

ATTACHMENT F

October 15, 2024

Re: Dunnigan Truck and Travel Center

Yolo County Planning staff:

The east-west portion of County Road 90 will be abandoned to allow for the new cul-de-sac to be built for the new truck stop. The 60-foot-wide Road 90 easement served a 45-acre parcel zoned commercial and approximately 4000 acres of farmland to the south. The 45-acre parcel may be developed to businesses such as RV sales and service and RV park with the southern portion possibly used for truck sales and truck trailer parking.

The redirected traffic will take the first 3 lane new road called 'El Camino' to the east. El Camino is not an adequate replacement for County Road 90 due to the possibility of the potentially heavy truck traffic going east on El Camino and then turning north across traffic to the fuel pumps. They will have to yield to the westbound traffic coming out of the truck stop and service area and future development east of Road 90. At the intersection of El Camino and the north/south road called 'Bird Creek Road' there will need to be two lanes going west, one for turning right and one for turning left. This leaves one lane for the eastbound traffic. When three or more trucks come in at a time there is the potential for a back-up and stopping on this lane. There needs to be a second lane going east to allow for a steady flow for the new proposed developments on both sides of El Camino and the future development East of road 90.

There is also the potential development of approximately 14 acres bordering south of 'Commerce Way' road and north of the water treatment field that is not recognized yet. Commerce Way should be a 3-lane road or at least be given an additional 15-foot easement on the south so that it can be developed at a later date.

Sincerely,

James Mumma
James Mumma

STEVEN BUTLER
ADJACENT LANDOWNER

Courne O. Calfee
OPTERRA LAW

James H. With, ALC
Ex. Agent for Mumma Bros

x
The Dunnigan Advisory Committee
Approved of this letter at their
10/16/2024 meeting.



ABBREVIATIONS

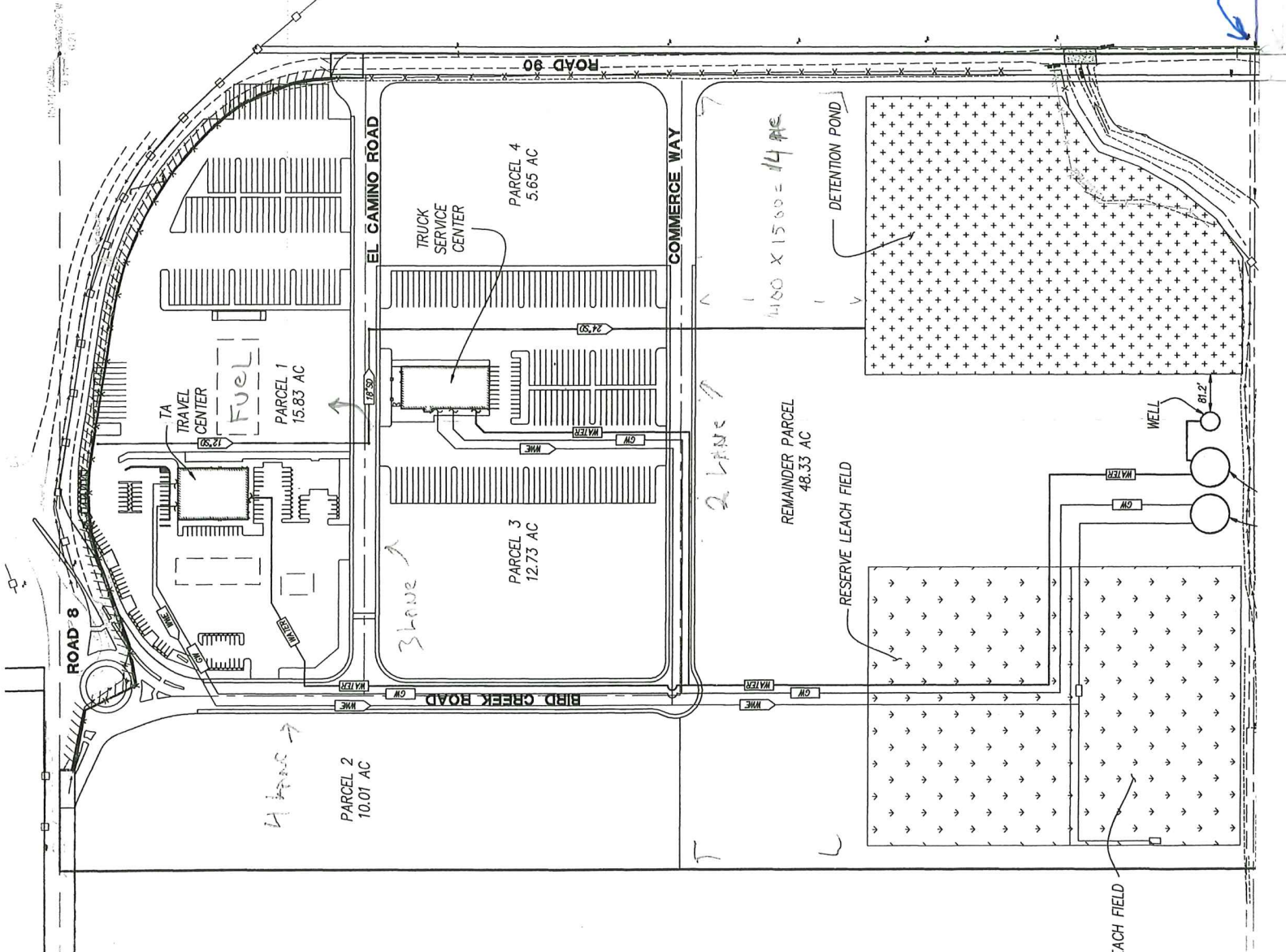
- AC ACRES
- GW GREY WATER
- SD STORM DRAIN
- WWE WASTEWATER EFFLUENT

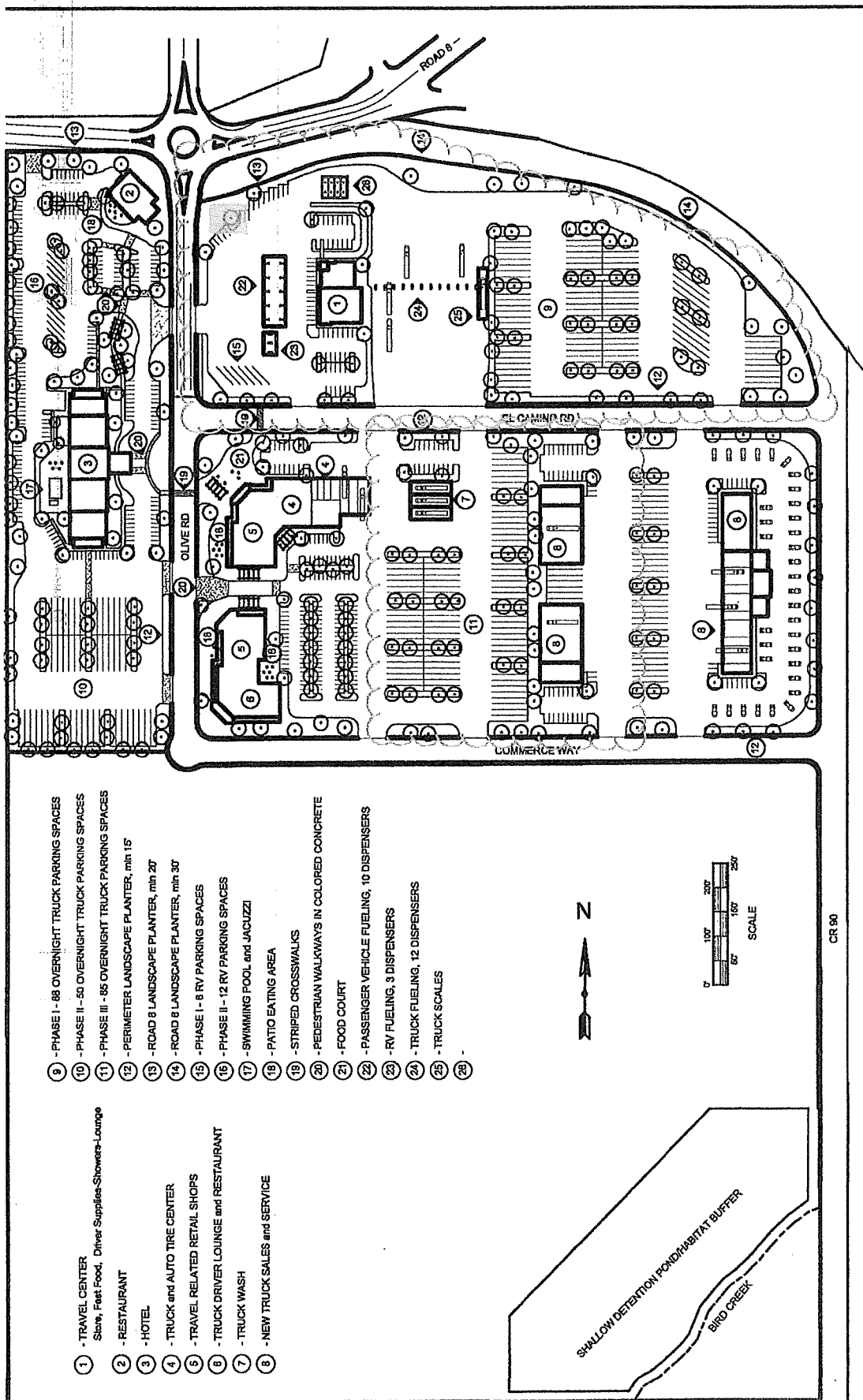
REVIEW CC
 SUBJECT TO REV.
 NOT FINAL
THIS NOTICE TO BE REMOVED

46 ACRES

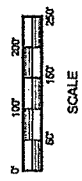
Commercial

To 4,000 Acres Farm Land





- 9 - PHASE I - 88 OVERNIGHT TRUCK PARKING SPACES
- 10 - PHASE II - 50 OVERNIGHT TRUCK PARKING SPACES
- 11 - PHASE III - 85 OVERNIGHT TRUCK PARKING SPACES
- 12 - PERIMETER LANDSCAPE PLANTER, min 15'
- 13 - ROAD 8 LANDSCAPE PLANTER, min 27'
- 14 - ROAD 8 LANDSCAPE PLANTER, min 30'
- 15 - PHASE I - 8 RV PARKING SPACES
- 16 - PHASE II - 12 RV PARKING SPACES
- 17 - SWIMMING POOL and JACUZZI
- 18 - PATIO EATING AREA
- 19 - STRIPED CROSSWALKS
- 20 - PEDESTRIAN WALKWAYS IN COLORED CONCRETE
- 21 - FOOD COURT
- 22 - PASSENGER VEHICLE FUELING, 10 DISPENSERS
- 23 - RV FUELING, 3 DISPENSERS
- 24 - TRUCK FUELING, 12 DISPENSERS
- 25 - TRUCK SCALES



CR 90

GRANT PARK DEVELOPMENT
 P.O. BOX 61
 PASO ROBLES, CA 92447
 (805) 238-3158

PREPARED BY:
 HEN SMITH
 (805) 724-0368

DUNNINGAN TRUCK & TRAVEL CENTER

Exhibit 3. TENTATIVE SITE PLAN

4000 ACRES
 FARM LAND

46 ACRES
 Commercial

10271021