

Willowbank County Service Area Advisory Committee

Minutes

Meeting of Wednesday, September 24, 2014

Multipurpose Room, Marguerite Montgomery Elementary School  
1441 Danbury Street, Davis, CA

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Committee Chair Cooluris called the meeting to order at 7:06 p.m.

MEMBERS PRESENT: Kent Calfee, John Cooluris, Marcia Kreith, Dick McCapes, and Olin Woods.

MEMBERS ABSENT: Mike Dahmus.

OTHERS PRESENT: Supervisor Jim Provenza, Regina Espinoza, Terry Miller, Susie Miller, Don Gueffroy, Seth Bruner, Susan Calfee, Gary Matteson, John Eisele, Bruce Draper, Lyn Taylor, Mont Hubbard, Katie Flaherty, Spencer Jang and Ron Crites.

APPROVAL OF MINUTES: Cooluris noted the Committee has not had an official secretary since January. Woods suggested Kreith take minutes today, to which she agreed. Cooluris deferred discussion of the draft January 22, 2014 minutes because so many changes are required. Draft minutes for June 25, 2014 have yet to be received. After correcting the July 9, 2014 minutes to read that "Calfee/McCapes" (not Woods/Almeida) moved the adjournment at 8:11 p.m., the July 9 minutes were approved.

COUNTY REPORT: Supervisor Provenza reported the budget has been finalized. He stated it is a prudent and conservative budget. This is the first of his six years in which the County actually had more revenues. This year the County is \$9 million ahead. The Board of Supervisors put \$6 million in reserves and contingencies for general fund where difficult to predict. When cut positions at jail, actually paid more because of overtime. Now with redirects, jail is always full. Able to spend \$45,000 for Yolo Arts and will promote the economy by promoting ag and restaurants.

PUBLIC COMMENT: Mont Hubbard inquired about the size of the reserve in relation to the budget. Provenza stated it is 5.6% of the budget and the minimum allowed is 5%. They would like it to be 10%.

MEMBER ANNOUNCEMENTS: Kreith noted that the Willowbank, El Macero and Patwin Planned Development Overlays to the Updated Zoning Ordinance were adopted July 15, 2014. All residential properties in Willowbank have been rezoned to Low Density Residential/Planned Development Number 65 (R-L/PD-65). Provenza noted these three unincorporated areas had been essentially built out and the overlays will preserve the status quo before the County changed the Zoning Ordinance for our

properties to R-L. Cooluris expressed appreciation to Provenza for listening to the neighborhood.

**WILLOWBANK'S IRRIGATION WATER OPTIONS:** Espinoza stated that the Prop. 218 rate process for Wood Rodgers to undertake a feasibility study on the construction and operation of an irrigation water system for Willowbank was approved by the Board of Supervisors yesterday. The intent is to assess each parcel \$235. The total feasibility study assessment for the entire district is \$28,200.00. The Board of Supervisors set December 2, 2014 for the 218 protest hearing.

However, County Counsel has since advised it would be better to address the \$235 as a one-time assessment. The difference being that rather than the December 2 hearing being to count protest votes, each parcel will receive a ballot due back December 2 on which they can vote for or against the one time \$235 per parcel assessment. Each parcel will receive only one ballot. A majority vote will prevail (50% plus one of the ballots submitted).

Cooluris then mentioned that the City of Davis drought contingency plan stage 4 calls for mandatory reduction of water use of at least 50% together with a 100% water (penalty) surcharge on metered water to cover costs of providing water services. (Stage 2 would incur a 25% surcharge). Action by the City Council would be required to implement the mandatory use reduction and surcharge. Most of us in Willowbank would be affected. Should the City be preparing to implement a surcharge, WCSA Advisory Committee should have an emergency meeting and then go to the City to tell them of our problem. Kreith noted that trees in Willowbank, as well as in the City, are dying because people have cut back on watering of surrounding lawns. She hopes we will not lose our tree canopy which provides cooling.

Question: What will the Wood Rodgers Feasibility Study provide additional to that provided in Ron Crites June 2, 2014 revised study on a "Proposed New Irrigation Supply for Willowbank?" Cooluris stated the Feasibility Study will provide much more detail after more due diligence. A feasibility study is required if we want to construct a project and commit to funding. He estimated it would take about 45 days to prepare. After which we (the neighborhood) will need evaluate and discuss it and decide whether or not to proceed any further.

**NISHIKAWA PROPERTY – FOR SALE SIGNS.** McCapes reported the four parcels with for sale signs south of Montgomery from just west of Oakside to Meadowbrook are solely in Yolo County. They were part of the formerly proposed (2013) Ruff/Nishikawa Clustered Ag Project involving lands in Yolo and Solano County, for which Ruff had submitted an application to the Planning Department for 11 residential lots in Yolo County. McCapes had e-mailed and distributed maps and selected pages from the Yolo Zoning Code (see attached). The four parcels are zoned A-N (Intensive Ag) which is intended for irrigated 40-acre parcels primarily planted in permanent crops, 80-acre irrigated parcels that are cultivated, and for 160-acre uncultivated and/or not irrigated parcels. The newly created parcels now for sale are for 14.54, 20.01, 20.01 and 9.81

acres, respectively. He proceeded to discuss the materials he distributed that list the allowed uses in A-N, including animal facilities and commercial and industrial facilities, and setbacks for these parcels. In contrast, Willowbank is much more restrictive with its R-L/PD-65 zone.

Matteson noted the page 83 shows what the actual density will be for A-N. He commented that the Clustered Agricultural Housing Ordinance has a 1-year extension and is under review by the Ag Task Force. Ag land is going for \$20,000 per acre whereas people are paying \$50,000-60,000 per acre for these parcels. He speculated that if the Supervisors pass the clustered ag ordinance, these lots could be up for grabs.

Further Discussion: Calfee volunteered that all four existing parcels currently cannot be subdivided. But there may be other parcels that could be subdivided. According to Matteson they could be subdivided—it takes about 10 pages. Question: What is a use permit? Calfee: It's a non discretionary approval by the Planning Department. Eisele said he had heard a rumor that the party interested in Lot 2 is a hog farmer who, under the A-N zone, would be allowed to have a hog farm of no more than 99 hogs and could open a veterinary practice with a minor use permit. Gueffroy inquired whether the Planning Commission has discretion regarding the 20 foot setback from the roadway. Kreith observed that when the Solano County approved subdivision of the Nishikawa land into 40 acre parcels immediately to the south, it was contingent on the parcels exiting to Montgomery Avenue via the extension of (South) Oakside Drive. Parcel 1 and 4 may be central to development in Solano County.

FUTURE AGENDA ITEMS: Review of Annual Budget.

NEXT MEETING: Wednesday, November 19, 2014.

ADJOURNMENT MSC: McCapes/Calfee 8:13 p.m.