He assured everyone there would be ample space, this was only phase one for the entire project.

Chairman Williams thanked Jerry Burger for his input.

Bains Parcel Map: request to split a 760 acre parcel into two parcels, one 80 acre, the other 680 acres. The purpose of this split is to separate the almond processing facility from the orchard. Property is currently under a single Williamson Act contract.

- Chairman Williams asked Don Rust to give a brief explanation of the Williamson Ag Conservation Act. Don indicated this helps farmers conserve the land for Ag use only and provides reduced property taxes for land owners within this act. Property must be zoned AP to apply for the Williamson Act and provides a 10 year period of Ag land conservation before it is cancel. This is an incentive to keep the property in Ag production. He went on to say this is a great program of which Yolo County has benefited from.
- N. Busch questioned the odd size of the parcel split, why 80 acres. At present all the residential buildings are on the proposed 80 acre parcel. The split would allow the owners to build a home on the 680 acres.

- B. Weber indicated he felt we would be setting a precedence by doing this.
- D. Rust indicated the County's position will remain in support of Ag, even when the Williamson Act disappears.

Motion by Erich Linse to approve the proposed division of the Bains property;

Seconded by Bill Weber;

Vote: Yes 11; No 0; Abstain 0; Motion Carried

DISCUSSION ITEMS

- **Newsletter:** No report
- **Rooster Update:** Don Rust indicated he did not have time to survey the rooster properties before this meeting, would give an update at our next meeting.
- **Capital Improvement – Drainage:** Chairman Williams explained his concern about the flooding that occurs from time to time in Dunnigan's largest single area of population. He went on to say we are looking for the possibility of a solution to this drainage issue.
- Recent storm produced a rain gage reading of 1.6 inches, checked flow of drainage along Road 7. Culverts were 75% full
- Based on Chairman Williams observation a storm that produced 4 – 6 in of rain would create a backup in the drainage system and cause a direct affect on the Road 8 interchange causing possible flooding.
- In 1997-98 the motel flooded due to heavy rains
- E. Linse referenced Ritchie Bros and the improved surface which creates a quick runoff. He suggested that perhaps a study of the drainage should be done for the area.
- Question was posed about Country Fair Estates drainage system, M. Smith replied that the park had adequate drainage until Pilot and Ritchie Bros came in. CFE was the first property to receive drainage approval from the County and all conditions were met.
- B. Weber questioned if Pilot was in compliance. M. Smith indicated that part of the drainage requirement for Pilot was to construct a drainage retention basin down stream. After four months of construction, at the time of their final inspection they had not completed a single drainage improvement. Attorneys for Pilot contact Mr. Smith and attempted to persuade me to for go the public improvements they were required to put in, Mr. Smith refused, however the county approved Pilot anyway without the required drainage improvements. They put a culvert under the railroad tracks and dumped all their water into the Road 7 drain.
- It was noted that Capital Improvements are separate from maintenance funds and one doesn't interface with the other

Motion by Sid Mumma to request the county to survey the Road 8 interchange area to see if the drainage issue can be solved. **Seconded by** Bill Weber.

Vote: Yes 10; No 1; Abstain 0; Motion Carried.

E. Linse made a motion to modify the previous motion.

Motion by E. Linse requests the County to review all drainage plans for the area to include Ritchie Bros and Pilot, **Seconded by** Greg Bickford.

Vote: Yes 11; No 0; Abstain 0; Motion Carried

Chairman Williams will draft a letter requesting the study of the area.

Community Emergency Plan: The request to establish a community emergency plan was carried forward from the last meeting. Wilma Gullatt who made the request was not present this

evening. Chairman Williams asked David Hunt to make a short presentation on the information he has pertinent to the subject.

- Would like to hold a community meeting to go over the clean up program
- Develop a community emergency and evacuation plan
- Information as to what residents can do is on their web site, Dunnigan Fire.org
- Land west of Road 85 is under Cal Fire
- County Ordinance provides for the placement of house number, signs, etc.
- Emergency plan will take in all types of emergencies, resources from the community will be noted
- Chris Lee, Deputy to Supervisor Chamberlain offered to have Bill Martin, Yolo County Emergency Services to come and offer input.

Chairman Williams asked David to meet with Wilma before the next meeting and this topic will be put back on the agenda. He thanked Chris Lee for his offer and suggested we let David and Wilma get together on this first and move forward from there.

PLANNING COMMISSIONERS UPDATE

No Planning Commissioner in attendance this evening. Chris Lee Deputy to Supervisor Chamberlain indicated they were looking for a replacement for Don Peart, no one has been appointed as yet.

FUTURE AGENDA ITEMS

- Select new sub committees for Dunnigan projects for 2009

Being no further business Chairman Williams entertained a motion to adjourn.

Motion by Secretary Kirkland to adjourn, **Seconded by** Greg Bickford.

Vote: All in favor, Meeting adjourned at 8:45 pm.

Respectfully submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee