

North Davis Meadows  
County Service Area Advisory Committee #10  
Meeting Minutes  
Davis Municipal Golf Course Clubhouse  
March 24, 2015

Meeting Attendees include: Regina Espinoza, Supervisor Don Saylor, Bonnie Wolstoncroft, Bill Reinert, Antoinette Heberlein, Kathy Greenhalgh, Mike Webb, John Hodson, Will Arnold.

1. The meeting was called to order by Bonnie Wolstoncroft at 7:08pm
2. Bill Reinert moved and Kathy Greenhalgh seconded that the minutes from 10/29/14 be approved.
3. **Public Comment-** Bill said he would formalize guidelines for irrigation of our landscaping by the end of the week. He said that due to the continued drought, watering two times per week is recommended. This issue will be an agenda item for our next meeting.
4. **Updates from Supervisor Saylor-** The CSA committee is in need of a member for the committee. Applications were made available at the back of the room. Anyone interested can also apply online.

Supervisor Saylor said that there have been several meeting with the City of Davis regarding the proposed water consolidation project.

5. **Presentation of Innovation Park Project-** John Hodson, a lawyer/project developer from Sacramento, discussed a “state of art” innovation center that has been proposed for a “t” shaped parcel surrounding Sutter Davis. This 208 acre project would allow Davis companies room to grow. Four million square feet of office park has been proposed for the site. Buildings would be five to six stories in height and would be built over a twenty year period. Developers Hines/SKK are involved in the project. They are leaders in sustainability and are planning a “very green campus.” John said that UCD is a leader in areas such as Food, Agriculture, Water and Environment. Given the amount of money the university generates in research grant money, there is an enormous potential for companies that are an off shoot of this research to develop. An informational sheet with details of the project was provided.

Mike Web, the Director of Community Development and Sustainability for Davis, discussed two other innovation projects that the city is considering. One is in the Mace Ranch area and the other, the Nishi Gateway project, is by the junction of I-80 and Richards Boulevard. All of the innovation projects are in the midst of a review process. In order to pursue any or all of the projects an annexation process will be required. An environmental review will be

released in June. In December, the Davis City Council will review the project and make recommendations. Any conversion of land to urban use will require ratification from Davis voters, as established in Measure R. A city council subcommittee of Rob Davis and Rochelle Swanson has begun a community outreach effort. An election in Davis is projected for March of 2016.

A NDM neighbor asked if the city would be selecting one of the three projects. Mike said this is to be determined. All three projects are tracking on the same review schedule at the present time.

A NDM neighbor asked who gets to vote on the project. Mike said that registered voters in the city of Davis would be allowed to vote. NDM will be represented by LAFCO and the county supervisors.

6. **Chromium 6 Update** Leslie Lindbo and Jameen from Yolo County Environmental Health attended the meeting. Jameen said that everyone in North Davis Meadow should have received a memo in the mail regarding the level of hexavalent chromium in NDM wells. She said that meeting the maximum contaminant level of 10ppb is based on an annual average of test results. NDM will be issued a compliance order and will need to submit a plan to the state regarding how we will be addressing our problem. If anyone has questions about hexavalent chromium they can email them to Jameen or Regina.

Will Arnold from Lois Wolk's office said that Lois is sponsoring legislation that will allow a grace period of a few years for municipalities to become compliant with the new Chromium 6 standard.

7. **Status of Current Water Project** Regina said that a Request for Qualification (RFQ) has gone out for obtaining the cost of a "home" to "box" connection. This information is needed for obtaining an overall cost of the proposed consolidation with the city of Davis. The RFQ will close on March 31<sup>st</sup>. The cost for obtaining this estimate will be shared 50/50 with the city of Davis. Each homeowner will be contacted regarding their connection, once a contractor has been formalized.

Kathy reviewed information that was shared in a handout (*Supplemental Information about Deep Wells- March 2015*), regarding the UC Davis deep wells. She said that the two UCD deep wells, on their west campus, have had Chromium 6 levels that are above MCL. She also discussed an issue with one of these wells needing to have its intake pump lower last summer. Lew Polluck from UC Davis said that a drop off in the water level of the well, seemed to correlate with pumping done by a farmer ¼ mile away.

Kathy mentioned that at our last CSA meeting, a neighbor had expressed interest in using our swales for our irrigation supply. She said that the city would require that new domestic water pipes to be installed, as they would have to assume responsibility for maintaining the infrastructure, if consolidation were to proceed. This does not allow for use of the swales. Also, the current RFP is based on the irrigation supply arriving from the street. Swale use would require obtaining costly new estimates.

8. **Budget** Regina presented a budget status for both our water fund (490) and our sewer fund (492). Kathy noted that the amount budgeted for is not the amount that NDM receives in revenue. The budgeted amount is based on past expenses. The “adopted appropriation” for our sewer budget is \$148,756. Our revenue is around \$109,000.

Regina said that the city of Davis is being required to improve the sewer treatment it uses. The cost of doing this has caused sewer rates to increase. Rates have risen yearly since 2008, when NDM last increased what it charges for sewer.

Regina said that NDM is going deeper and deeper into its sewer fund reserve to meet its expenses. She anticipates a 6 to 10% increase in our sewer fee to allow us to meet the increase in city charges. We need to do a Prop 218 election to increase the fee. The proposed increase will need to go to the Board of Supervisors in June.

Kathy questioned whether a 6 to 10% increase would be sufficient, given the large deficits that we have been running in our sewer account. A 10% increase will not allow us to meet our expenses.

9. **LAFCO** There will be a municipal service review. The Davis Area and Neighboring Districts have hired a professional consultant to get feedback on how to do things differently or more efficiently. The consultant will come to our next meeting.
10. A neighbor asked if our CSA could investigate using solar panels to provide electricity for our pumps. Regina said this could be looked into.
11. Laura Mills said she contacted Regina and Chris on October 14, 2014 by email requesting cleaning of a clogged culvert by 99D and the removal of a sapling from the cement ditch on Road 29. This work has not yet been done. She provided pictures of these items.
12. Our next meeting will be held on May 27<sup>th</sup>.
13. The meeting was adjourned at 8:40pm.

