

Meeting of the Boonville Planners 1/12/2016 7pm-9pm

Location: 14281 Hwy 128 Boonville, CA 95415

Present: Debra Cahn, Xenia King, John Schmitt, Don Sanfrey, Sonny Pettijohn, Valerie Hanelt, Kathleen McKenna, Joy Andrews

Outcome of Meeting:

Advantages of Water/Sewer:

- Clean/safe water
- Some commercial growth for public bathrooms, bank kiosks, and pharmacy
- Growth in affordable housing and multiple unit housing
- Worker housing available on agricultural properties
- Availability of fire hydrants for high pressure sprinkler systems=lower insurance

Disadvantages of Water/Sewer:

- Too much growth to the small town feel
- Another level of bureaucracy with management of water systems
- Higher property assessment=higher property taxes

Questions:

1. How long will it take for the contaminants to clear out once a new system is put in place?
2. What is the cost of hook up relating to distance to pipe and house
3. Can we hook up to schools?
4. What is the required distance from leech field to homes? Is a property lease option available?
5. Could we have a bottled water plant that's community owned?
6. What will be our back up, smaller scale plan in case a proposed plan gets voted down?

A postcard survey to mail out to property owners in the potential zone(s) will be agreed upon via e-mail over the next month. A new e-mail address will be set up by Joy for the respondents to use. The next in person meeting will be Tuesday March 8th at 7pm at the same location.

Joy Andrews, Recorder

FIRST MEETING of the BOONVILLE PLANNERS
ANDERSON VALLEY COMMUNITY SERVICES DISTRICT
To be held at the BOONVILLE FIREHOUSE, 14281 Highway 128
Tuesday, January 12th, 2016 7:00 p.m.

1. Call to Order and Roll Call
2. Announcements/Recognition of Guests
3. Correspondence Received –
4. Changes or Modifications to this Agenda
5. Old Business:
6. New Business:
 - a. Decide the Make-up of the Group and Its Role
 - b. Discuss the General Idea Behind the Water and Sewer Projects and Their Zones
 - c. Discuss Advantages and Disadvantages of Water and/or Sewer Systems. Discuss Concerns and Develop Questions
 - d. Become Familiarized With the Steps the CSD Must Take in the Planning Process
7. Other Business:
8. Concerns of Members:
9. Discuss When the Group Needs to Meet Again:
10. Adjournment

PUBLIC POSTING – DO NOT REMOVE
(Until after January 12th, 2016)

NOTICE: Requests for any disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires these aids or services in order to participate in a public meeting. These requests must be made five (5) days in advance of the scheduled meeting by calling the office of the AVCS D General Manager at (707) 895-2075, or by mail to the CSD Office, P. O. Box 398, Boonville, CA 95415

The Boonville Planners: Jan 12, 2016

(Second Tuesday of month when needed)

This is a group of Boonville residents/parcel owners appointed by the Community Services District to serve in an advisory capacity. The meetings will be agendized, noticed (72 hours) and will have minutes. The minutes will be posted on the CSD web site (www.avcsd.org/).

Members of the group should be willing to consider the water and sewer projects and whether an option meets the needs and budgets of the people served. The members of the group are expected to be familiar with the possible projects. As the planning process continues, the group will meet with agency and engineering representatives to understand the options and give the agencies feedback. At times the group will be reporting the process to the community. The group may decide to survey the community at some point. The group needs to understand that the final decision whether to proceed with a project will be determined by a vote by the "stake holders"; i.e. those residents who actually are served by and hook up to, a system.

The first meeting of the Boonville Planners will be on Jan 12th, 2016 at 7 pm in the meeting room at the Boonville Firehouse. At this first meeting we will:

Decide on the make up of the group and its role.

Discuss the general idea behind the water and sewer projects and their zones.

Discuss advantages and disadvantages of water and/or sewer systems. Discuss concerns and develop questions.

Become familiarized with the steps the CSD must take in the planning process.

Decide when the group needs to meet again.

For the Boonville Planners' information: At this time the following Boonville landowners or business owners or residents have indicated a willingness to serve:

Valerie Hanelt (CSD)

Karen Ottoboni

Kathleen McKenna (CSD)

Anne Fashauer

Tom McFadden

Sonny Pettijohn

Jim Brown

Don Sanfrey

Johnny Schmitt

Xenia King

Deborah Cahn

Mark Scaramella

Linda MacElwee

Arline Bloom



Boonville Water/Sewer System Build-out Analysis Rationale and Assumptions

Global Assumptions and Notes

- Parcel numbers do not connote status as legal lot. Likely, there are fewer lots than indicated by our count.
- Parcels in residential zones RR1, RC, SR, and RS are assessed for *subdivision* potential
- Parcels in commercial-type zones C2 and PF are assessed for *redevelopment* potential, based on a cursory visual examination and comparison of land value and improvement value data.

Existing Conditions

- The map demarcates the area of Boonville designated by the General Plan as “Rural Community”. The boundary includes areas zoned as Public Facility, and the Meadow Estates subdivision.
- The number of dwelling units is based on recorded data from the Mendocino County Tax Assessor’s office.

Scenario 1: Development Potential *without* Service

- Minimum Lot Area for residential zones is 40,000 sq. ft., and residentially-zoned parcels are assumed subdivided when lot area allows.
- Dwelling unit numbers were increased on an ‘as of right’ basis.
- Parcels zoned General Commercial and Public Facilities are not assumed to subdivide or increase in residential density.

Scenario 2: Development Potential *with* Sewer OR Water Service

- Minimum Lot Area for residential uses is 12,000 sq. ft., and residentially-zoned parcels are assumed subdivided when lot area allows.
- Dwelling unit numbers were increased on an ‘as of right’ basis. Dwelling unit numbers were increased on an ‘as of right’ basis. Total dwelling units per acre capped at 15 in Airport C overlay zoning.
- A qualitative assessment is made of commercially-zoned parcels to determine where greatest redevelopment potential exists.
- Parcels zoned Public Facilities are not assumed to subdivide or increase in residential density.

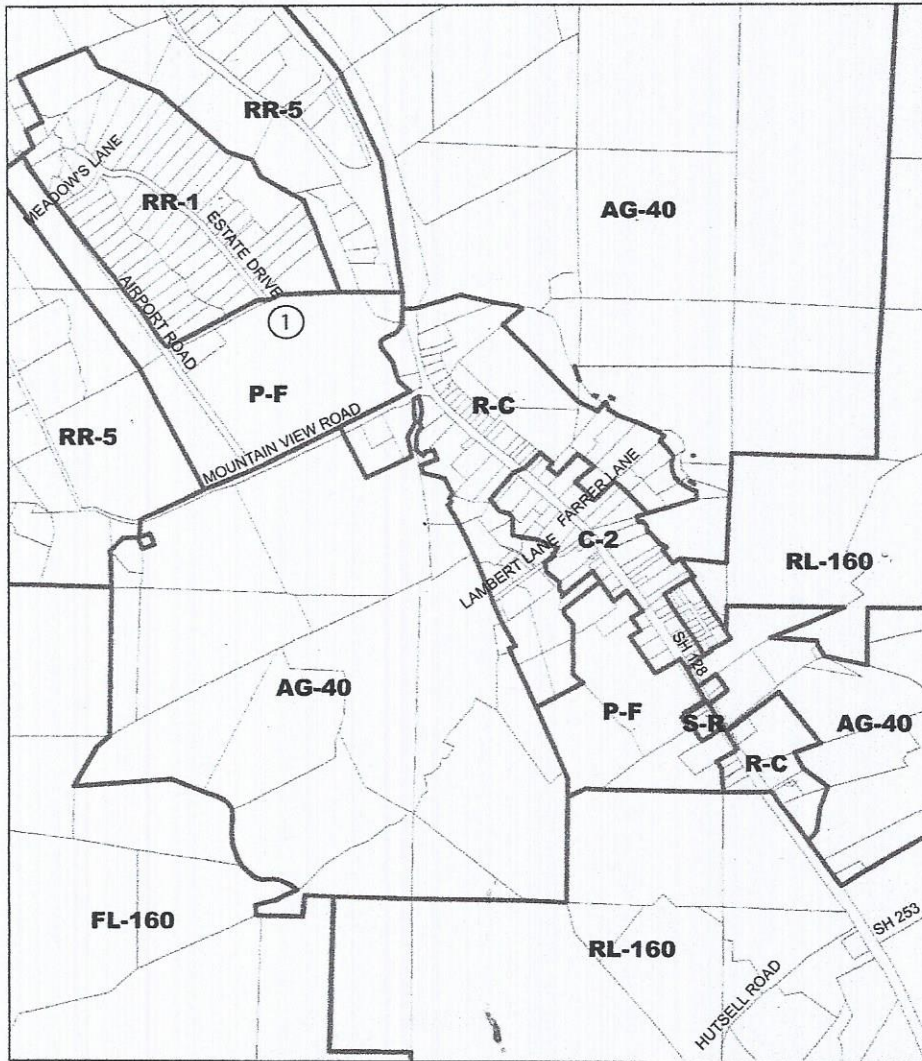
Scenario 3: Development Potential with Sewer AND Water Service

- Minimum Lot Area for residential uses is 6,000 sq. ft., and residentially-zoned parcels are assumed subdivided when lot area allows.
- Dwelling unit numbers are increased on an 'as of right' basis. Total dwelling units per acre is capped at 15 in Airport C overlay zoning.
- A qualitative assessment is made of commercially-zoned parcels to determine where greatest redevelopment potential exists.
- Parcels zoned Public Facilities are not assumed to subdivide or increase in residential density.

The table below describes the estimated quantity of lots across various development scenarios based on subdivision potential or redevelopment potential.

	Existing Baseline	Scenario 1 Future Baseline	Scenario 2 Water or Sewer Service	Scenario 3 Water and Sewer Service
RESIDENTIAL development potential based on SUBDIVISION POTENTIAL: (Potential number of lots)	152	199	413	733
<i>Potential dwelling units:</i>	174	174 - 391	174 - 813	174 - 1441
COMMERCIAL development potential based on REDEVELOPMENT POTENTIAL: (Potential number of redevelopment lots)	58	58	75	75

- R-C Rural Community
 - C-2 General Commercial
 - R-L 160 Range land
 - P-F Public Facilities
 - S-R Suburban Residential
 - F-L Forest Land
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- R-R Rural Residential



BOONVILLE AREA SITE INVENTORY

- Zoning Boundary
- Parcel Boundary

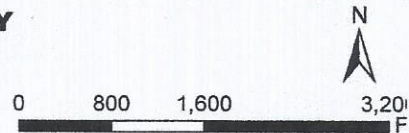


Figure B-9