

BOARD OF SUPERVISORS  
Yolo County, California

Date: March 20, 2018

To: CAO ✓  
Fin. Svcs. ✓

21.

Hold a Proposition 218 public hearing, tabulate protests and, if no majority protest exists, adopt resolution increasing water fees for future fiscal years in support of the Water System Consolidation Project for the North Davis Meadows County Service Area; adopt related resolutions required for a State Revolving Fund loan to finance the project; adopt resolution extending the term of the \$430,000 bridge loan from the Demeter Fund for project design; adopt Addendum to Initial Study/Negative Declaration for project pursuant to CEQA. (Demeter fund impact \$430,000) (4/5 vote required) (Blacklock/Gabor)

Bruce Thompson, Diane Steele, John Steele, Gregory Pasternack, Bonnie Wolstoncroft, Michael Wilkes, Chris Unkel, Kathy Greenhalgh, Tom Stevenson, Michael Nolan and Anita Long addressed the Board of Supervisors on this item.

Minute Order No. 18-53: Held Proposition 218 public hearing and approved recommended actions by **Resolution Nos. 18-28, 18-29, 18-30, 18-31 and 18-32** and adopted Addendum to Initial Study/Negative Declaration for project pursuant to CEQA.

MOVED BY: Saylor / SECONDED BY: Rexroad  
AYES: Saylor, Rexroad, Provenza, Chamberlain, Villegas.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.



## County of Yolo

www.yolocounty.org

To: Supervisor Duane Chamberlain, Chair  
and Members of the Board of Supervisors

**Time Set # 21.**

### Board of Supervisors

**Meeting Date:** 03/20/2018

**Brief Title:** Prop 218 Hearing for NDM Water Project

**From:** Patrick S. Blacklock, County Administrator

**Staff Contact:** Beth Gabor, Manager of Operations & Strategy, County Administrator's Office, x8042

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### Subject

Hold a Proposition 218 public hearing, tabulate protests and, if no majority protest exists, adopt resolution increasing water fees for future fiscal years in support of the Water System Consolidation Project for the North Davis Meadows County Service Area; adopt related resolutions required for a State Revolving Fund loan to finance the project; adopt resolution extending the term of the \$430,000 bridge loan from the Demeter Fund for project design; adopt Addendum to Initial Study/Negative Declaration for project pursuant to CEQA. (Demeter fund impact \$430,000) (4/5 vote required)  
(Blacklock/Gabor)

### Recommended Action

- A. Hold a Proposition 218 public hearing, direct staff to tabulate protests and, if no majority protest exists, adopt resolution increasing water fees for future fiscal years in support of the Water System Consolidation Project for the North Davis Meadows County Service Area (CSA) (Att. C) and direct the Clerk of the Board to forward a certified copy of the resolution to the Department of Financial Services;
- B. Adopt related resolutions required for a State Revolving Fund (SRF) loan to finance to the project:
  1. Resolution Pledging Revenues and Funds for the North Davis Meadows County Service Area Water System Consolidation Project (Att. D);
  2. Authorizing the County Administrator to Sign Financing Agreement, Amendments and Certifications for Funding for the North Davis Meadows County Service Area Water System Consolidation Project (Att. E);
  3. Resolution Approving Claims for Reimbursement for the North Davis Meadows County Service Area Water System Consolidation Project (Att. F);

- C. Adopt resolution extending the term of the \$430,000 bridge loan from the Demeter Fund for project design (Att. G). (4/5 vote required);
- D. Adopt the addendum to the Initial Study/Negative Declaration (Att. H and I, respectively) and direct staff to file a Notice of Determination

### **Strategic Plan Goal(s)**

Operational Excellence  
Thriving Residents

### **Reason for Recommended Action/Background**

The recommended actions are to adopt a water fee change to cover the cost of providing potable (drinking) water service to the North Davis Meadows CSA via the Water System Consolidation Project, and to adopt resolutions that support financing of the project. Future water service to the community will be adversely impacted unless a fee increase occurs. Any change in the water fee is subject to Proposition 218 which requires the CSA to hold a public protest hearing prior to adopting the proposed fee increase. If more than 50% of the affected property owners submit written protests against the proposed fee increase, the increase cannot be adopted.

### Background

Since 2010, the CSA has been working toward a permanent solution for mitigation of water quality concerns in the community, most notably nitrate, hexavalent chromium, aluminum and iron in excess of maximum contaminant levels. After assessing a variety of options for providing a potable water supply that meets all drinking water standards, the County and CSA concluded consolidating with the City of Davis public water system was the most reliable and cost-effective method to comply with California drinking water regulations and to ensure the health and safety of the residents of North Davis Meadows. On February 28, 2016, and again on November 8, 2017 following a change in the project, the Davis City Council directed their staff to provide a water service "will serve" letter to Yolo County for the North Davis Meadows CSA.

On May 31, 2016, a Proposition 218 hearing was held to increase the North Davis Meadows CSA water fee in an amount necessary to repay an anticipated State Revolving Fund (SRF) 20 year planning loan to cover the cost of design of the water consolidation project. The increased water fee was first collected in 2016-17 and is again being collected in 2017-18. While design commenced in December of 2016, it was discovered SRF planning loans must be repaid within 5 years. On behalf of the North Davis Meadows CSA, staff changed course and is in the process of applying for a combined SRF construction loan which includes planning expenses and which can be repaid over 30 years. In the meantime, staff obtained an interim one-year loan from the County for the design work which was already underway. Design ultimately took longer than expected following recommendations from the City of Davis concerning fire protection.

On January 16, 2017, West Yost Associates delivered draft Plans, Specifications & Estimates for the project that estimate construction costs and the costs to decommission/demolish the existing wells at \$5,486,000. Design of the project, the fee study, City connection fees, construction management and project management costs bring the entire project estimate to \$8,349,301. Beyond these anticipated costs, the State requires x1.1 debt coverage (collection of 110% of the project cost in the event payments are missed) for their loan and their current interest rate is 1.8%.

Final project cost estimates and property owner rates are outlined in the public hearing notice and Engineer's Fee Report attached. Rates recognize and credit fees collected to date for the design. Should construction costs vary, rates will be adjusted accordingly with subsequent Proposition 218 proceedings.

The public notice was mailed to residents by the end of January 2018. On February 1, a CSA Advisory Committee meeting was held to provide the community information about the project and to answer questions from residents. Materials related to the project and Proposition 218 proceedings have also been posted on [www.yolocounty.org/North-Davis-Meadows-CSA](http://www.yolocounty.org/North-Davis-Meadows-CSA).

This project will result in water service from the City of Davis to 94 homes, a vacant lot, fire hydrants and common use areas in the North Davis Meadow CSA. The project will also include a connection to the Davis Municipal Golf Course Clubhouse which will be paid for by the City of Davis.

**Collaborations (including Board advisory groups and external partner agencies)**

North Davis Meadows CSA Advisory Committee, City of Davis, California Water Resources Control Board, Financial Services, County Counsel

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**Fiscal Information**

Fiscal impact (see budgetary detail below)

Fiscal Impact of this Expenditure

Total cost of recommended action	\$430,000
Amount budgeted for expenditure	
Additional expenditure authority needed	\$0
One-time commitment	Yes

Source of Funds for this Expenditure

General Fund	\$0
Demeter Fund	\$430,000

Further explanation as needed

The loan from the Demeter Fund of up to \$430,000 for design of the Water System Consolidation Project is expected to be repaid following award of an SRF loan, anticipated in fall of 2018.

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### Attachments

[Att. A. Public Hearing Notice](#)

[Att. B. Engineer's Fee Report](#)

[Att. C. Fee Increase Resolution](#)

[Att. D. Pledged Revenues and Funds Resolution](#)

[Att. E. Authorizing Resolution](#)

[Att. F. Reimbursement Resolution](#)

[Att. G. Demeter Fund Loan Resolution](#)

[Att. H. IS/ND](#)

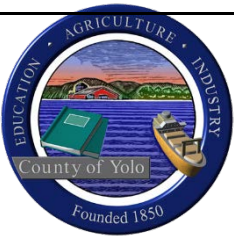
[Att. I. Addendum to IS/ND](#)

[Att. J. Presentation](#)

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### Form Review

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Beth Gabor (Originator)	Beth Gabor	02/26/2018 12:27 PM
Patrick Blacklock	Patrick Blacklock	02/26/2018 12:32 PM
Financial Services	Tom Haynes	02/28/2018 09:12 AM
County Counsel	Hope Welton	03/01/2018 11:43 AM
Phil Pogledich	Phil Pogledich	03/14/2018 05:09 PM
Beth Gabor (Originator)	Beth Gabor	03/15/2018 08:33 AM
Form Started By: Beth Gabor		Started On: 06/05/2017 04:21 PM
Final Approval Date: 03/15/2018		



Yolo County Board of Supervisors  
625 Court Street, Room 204  
Woodland, CA 95695

Att. A

**Proposition 218 Notification  
NOTICE TO PROPERTY OWNERS OF PROPOSED  
WATER RATE INCREASE AND PUBLIC HEARING**

**MARCH 20, 2018  
9:00 a.m.**

**County Administration Building  
625 Court Street, Room 206  
Woodland, CA 95695**

The Yolo County Board of Supervisors (County), in compliance with Article XIID of the California State Constitution and the Proposition 218 Omnibus Implementation Act, is hereby notifying all affected property owners in the North Davis Meadows County Service Area (CSA) of the following:

- The County is considering a water rate increase for the North Davis Meadows CSA by the amount necessary to repay a low-interest construction loan to consolidate the CSA with the City of Davis Public Water System. If approved, the fees will appear at the new rate on 2018/19 property tax bills.
- A public hearing will be held on **Tuesday, March 20, 2018 at 9:00 a.m.** in the Yolo County Board of Supervisors Chambers to accept public comment and receive written protests on the proposed water rate increase.
- More information regarding this notice and the proposed water fee increase is available at: [www.yolocounty.org/North-Davis-Meadows-CSA](http://www.yolocounty.org/North-Davis-Meadows-CSA).

**Why are rates increasing?**

The County has begun planning the Water System Consolidation Project to extend water service from the City of Davis to the North Davis Meadows CSA. This project will provide each non-vacant parcel in the CSA with a water meter for potable water, irrigation, and fire flow needs. Connecting to the City of Davis Water System is necessary because the CSA currently receives water from two wells that contain nitrates, iron and aluminum levels in excess of the allowable maximum contaminant level (MCL), and likely hexavalent chromium once the State sets new MCLs.

A fee to repay a State Revolving Fund (SRF) water project planning loan from the State Water Resources Control Board was put in place in 2016. The County has since identified a more favorable loan that will consolidate the planning and construction costs over a longer repayment period, thereby making the project more cost effective. The fee assessed in 2016 will be discontinued and the money already collected will be applied towards the consolidated loan to reduce the amount of the loan. The higher rate now being considered is necessary to repay the consolidated loan.

**Proposed Water Loan Repayment Fees**

The current and proposed rates are provided on the next page. If approved, these rates will be adopted as maximum rates for the next 30 years. Residential customers will be billed a fixed annual fee proportional to the residential share of Water System Consolidation Project costs. Vacant parcels will pay their proportional share of the project costs, which excludes a home-to-street connection. The increase in the water rate will recover the cost of debt repayment for a 30-year SRF loan at 1.8% interest and a 1.1x debt service coverage requirement. The total proposed water fee is expected to decrease once CSA wells are decommissioned.

North Davis Meadows CSA

Proposed Water Loan Repayment Fees 2018/19 - 2022/23

Customer Class	Current Fee		Proposed Fee			
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Residential (\$/parcel/year)	\$298	\$4,157	\$4,157	\$4,157	\$4,157	\$4,157
Vacant (\$/parcel/year)		\$3,338	\$3,338	\$3,338	\$3,338	\$3,338

*Loan estimated to be paid off in 2047/48*

An Engineer's Report provides the basis for calculating the proposed fee increase. This report is available to the public and includes the estimated cost of project financing for which the fee is proposed to be charged, the revenue sources anticipated to provide the service, and the basis of the allocation of the project costs to each customer class.

### Estimated Residential Bill Impact

The estimated total residential water fee for fiscal year 2018/19 is shown below. The total proposed water fee is expected to decrease once the consolidation project is complete and CSA wells are decommissioned.

Water Fee Type	2017-18	2018-19
	Current	Proposed
Water, Landscape, Lighting, and Storm Drain Service <sup>1</sup>	\$1,262	\$1,300
Water Quality and Administration <sup>1</sup>	\$188	\$194
Utility Recovery	\$295	\$295
Asset Replacement Reserve	\$75	\$75
<b>Residential Loan Repayment Fee</b>	<b>\$298</b>	<b>\$4,157</b>
<b>Total Residential Water Fee</b>	<b>\$2,118</b>	<b>\$6,021</b>

1 - Includes annual CPI increase (approximately 3%)

### Majority Protest Process

The Yolo County Board of Supervisors will conduct a public hearing on **Tuesday, March 20, 2018 at 9:00 a.m.** in the Board of Supervisors Chambers, located in the County Administration Building at 625 Court Street, Room 206 in Woodland, to consider approving the proposed water fees. Any property owner may submit a written protest of the proposed increase. Only one protest per parcel will be counted. If a majority of parcels submit protests, the County cannot adopt the proposed rates. Absent a majority protest, the Board of Supervisors may consider adopting the rates shown in this notice. If you desire to submit a written protest, the protest must: 1) provide the location of the identified parcel (by Assessor's Parcel Number or street address); and 2) include the name and signature of the property owner submitting the protest. You can mail your protest to the Clerk of the Board of Supervisors at 625 Court Street, Room 204, Woodland, CA 95695 prior to the hearing or bring it to the hearing. Protests must be submitted in writing before the conclusion of the public hearing. If you do not want to protest the proposed rates, you do not need to take any action. The Clerk will tabulate written protests immediately following the close of the public hearing and will report the results directly to the Board of Supervisors.

All members of the public are entitled to make comments at the public hearing, regardless of whether they choose to submit a written protest or own property that would be subject to the increased fee. Verbal comments will not be counted as protests.

### How can I participate?

All property owners in the CSA may protest the proposed fee increase. California law prohibits the CSA from implementing the proposed fee increase if the number of parcels submitting written protests of the proposed fee increase equal or exceed 50% plus one of the total number of parcels within the County Service Area. Article XIII.D of the California Constitution provides that if, as a result of the fee proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to impose the fee. If there is no majority protest, the Board of Supervisors may approve the proposed fee.

All written protests must be received by the Clerk of the Board of Supervisors, 625 Court Street, Room 204, Woodland, CA 95695, before the close of the public hearing, which is scheduled for **Tuesday, March 20, 2018 at 9:00 a.m.** in the Board of Supervisors Chambers located in the County Administration Building at 625 Court Street, Room 206 in Woodland. Protests will be tabulated following the close of the public hearing.

Each written protest submitted must identify the affected property (by assessor's parcel number or street address) and include the signature of a record property owner. The protest form provided below may be used to submit a written protest but is not required. Email protests will not be accepted.

Although oral comments at the public hearing will not qualify as votes unless accompanied by a written protest, the Board of Supervisors welcomes input from the community during the public hearing.

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

#### Water Fee Increase Protest Form

I, \_\_\_\_\_, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

#### Clerk of the Board of Supervisors

625 Court Street  
Room 204  
Woodland, CA 95695





# Engineer's Report North Davis Meadows CSA

Loan Repayment Fee Evaluation for Water System Consolidation Project  
January 2018



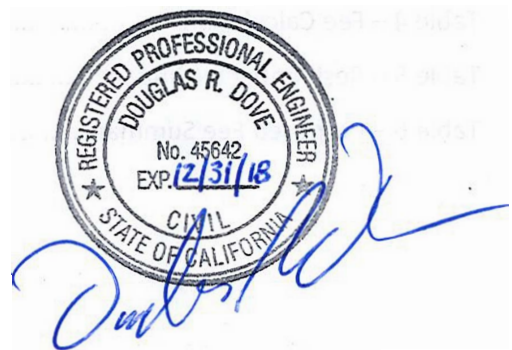
**BARTLE WELLS ASSOCIATES**

Independent Public Finance  
Consultants

1889 Alcatraz Avenue  
Berkeley, California 94703

[www.bartlewells.com](http://www.bartlewells.com)

Tel: 510/653-3399



Date signed: 1/25/18

# Table of Contents

Report Summary .....	2
CSA Background Information.....	2
Current Fees.....	3
Project Description and Funding.....	3
Special Benefit Provided by the County.....	6
Proposition 218 Requirements .....	7
Method of Fee Apportionment.....	8
Residential Bill Impact.....	9
Conclusion.....	9
Appendix A: North Davis Meadows Parcels 2017.....	11
Appendix B: Estimated Debt Service Schedule .....	12

## LIST OF FIGURES

Figure 1 – North Davis Meadows County Service Area .....	7
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## LIST OF TABLES

Table 1 – Current Fees .....	3
Table 2 –Water System Consolidation Project Cost .....	4
Table 3 – Project Cost Distribution .....	5
Table 4 – Fee Calculation .....	8
Table 5 – Residential Bill Impact .....	9
Table 6 – Proposed Fee Summary .....	9

## Report Summary

Yolo County has retained Bartle Wells Associates (BWA) as a financial consultant for the North Davis Meadows Water System Consolidation Project (Consolidation Project) to extend potable water service from the City of Davis (City) to North Davis Meadows County Service Area (CSA), governed by the Yolo County Board of Supervisors (County). The CSA's existing wells have exceeded maximum contaminant levels (MCLs) for nitrates, iron and aluminum and likely hexavalent chromium once the State sets new MCLs, making it unsuitable for potable use in the long term. Consolidating with the City's water system will provide a permanent solution to this issue while minimizing cost to ratepayers.

The Consolidation Project is estimated to cost \$8,349,000 in total. The City of Davis will pay the proportionate share of construction for the golf course, estimated to be \$42,000. The CSA is seeking a State Revolving Fund (SRF) loan for the proportionate share of construction for residential users, which is estimated to be \$8,250,000 after accounting for the reserve balance from the current annual Water Loan Repayment Fee of \$298 per parcel which has been paid by residents in 2017 and 2018. The net residential project costs will be paid through increased water service fees charged to each residential parcel in the CSA. These fees will be attached to the annual CSA water fee on the property tax roll. Future water service charges will be direct-billed from the City of Davis to North Davis Meadows CSA residents.

Residential customers, including one vacant residential lot, will be billed a fixed annual fee proportional to each customer class' share of Consolidation Project costs. The recommended annual water fees recover the cost of debt repayment for a 30-year SRF loan at 1.8% interest and a 1.1x debt service coverage requirement. Any reserve funds generated through the annual 1.1x debt service coverage requirement may be used to pay off the SRF loan in advance of the 30-year schedule.

To approve the fee increase, the County is required to follow the Proposition 218 process for property-related fees for water utilities including: (1) preparing a detailed engineer's report or rate study including the cost basis for the fee, (2) notifying all parcel owners of the proposed fees, and (3) holding a public hearing to approve the fee. There are no Proposition 218 limitations on charging a lesser fee once the greater fee has been approved and the County loan has been paid off.

## CSA Background Information

The North Davis Meadows County Service Area has an estimated population of 314. Parcels in the CSA, including 94 single-family residences, one vacant residential parcel, and common use community areas (counted as one "parcel" for purposes of estimating proportional share of user costs) are listed in **Appendix A**. The CSA and adjacent public golf course owned by the City are currently serviced by the CSA's water distribution system with two wells that contain nitrates, iron and aluminum levels in excess of the allowable maximum contaminant level (MCL), and likely hexavalent chromium once the State sets new MCLs.

Residents of the CSA have been surveyed on the most preferable solution to this issue. Presented with four options, including water treatment, repairing existing wells, constructing new deep wells (two large 16-inch wells or two small 8-inch wells for domestic water use only) and consolidating with the City of Davis' potable water system, the CSA decided with 79% respondent approval to consolidate with the

City's potable water system. Residents were surveyed again after a strong recommendation from the City of Davis to include fire protection from the City, and decided with 94% approval to include water use for irrigation and fire protection in the Consolidation Project. As a result, the City will provide water for all uses to the CSA through the construction of a distribution system to the CSA by executing and completing the Consolidation Project.

## Current Fees

On May 31, 2016, the CSA approved a Water Loan Repayment Fee to pay for annual debt service on a \$430,000 planning loan. Residents (including one vacant residential parcel) paid \$298.00 per parcel per year in 2017 and 2018, and as such, the CSA has accumulated reserves from these charges which will be used to offset the proposed State Revolving Fund financing. An accounting of these reserves is shown on **Table 1**. At the end of fiscal year 2017/18, the CSA expects to have \$56,620 in reserve funds.

Table 1: Current Fees North Davis Meadows CSA	
<i>Fees established Fiscal Year 2016</i>	
<b>Fee per parcel</b>	<b>\$298.00</b>
# parcels	95
Fee Revenue FY 2017	\$28,310
Fee Revenue FY 2018	\$28,310
<b>Estimated Reserve Balance as of July 30, 2018</b>	<b>\$56,620</b>

## Project Description and Funding

Yolo County has initiated the North Davis Meadows Water System Consolidation Project, which will construct a water distribution system, including pipes and metered connections, to extend water service for all uses from the City of Davis to the CSA and the adjacent public golf course club house. The golf course is owned by the City of Davis, and the City will pay the golf course share of construction up front. Each non-vacant residential parcel will receive a metered potable water connection which supplements their existing connection to the non-potable water, and one vacant parcel will receive all project benefits except a physical home-to-street connection. The vacant and non-vacant residential share of cost will be paid through an increased water service fee to pay debt service on a low-interest SRF loan. Once the Consolidation Project is complete, the City of Davis will begin direct billing monthly to CSA residents for all water use. The Consolidation Project is estimated to cost \$8,349,000, including a 15% construction contingency and a 10% contractor's market contingency, as of January 2018. A detailed residential cost breakdown is shown in **Table 2**, including a division of costs between the golf course and CSA residents as provided by engineering estimates from West Yost Associates.

NORTH DAVIS MEADOWS  
ENGINEER'S REPORT

Table 2: Water System Consolidation Project Cost  
North Davis Meadows CSA

Category	Quantity	Cost per Unit	Estimated Cost 1/15/2018	Golf Course Portion (pre-paid by City) <sup>2</sup>	Residential Portion
<b>Project Costs - Pipe System</b>					
Mobilization	1	\$159,000	\$159,000	\$948	\$158,052
Sheeting, Shoring and Bracing	1	66,000	\$66,000	\$393	\$65,607
Traffic Control	1	60,000	\$60,000	\$358	\$59,642
Storm Water Pollution Prevention	1	15,000	\$15,000	\$89	\$14,911
Construction Surveying and Staking	1	40,000	\$40,000	\$238	\$39,762
Landscape and Site Restoration	1	86,000	\$86,000	\$513	\$85,487
Obtain City of Davis Encroachment Permit for Metered Connection	102	1,100	\$112,200		\$112,200
16-inch Diameter Water Main in County Road 99D R/W	5416	265	\$1,435,240	\$14,796	\$1,420,444
16-inch Diameter Water Main in golf course property	1331	227	\$302,137	\$3,115	\$299,022
16-inch Diameter Water Main in residential road/path	180	254	\$45,720	\$471	\$45,249
14-inch Diameter Water Main in golf course property	1802	193	\$347,786		\$347,786
14-inch Diameter Water Main in residential road/path	15	220	\$3,300		\$3,300
12-inch Diameter Water Main in golf course and county property	1420	145	\$205,900		\$205,900
12-inch Diameter water pipe in residential road/path	339	170	\$57,630		\$57,630
8-inch Diameter water pipe in residential road/path	2272	140	\$318,080	\$0	\$318,080
6-inch Diameter water pipe in golf course and county property	5	140	\$700		\$700
16-inch Diameter Restrained Joint DIP Water Main in 27-inch Bore-an-Jack Casing in County Road 99D ('CR99D' 301+53 TO 302+15)	1	130,000	\$130,000	\$1,340	\$128,660
6-inch Diameter Bypass Pipe Installation with Two (2) 6-inch Gate Valves complete with tees, taps and fittings	3	10,000	\$30,000	\$309	\$29,691
Fire Hydrant assembly (not including gate valve) and lateral with hot tap connection	2	9,000	\$18,000	\$0	\$18,000
Remove Existing Fire Hydrant assembly and cap lateral	2	2,000	\$4,000	\$0	\$4,000
16-inch Butterfly Valve and Box	2	8,400	\$16,800	\$173	\$16,627
14-inch Butterfly Valve and Box	2	7,900	\$15,800	\$0	\$15,800
12-inch Gate Valve and Box	3	5,500	\$16,500	\$57	\$16,443
8-inch Gate Valve and Box	9	3,200	\$28,800	\$0	\$28,800
6-inch Gate Valve and Box	6	3,000	\$18,000	\$0	\$18,000
4-inch Low-point Blow-Off Valve Assembly with Box	1	12,000	\$12,000	\$124	\$11,876
1-inch Combination Air Valve Assembly with Cover and bollards	3	6,000	\$18,000	\$186	\$17,814
1.5-inch Service from Main Through Meter Valve	9	4,600	\$41,400		\$41,400
2-inch Service from Main Through Meter Valve	12	5,100	\$61,200		\$61,200
2-inch Irrigation Service From Main Through Meter Valve	3	2,000	\$6,000		\$6,000
2-inch Meter with Anode, Valve, Box and Lid (Irrigation)	3	3,000	\$9,000		\$9,000
1.5-inch Meter with Anode, Valve, Box and Lid (Irrigation)	5	3,000	\$15,000		\$15,000
1-inch Meter with Anode, Valves, Box and Lid (Case 1) on Existing service	55	3,100	\$170,500		\$170,500
1-inch Meter with Anode, Valve, Box and Lid (Case 2) on Existing service	39	2,900	\$113,100		\$113,100
Locate existing service valve box	18	400	\$7,200		\$7,200
2-inch backflow preventer assembly	1	3,300	\$3,300		\$3,300
1-inch Service and Sampling Station	2	3,500	\$7,000		\$7,000
Install 1-inch Service and Stub for Pressure Transducer/Sensor	1	3,000	\$3,000	\$31	\$2,969
Water Main Tie-In County Road 99D	1	10,000	\$10,000	\$103	\$9,897
Water Main Tie-Ins for Upsize to 8-inch mains	1	70,000	\$70,000		\$70,000
Chain Link Fence Relocation with New 16-ft Wide Chain-Link Vehicle Gate at Well Site	1	6,800	\$6,800		\$6,800
Gravel Access Road thru unimproved land (8" thick AB, 12' wide)	960	32	\$30,720	\$0	\$30,720
Disconnect and Cap Pipes from Existing Wells	1	7,500	\$7,500	\$77	\$7,423
Contingency (25%) <sup>1</sup>			1,031,078	\$5,830	\$1,025,248
<b>Project Costs - Well Site Decommissioning</b>					
<b>NDM1 Well Destruction, Tank Removal &amp; Site Demo</b>					
Mobilization NDM 1	1	\$7,000	\$7,000		\$7,000
Destroy NDM1 Well	1	70,000	\$70,000		\$70,000
Remove Tank and Chlorination System	1	50,000	\$50,000		\$50,000
Demo Site piping & booster pumps	1	15,000	\$15,000		\$15,000
Demo Site pads, pavement and fencing	1	10,000	\$10,000		\$10,000
Contingency (25%) <sup>1</sup>			38,000		38,000
<b>NDM2 Well Capping &amp; Site Demo</b>					
Mobilization NDM 2	1	\$4,000	\$4,000		\$4,000
Destroy NDM2 Well	1	70,000	\$70,000		\$70,000
Demo Site piping	1	6,000	\$6,000		\$6,000
Demo Site pads and modify pavement and fencing	1	7,000	\$7,000		\$7,000
Contingency (25%) <sup>1</sup>			22,000		\$22,000
<b>Subtotal Project Costs (rounded, including contingency)</b>			<b>\$5,454,000</b>	<b>\$29,000</b>	<b>\$5,425,000</b>

**Other Implementation Costs with Construction**

Aclara System Data Collector Unit Antenna for Automated Meter Reading System	1	\$12,000	\$12,000	\$123.71	\$11,876
Pressure sensor with SCADA/telemetry equipment	1	\$20,000	\$20,000	\$206.19	\$19,794
City of Davis Development Impact Fee for Residential 1" metered water service	95	\$17,271	\$1,640,745		\$1,640,745
Design Costs	1	\$548,900	\$548,900	\$5,658.76	\$543,241
Biological Report (Estep)	1	\$2,000	\$2,000	\$20.62	\$1,979
Culture Resource/Section 106 (MIG)	1	\$9,456	\$9,456	\$97.48	\$9,359
Construction Management	1	\$532,200	\$532,200	\$5,486.60	\$526,713
City Costs	1	\$25,000	\$25,000	\$257.73	\$24,742
Engineer's Report - BWA	1	\$25,000	\$25,000	\$257.73	\$24,742
Project Management - Ponticello	1	\$35,000	\$35,000	\$360.82	\$34,639
County Labor	1	\$45,000	\$45,000	\$463.92	\$44,536
<b>Subtotal Other Implementation Costs (rounded)</b>			<b>\$2,895,000</b>	<b>\$13,000</b>	<b>\$2,882,000</b>
<b>Total Estimated Project Cost (rounded)</b>			<b>\$8,349,000</b>	<b>\$42,000</b>	<b>\$8,307,000</b>

1 - Includes 15% project contingency and 10% contractor's market contingency

2 - 1/97th of construction costs up to NDM community as determined by West Yost Associates

Source: West Yost Associates; Yolo County - North Davis Meadows Water System

The golf course's share of project costs is estimated to be \$42,000 and will be paid by the City up front. The County is pursuing an SRF loan to cover all residential costs, estimated to be \$8,307,000, less accumulated reserves from the current residential fee from **Table 1**, with annual debt service payments beginning in FY 2018/19. For estimation purposes, BWA has assumed an \$8,250,000 30-year SRF loan at 1.8% interest with a 1.1x debt service coverage requirement. The annual revenue requirement for this loan will be \$394,140. The full approximated debt service schedule is shown in **Appendix B**.

**Table 3** summarizes project cost categories and calculates the weighted proportion of costs to be paid by non-vacant residential users and all residential users by taking into account the number of parcels in each customer category.

Table 3: Water System Consolidation Project Residential Cost Distribution  
North Davis Meadows CSA

Category	Estimated Cost		
	1/15/2018	# units	Cost per Unit
<b>Share of Cost by Customer Class</b>			
<u>All Residential Parcels</u>			
Project Costs	\$5,425,000		
Other Implementation Costs - All Parcels	\$1,241,255		
City of Davis Connection Fee for Common Use Area	\$17,271		
<b>Total costs applying to all residential parcels</b>	<b>\$6,683,526</b>	<b>95</b>	<b>\$70,353</b>
<u>Non-Vacant Residential Parcels Only</u>			
City of Davis Connection Fee for Residential Parcels	\$1,623,474		
<b>Total costs applying to non-vacant residential parcels only</b>	<b>\$1,623,474</b>	<b>94</b>	<b>\$17,271</b>
<b>Total Residential Project Costs</b>	<b>\$8,307,000</b>		
<b>Total project costs per unit - Non-Vacant Residential</b>			<b>\$87,624</b>
<b>Total project costs per unit - Vacant Residential</b>			<b>\$70,353</b>
<b>Weighted proportion of total project cost per unit for residential non-vacant parcels</b>			<b>99.2%</b>
<b>Weighted proportion of total project cost per unit for vacant parcels</b>			<b>0.8%</b>

1 - Includes 15% project contingency and 10% contractor's market contingency

Source: West Yost Associates; Yolo County - North Davis Meadows Water System Consolidation Plans & Estimate

The portion of project costs applying to all 95 residential users include the construction cost of the project, other implementation costs except the connection fee as outlined in Table 2, and the connection fee for the shared common area. 94 non-vacant parcels will also pay a connection fee from the City of Davis for a home-to-street connection which one vacant residential parcel will not receive.

Residents are responsible for 95 parcels at \$70,353 per parcel for project costs applying to all residential customers, and 94 parcels at \$17,271 per parcel for costs applying to non-vacant residential customers only, totaling \$87,624 per non-vacant residential parcel for their proportionate share of project costs. 99.2% of total project costs (weighted to account for number of parcels) will be paid by non-vacant residential parcels.

The vacant residential parcel will be receiving all project benefits except a physical home-to-street connection, so it is only responsible for 1 parcel at \$70,353 for costs applying to all residential customers. 0.8% of weighted project costs will be paid by the vacant residential parcel.

Rather than recover all project costs from residential parcels up front, the CSA will collect an annual fee to recover the revenue necessary to pay annual debt service on the SRF loan used to finance the project. The cost proportions calculated above will be used to calculate fees for each customer class that are equivalent to the project benefit received per parcel.

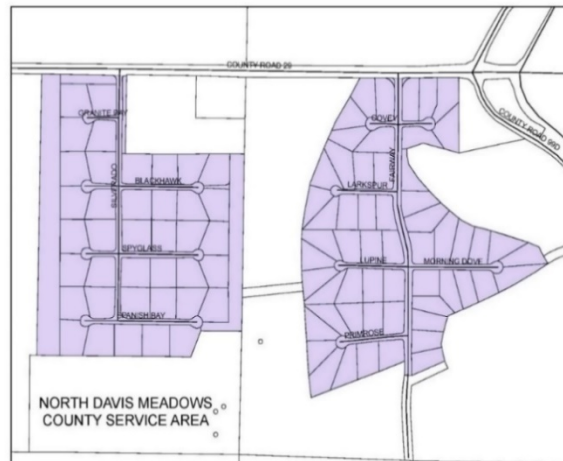
## Special Benefit Provided by the County

The County must identify all parcels in the CSA that will have a "special benefit" conferred upon them, for which the proposed fee will be levied. Under Proposition 218, a "special benefit" is defined as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large."

Within the CSA, the special benefit provided to all parcels from the County is the infrastructure to provide potable water service from the City of Davis to the CSA. A list of CSA parcels is shown in **Appendix A**. A map of the North Davis Meadows County Service Area is shown in **Figure 1**.

Figure 1 – North Davis Meadows County Service Area Map

Source: [yolocounty.org](http://yolocounty.org)



The proposed fee will be used to fund the following County expenses related to providing this special benefit to North Davis Meadows CSA:

- 1) The construction of water distribution infrastructure in order to provide water service for all uses from the City of Davis to the CSA
- 2) Any debt-related expenses associated with this project

## Proposition 218 Requirements

In November 1996, California voters approved Proposition 218, the "Right to Vote on Taxes Act", Articles XIII C and XIII D to the California Constitution. Proposition 218 imposes requirements for the levying of property-related fees by North Davis Meadows CSA. Before a public agency can levy a new or increased water fee, the following requirements must be met:

- 1) The agency must prepare a detailed engineer's report by a registered engineer certified by the State of California or a rate study which calculates the proposed fee for each parcel.
- 2) The record owner of each parcel must be given written notice by mail of the proposed fee, the total amount chargeable to the entire service area, the amount chargeable to the owner's particular parcel, the duration of the payments, the reason for the fee, and the basis upon which the amount of the proposed fee was calculated. Notice to the record owner must include the time, date, and location of a public hearing on the fee and disclosure that the fee will not be imposed if a majority of affected property owners submit written protests to the agency.
- 3) A public hearing to tabulate any submitted written protests must be conducted not less than 45 days after mailing the notice to landowners.
- 4) The agency shall not impose the fee if there is a majority protest. A majority protest exists if the protests submitted in opposition to the fee exceed half the total number of parcels facing the proposed fee. In tabulating the votes, each vote will be weighted one per parcel. Only one protest per parcel will be counted.



The proposed property-related fee in this engineer's report was developed pursuant to Proposition 218, Article XIII D of the California Constitution.

## Method of Fee Apportionment

Consistent with the requirements under Article XIII D, Consolidation Project fees are proposed to be apportioned upon all assessable lots or parcels of land within the CSA.

**Table 4** calculates annual revenue requirements related to the project, equal to annual debt service requirements on the SRF loan as outlined in **Appendix B**, and calculates the proposed fees based on the proportion of costs faced by non-vacant residential parcels and the vacant residential lot as outlined in **Table 3**.

Table 4: Fee Calculation  
North Davis Meadows CSA

Category	Cost	
Estimated Project Cost (Table 1)		\$8,349,000
Golf Course Share of Costs - Pre-Paid by City		(\$42,000)
Less Estimated Reserve Balance 7/1/2018		(\$56,620)
<b>Proposed SRF Loan for Residential Costs (rounded)</b>		<b>\$8,250,000</b>
<b>Estimated Annual Debt Service 2018/19 - 2047/48<sup>1</sup></b>		<b>\$394,140</b>
	%	
Residential Share of Cost <sup>2</sup>	99.2%	\$390,802
Number of Non-Vacant Residential Parcels		94
<b>Residential Proposed Fee 2018/19 - 2047/48</b>		<b>\$4,157</b>
	%	
Vacant Share of Cost <sup>3</sup>	0.8%	\$3,338
Number of Vacant Parcels		1
<b>Vacant Proposed Fee</b>		<b>\$3,338</b>
	<b>Annual Revenue</b>	<b>Total Revenue Collected</b>
<b>Revenue 2018/19 - 2047/48</b>	<b>\$394,140</b>	<b>\$11,824,207</b>
<i>Total Paid per Resident 2018/19 - 2047/48</i>		<i>\$124,724</i>
<i>Total Paid Vacant Parcel 2018/19 - 2047/48</i>		<i>\$100,141</i>

1 - Assumes a 30-year loan at 1.8% interest and 1.1x debt service coverage. See Appendix B

2 - Weighted non-vacant residential share of cost, see Table 2

3 - Weighted vacant residential share of cost only, see Table 2

The annual revenue requirement from 2018/19 – 2047/48 includes debt service on the proposed SRF loan and a 1.1x debt service coverage requirement. The revenue requirement is apportioned among the residential parcels and vacant parcel using the cost percentages in **Table 3**.

Any reserve funds generated through the annual 1.1x debt service coverage requirement may be used to pay off the SRF loan in advance of the 30-year schedule. As shown in **Appendix B**, it may be possible to pay off the SRF loan 2 years in advance of the final payment. There are no Proposition 218 limitations on charging a lesser fee once the greater fee has been passed.

## Residential Bill Impact

**Table 5** compares the CSA's current residential water fees with the projected residential water fees for fiscal year 2018/19. The fee for Water, Landscape, Lighting and Storm Drain Service as well as the fee for Water Quality and Administration are escalated each year according to the annual change in the Consumer Price Index (CPI), estimated at 3%. The total water fee is expected to decrease once CSA wells are decommissioned.

Water Fee Type	2017-18 Current	2018-19 Proposed
Water, Landscape, Lighting, and Storm Drain Service <sup>1</sup>	\$1,262	\$1,300
Water Quality and Administration <sup>1</sup>	\$188	\$194
Utility Recovery	\$295	\$295
Asset Replacement Reserve	\$75	\$75
Loan Repayment Fee	\$298	\$4,157
<b>Total Residential Water Fee</b>	<b>\$2,118</b>	<b>\$6,021</b>
<i>% increase</i>		<i>184%</i>
1 - Includes annual CPI increase (approximately 3%)		

## Conclusion

**Table 6** summarizes proposed Water Loan Repayment Fees from **Table 4**.

	Proposed Annual Fee 2018/19 - 2047/48
Residential	\$4,157
Vacant	\$3,338

BWA recommends that the above fees be charged to each parcel in the CSA, including 94 non-vacant residential parcels and 1 vacant residential parcel until the SRF loan has been paid in full.

Revenue from the above proposed annual fees is projected to be sufficient to fund annual costs associated with the North Davis Meadows Water System Consolidation Project, which will provide the infrastructure necessary to extend potable water from the City of Davis to the CSA. The proposed fees as developed within this engineer's report are affirmed to be appropriate.

Sincerely,



Douglas R. Dove

President, Bartle Wells Associates

Certified Independent Public Municipal Advisor (CIPMA)

Registered Professional Engineer (PE) in California (PE# 45642)

## Appendix A: North Davis Meadows Parcels 2017

Appendix A: 2017 Parcels  
North Davis Meadows CSA

Parcel APN		
041-160-001-000	041-180-008-000	041-220-021-000
041-160-002-000	041-180-010-000	041-220-022-000
041-160-003-000	041-180-011-000	041-220-023-000
041-160-004-000	041-180-012-000	041-220-024-000
041-160-005-000	041-180-013-000	041-220-025-000
041-160-006-000	041-180-014-000	041-220-026-000
041-160-007-000	041-180-015-000	041-220-029-000
041-160-008-000	041-190-001-000	041-220-030-000
041-160-010-000	041-190-002-000	041-220-031-000
041-160-012-000	041-190-003-000	041-220-032-000
041-160-013-000	041-190-004-000	041-220-033-000
041-160-014-000	041-190-005-000	041-220-034-000
041-160-015-000	041-190-006-000	041-220-035-000 - VACANT
041-160-016-000	041-190-007-000	041-220-036-000
041-170-001-000	041-190-008-000	041-220-037-000
041-170-002-000	041-190-009-000	041-220-038-000
041-170-003-000	041-190-010-000	041-220-039-000
041-170-004-000	041-190-012-000	041-220-040-000
041-170-005-000	041-190-013-000	041-220-041-000
041-170-006-000	041-190-014-000	041-220-042-000
041-170-007-000	041-220-002-000	041-220-043-000
041-170-008-000	041-220-003-000	041-220-044-000
041-170-009-000	041-220-004-000	041-220-045-000
041-170-010-000	041-220-005-000	<b>Total = 95</b>
041-170-011-000	041-220-007-000	<b>Total Including Golf Course and</b>
041-170-012-000	041-220-008-000	<b>Common Area= 97</b>
041-170-013-000	041-220-009-000	
041-170-021-000	041-220-010-000	
041-170-022-000	041-220-011-000	
041-180-001-000	041-220-012-000	
041-180-002-000	041-220-013-000	
041-180-003-000	041-220-014-000	
041-180-004-000	041-220-016-000	
041-180-005-000	041-220-017-000	
041-180-006-000	041-220-018-000	
041-180-007-000	041-220-019-000	

Source: Yolo County

## Appendix B: Estimated Debt Service Schedule

Appendix B: Estimated Debt Service Schedule - SRF Loan  
North Davis Meadows CSA

Estimated SRF Eligible Costs <sup>1</sup>	\$8,349,000
Less Golf Course Costs Paid Up-front by City	(\$42,000)
Less Estimated Reserve Balance as of 6/30/2018	(\$56,620)
<b>Proposed SRF Loan Amount</b>	<b>\$8,250,000</b>
# Years	30
Payments per Year	1
Interest Rate	1.8%
Estimated Annual Payment	\$358,309
<b>Annual Revenue Requirement</b>	
<b>Payment with 1.1x Debt Service Coverage</b>	<b>\$394,140</b>

Year	Fiscal Year	Principal Payment	Interest Payment	Total Debt Service	Amount Remaining	End of Fiscal Year
						Est. Reserve Balance
1	2018/19	\$209,809	\$148,500	\$358,309	\$8,040,191	\$35,831
2	2019/20	\$213,586	\$144,723	\$358,309	\$7,826,605	\$71,662
3	2020/21	\$217,430	\$140,879	\$358,309	\$7,609,174	\$107,493
4	2021/22	\$221,344	\$136,965	\$358,309	\$7,387,830	\$143,324
5	2022/23	\$225,328	\$132,981	\$358,309	\$7,162,502	\$179,155
6	2023/24	\$229,384	\$128,925	\$358,309	\$6,933,118	\$214,986
7	2024/25	\$233,513	\$124,796	\$358,309	\$6,699,604	\$250,817
8	2025/26	\$237,716	\$120,593	\$358,309	\$6,461,888	\$286,647
9	2026/27	\$241,995	\$116,314	\$358,309	\$6,219,893	\$322,478
10	2027/28	\$246,351	\$111,958	\$358,309	\$5,973,541	\$358,309
11	2028/29	\$250,786	\$107,524	\$358,309	\$5,722,756	\$394,140
12	2029/30	\$255,300	\$103,010	\$358,309	\$5,467,456	\$429,971
13	2030/31	\$259,895	\$98,414	\$358,309	\$5,207,561	\$465,802
14	2031/32	\$264,573	\$93,736	\$358,309	\$4,942,988	\$501,633
15	2032/33	\$269,336	\$88,974	\$358,309	\$4,673,652	\$537,464
16	2033/34	\$274,184	\$84,126	\$358,309	\$4,399,469	\$573,295
17	2034/35	\$279,119	\$79,190	\$358,309	\$4,120,350	\$609,126
18	2035/36	\$284,143	\$74,166	\$358,309	\$3,836,207	\$644,957
19	2036/37	\$289,258	\$69,052	\$358,309	\$3,546,949	\$680,788
20	2037/38	\$294,464	\$63,845	\$358,309	\$3,252,485	\$716,619
21	2038/39	\$299,765	\$58,545	\$358,309	\$2,952,721	\$752,450
22	2039/40	\$305,160	\$53,149	\$358,309	\$2,647,560	\$788,280
23	2040/41	\$310,653	\$47,656	\$358,309	\$2,336,907	\$824,111
24	2041/42	\$316,245	\$42,064	\$358,309	\$2,020,662	\$859,942
25	2042/43	\$321,937	\$36,372	\$358,309	\$1,698,725	\$895,773
26	2043/44	\$327,732	\$30,577	\$358,309	\$1,370,992	\$931,604
27	2044/45	\$333,631	\$24,678	\$358,309	\$1,037,361	\$967,435
28	2045/46	\$339,637	\$18,672	\$358,309	\$697,724	\$1,003,266
29	2046/47	\$345,750	\$12,559	\$358,309	\$351,974	
30	2047/48	\$351,974	\$6,336	\$358,309	(\$0)	

1 - Rounded cost, includes 15% project contingency and 10% contractor's market contingency. See Table 2

**FILED**

MAR 20 2018

BY Julie Radotte  
DEPUTY CLERK OF THE BOARD

Resolution No. 18 - 28

**Resolution of the Board of Supervisors of the County of Yolo Approving an Increase in the Fee for Water Services in the North Davis Meadows County Service Area (CSA) in Support of the Water Consolidation Project**

**WHEREAS**, this Board of Supervisors ("Board") is authorized by Government Code section 25210 et seq. to provide water service in the North Davis Meadows CSA and to levy charges to pay for that service; and

**WHEREAS**, any increase in fees and charges for property-related water service must comply with the procedural and substantive requirements of Article XIID, section 6, of the California Constitution, which was enacted by the California Voters in 1996 as part of Proposition 218; and

**WHEREAS**, on January 23, 2018, the Board authorized staff to provide notice of a proposed fee increase to support a water system consolidation project to extend water service from the City of Davis to the CSA (the "Project") and the date, time and location of a public hearing on the proposal, all in compliance with the substantive and procedural requirements of Proposition 218 and other relevant laws; and

**WHEREAS**, in compliance with the substantive and procedural requirements of Proposition 218 and other relevant laws, staff mailed a notice to each property owner in the CSA of the proposed fee increase, which notice contained the date, time and place of the public meeting; a general explanation of the matter to be considered; the amount of the fee proposed to be imposed upon each parcel, the basis upon which the amount of the proposed fee was calculated, and the reason for the fee; and stated that a detailed fee analysis concerning the proposed fee increases, including the cost or estimated cost of providing the service for which each fee is proposed to be charged, the revenue sources anticipated to provide the service (including general fund revenues), and the basis of the allocation of the cost of the services, was available for review at [www.yolocounty.org/North-Davis-Meadows-CSA](http://www.yolocounty.org/North-Davis-Meadows-CSA); and

**WHEREAS**, on March 20, 2018 the Board conducted a noticed public hearing to consider the proposed fee increase at the time and place specified in the notice; and

**WHEREAS**, at the hearing, this Board reviewed and considered the proposed fee increase, all supporting information, including but not limited to the data described above, any protests against the proposal, any other information in support of or in opposition to the proposal, and all other relevant information presented as prescribed by law; and

**WHEREAS**, at that time, an opportunity was given to all interested persons, organizations and agencies to present oral or written testimony and other information concerning the proposed fees and all related matters; and

**WHEREAS**, the Board has calculated the protests submitted and not withdrawn to the increased fee and finds that a majority protest does not exist; and

**WHEREAS**, because the CSA currently receives water from two wells that contain nitrates, iron and aluminum levels in excess of the allowable maximum contaminant level (MCL), and likely

hexavalent chromium once the State sets new MCLs, increasing fees to fund the Project is necessary for the public health and safety and that the fee increase be effective immediately.

**NOW THEREFORE BE IT RESOLVED, ORDERED AND FOUND** by the Board of Supervisors of the County of Yolo as follows:

1. Each of the foregoing recitals is true and correct.
2. There are 95 parcels subject to the proposed water service fee increase; the protest is therefore not sufficient to constitute a majority protest.
3. The Notice to Property Owners of Proposed Water Rate Increase and Public Hearing, attached to this resolution as Exhibit "A", is incorporated into this resolution by this reference.
4. Based upon the foregoing, this Board is authorized to levy and collect increased fees for water service on parcels lying within the North Davis Meadows CSA on an ongoing basis, year by year, as is stated in the Notice of Fee Increase on a per parcel basis. Water fees shall be increased by the set rate structure shown in the Notice per year in fiscal year 2018-2019. Thereafter, water fees shall be increased annually as needed by not more than the Consumer Price Index (CPI-W and CPI-U) for the San Francisco-Oakland-San Jose, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics.
5. Based upon the foregoing, this Board hereby levies the fees for water services on parcels lying within the North Davis Meadows County Service Area on an ongoing basis, year by year, in the amounts set forth in the Notice attached as Exhibit "A", to be adjusted annually by the approved increases herein.
6. This Board further finds that each of the following is true and correct:
  - A. Each fee imposed herein is a levy other than an ad valorem tax, a special tax or an assessment, and is imposed upon a parcel or a person as an incident of property ownership consisting of a user fee for water service.
  - B. This water service fee is for property related services, having a direct relation to property ownership.
  - C. Revenues derived from the fee imposed herein will not exceed the funds required to provide property related water service in the North Davis Meadows CSA.
  - D. The revenues derived from the fee will not be used for any other purpose other than that for which the fee is imposed.
  - E. The fee imposed herein does not exceed the proportional cost of service attributable to each parcel.
  - F. No fee is imposed unless water service is actually used by, or immediately available to, the owner of the property in question. No fee is imposed on the basis of a mere potential of future use of either service.

- G. No fee is imposed for any general governmental service or any service where the service is available to the public at large in substantially the same manner as it is to property owners.
7. This Board further finds that each parcel within the North Davis Meadows CSA for which water services are available and that each such parcel is a parcel of real property receiving said services in the North Davis Meadows CSA.
  8. It is further ordered that the service fee as levied hereinabove shall be collected at the same time and in the same manner as ordinary County Ad Valorem Taxes are collected and as provided in Chapter 8 of Title 3 of the Yolo County Code.
  9. The Clerk of the Board is hereby ordered to forward a certified copy of this resolution to the Department of Financial Services of the County of Yolo which is hereby requested to post said fee to the 2018-19 tax roll of the County.


**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo, State of California, this 20th day of March, 2018, by the following vote:

**AYES: Saylor, Rexroad, Provenza, Chamberlain, Villegas.**

**NOES: None.**

**ABSTAIN: None.**

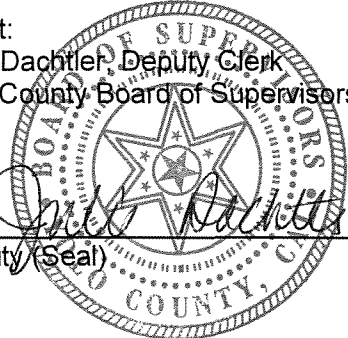
**ABSENT: None.**

  
 Oscar Villegas, Chair  
 Yolo County Board of Supervisors

Approved as to Form:  
 Philip J. Pogledich, County Counsel

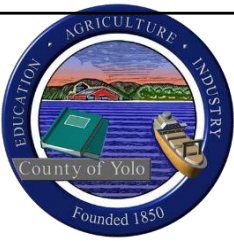
Attest:  
 Julie Dachtler, Deputy Clerk  
 Yolo County Board of Supervisors

By:   
 Deputy (Seal)



By:   
 Carrie Scarlata  
 Asst. County Counsel





Yolo County Board of Supervisors 625 Court Street, Room 204  
Woodland, CA 95695

**EXHIBIT A**

**Proposition 218 Notification  
NOTICE TO PROPERTY OWNERS OF PROPOSED  
WATER RATE INCREASE AND PUBLIC HEARING**

**MARCH 20, 2018**

**9:00 a.m.**

**County Administration Building  
625 Court Street, Room 206  
Woodland, CA 95695**

The Yolo County Board of Supervisors (County), in compliance with Article XIID of the California State Constitution and the Proposition 218 Omnibus Implementation Act, is hereby notifying all affected property owners in the North Davis Meadows County Service Area (CSA) of the following:

- The County is considering a water rate increase for the North Davis Meadows CSA by the amount necessary to repay a low-interest construction loan to consolidate the CSA with the City of Davis Public Water System. If approved, the fees will appear at the new rate on 2018/19 property tax bills.
- A public hearing will be held on **Tuesday, March 20, 2018 at 9:00 a.m.** in the Yolo County Board of Supervisors Chambers to accept public comment and receive written protests on the proposed water rate increase.
- More information regarding this notice and the proposed water fee increase is available at: [www.yolocounty.org/North-Davis-Meadows-CSA](http://www.yolocounty.org/North-Davis-Meadows-CSA).

**Why are rates increasing?**

The County has begun planning the Water System Consolidation Project to extend water service from the City of Davis to the North Davis Meadows CSA. This project will provide each non-vacant parcel in the CSA with a water meter for potable water, irrigation, and fire flow needs. Connecting to the City of Davis Water System is necessary because the CSA currently receives water from two wells that contain nitrates, iron and aluminum levels in excess of the allowable maximum contaminant level (MCL), and likely hexavalent chromium once the State sets new MCLs.

A fee to repay a State Revolving Fund (SRF) water project planning loan from the State Water Resources Control Board was put in place in 2016. The County has since identified a more favorable loan that will consolidate the planning and construction costs over a longer repayment period, thereby making the project more cost effective. The fee assessed in 2016 will be discontinued and the money already collected will be applied towards the consolidated loan to reduce the amount of the loan. The higher rate now being considered is necessary to repay the consolidated loan.

**Proposed Water Loan Repayment Fees**

The current and proposed rates are provided on the next page. If approved, these rates will be adopted as maximum rates for the next 30 years. Residential customers will be billed a fixed annual fee proportional to the residential share of Water System Consolidation Project costs. Vacant parcels will pay their proportional share of the project costs, which excludes a home-to-street connection. The increase in the water rate will recover the cost of debt repayment for a 30-year SRF loan at 1.8% interest and a 1.1x debt service coverage requirement. The total proposed water fee is expected to decrease once CSA wells are decommissioned.

North Davis Meadows CSA

Proposed Water Loan Repayment Fees 2018/19 - 2022/23

Customer Class	Current Fee		Proposed Fee			
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Residential (\$/parcel/year)	\$298	\$4,157	\$4,157	\$4,157	\$4,157	\$4,157
Vacant (\$/parcel/year)		\$3,338	\$3,338	\$3,338	\$3,338	\$3,338

*Loan estimated to be paid off in 2047/48*

An Engineer's Report provides the basis for calculating the proposed fee increase. This report is available to the public and includes the estimated cost of project financing for which the fee is proposed to be charged, the revenue sources anticipated to provide the service, and the basis of the allocation of the project costs to each customer class.

### Estimated Residential Bill Impact

The estimated total residential water fee for fiscal year 2018/19 is shown below. The total proposed water fee is expected to decrease once the consolidation project is complete and CSA wells are decommissioned.

Water Fee Type	2017-18	2018-19
	Current	Proposed
Water, Landscape, Lighting, and Storm Drain Service <sup>1</sup>	\$1,262	\$1,300
Water Quality and Administration <sup>1</sup>	\$188	\$194
Utility Recovery	\$295	\$295
Asset Replacement Reserve	\$75	\$75
Residential Loan Repayment Fee	\$298	\$4,157
<b>Total Residential Water Fee</b>	<b>\$2,118</b>	<b>\$6,021</b>

1 - Includes annual CPI increase (approximately 3%)

### Majority Protest Process

The Yolo County Board of Supervisors will conduct a public hearing on **Tuesday, March 20, 2018 at 9:00 a.m.** in the Board of Supervisors Chambers, located in the County Administration Building at 625 Court Street, Room 206 in Woodland, to consider approving the proposed water fees. Any property owner may submit a written protest of the proposed increase. Only one protest per parcel will be counted. If a majority of parcels submit protests, the County cannot adopt the proposed rates. Absent a majority protest, the Board of Supervisors may consider adopting the rates shown in this notice. If you desire to submit a written protest, the protest must: 1) provide the location of the identified parcel (by Assessor's Parcel Number or street address); and 2) include the name and signature of the property owner submitting the protest. You can mail your protest to the Clerk of the Board of Supervisors at 625 Court Street, Room 204, Woodland, CA 95695 prior to the hearing or bring it to the hearing. Protests must be submitted in writing before the conclusion of the public hearing. If you do not want to protest the proposed rates, you do not need to take any action. The Clerk will tabulate written protests immediately following the close of the public hearing and will report the results directly to the Board of Supervisors.

All members of the public are entitled to make comments at the public hearing, regardless of whether they choose to submit a written protest or own property that would be subject to the increased fee. Verbal comments will not be counted as protests.

## How can I participate?

All property owners in the CSA may protest the proposed fee increase. California law prohibits the CSA from implementing the proposed fee increase if the number of parcels submitting written protests of the proposed fee increase equal or exceed 50% plus one of the total number of parcels within the County Service Area. Article XIII.D of the California Constitution provides that if, as a result of the fee proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to impose the fee. If there is no majority protest, the Board of Supervisors may approve the proposed fee.

All written protests must be received by the Clerk of the Board of Supervisors, 625 Court Street, Room 204, Woodland, CA 95695, before the close of the public hearing, which is scheduled for **Tuesday, March 20, 2018 at 9:00 a.m.** in the Board of Supervisors Chambers located in the County Administration Building at 625 Court Street, Room 206 in Woodland. Protests will be tabulated following the close of the public hearing.

Each written protest submitted must identify the affected property (by assessor's parcel number or street address) and include the signature of a record property owner. The protest form provided below may be used to submit a written protest but is not required. Email protests will not be accepted.

Although oral comments at the public hearing will not qualify as votes unless accompanied by a written protest, the Board of Supervisors welcomes input from the community during the public hearing.

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

<b>Water Fee Increase Protest Form</b>
I, _____, oppose the proposed water fee increase. (print parcel owner name)
Property address or Assessor's Parcel Number: _____
Parcel Owner Signature: _____

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

**FILED**

MAR 20 2018

BY Julie Bachtel  
DEPUTY CLERK OF THE BOARD

Resolution No. 18 - 29

**RESOLUTION PLEDGING REVENUES AND FUNDS FOR THE NORTH DAVIS MEADOWS COUNTY SERVICE AREA (CSA) WATER SYSTEM CONSOLIDATION PROJECT**

**WHEREAS**, the North Davis Meadows CSA is currently served by two wells with concentrations of nitrate, iron and aluminum that exceed State maximum containment levels, and likely hexavalent chromium once new standards are set; and

**WHEREAS**, the North Davis Meadows CSA and the City of Davis have been working collaboratively to consolidate the North Davis Meadows water system into the City of Davis Public Water System to replace use of the wells; and

**WHEREAS**, the North Davis Meadows CSA seeks financing from the State Water Resources Control Board for a project commonly known as the North Davis Meadows Water System Consolidation Project ("Project"); and

**WHEREAS**, the North Davis Meadows CSA adopted a fee increase on March 20, 2018 to cover the repayment costs for a construction loan.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED**, that the North Davis Meadows CSA does hereby dedicate and pledge its net water revenues and loan repayment fee to payment of any and all Drinking Water State Revolving Fund financing for the Project. The North Davis Meadows CSA commits to collecting such revenues and maintaining such fund(s) throughout the term of such financing and until it has satisfied its repayment obligation thereunder unless modification or change is approved in writing by the State Water Resources Control Board. So long as the financing agreement(s) are outstanding, the North Davis Meadows CSA pledge hereunder shall constitute a lien in favor of the State Water Resources Control Board on the foregoing fund(s) and revenue(s) without any further action necessary. So long as the financing agreement(s) are outstanding, the North Davis Meadows CSA commits to maintaining the fund(s) and revenue(s) at levels sufficient to meet its obligations under the financing agreement(s).

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo, State of California, this 20<sup>th</sup> day of March, 2018, by the following vote:

AYES: **Saylor, Rexroad, Provenza, Chamberlain, Villegas.**

NOES: **None.**

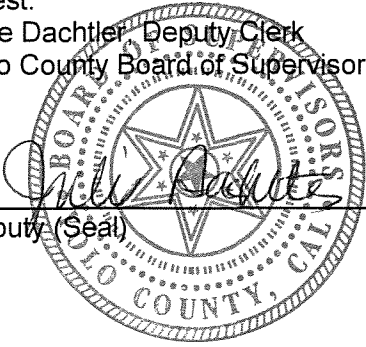
ABSTAIN: **None.**

ABSENT: **None.**

Oscar Villegas  
Oscar Villegas, Chair  
Yolo County Board of Supervisors

Attest:  
Julie Dachtler, Deputy Clerk  
Yolo County Board of Supervisors

By: \_\_\_\_\_  
Deputy (Seal)



Approved as to Form:  
Philip J. Pogledich, County Counsel

By: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Carrie Scarlata", written over a horizontal line.

Carrie Scarlata  
Asst. County Counsel

**FILED**

MAR 20 2018

BY Julie Rackett  
DEPUTY CLERK OF THE BOARD

Resolution No. 18 - 30

**RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN FINANCING AGREEMENT, AMENDMENTS AND CERTIFICATIONS FOR FUNDING FOR THE NORTH DAVIS MEADOWS COUNTY SERVICE AREA (CSA) WATER SYSTEM CONSOLIDATION PROJECT**

**WHEREAS**, the North Davis Meadows CSA is currently served by two wells with concentrations of nitrate, iron and aluminum that exceed State maximum containment levels, and likely hexavalent chromium once new standards are set; and

**WHEREAS**, the North Davis Meadows CSA and the City of Davis have been working collaboratively to consolidate the North Davis Meadows water system into the City of Davis Public Water System to replace use of the wells; and

**WHEREAS**, the North Davis Meadows CSA seeks financing from the State Water Resources Control Board for a project commonly known as the North Davis Meadows CSA Water System Consolidation Project ("Project"); and

**WHEREAS**, the North Davis Meadows CSA adopted a fee increase on March 20, 2018 to cover the repayment costs for a construction loan.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED**, the Yolo County Administrator (the "Authorized Representative") or designee is hereby authorized and directed to sign and file, for and on behalf of the County of Yolo, a Financial Assistance Application for a financing agreement from the State Water Resources Control Board for the planning, design and construction of the Project.

This Authorized Representative, or his/her designee, is designated to provide the assurances, certifications and commitments required for the financial assistance application, including executing a financial assistance agreement from the State Water Resources Control Board and any amendments or changes thereto.

The Authorized Representative, or his/her designee, is designated to represent the County of Yolo in carrying out the County of Yolo's responsibilities under the financing agreement, including certifying disbursement requests on behalf of the Entity and compliance with applicable state and federal laws.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo, State of California, this 20<sup>th</sup> day of March, 2018, by the following vote:

AYES: **Saylor, Rexroad, Provenza, Chamberlain, Villegas.**


NOES: **None.**


ABSTAIN: **None.**

ABSENT: **None.**

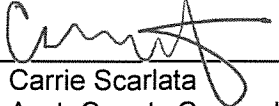
Oscar Villegas  
Oscar Villegas, Chair  
Yolo County Board of Supervisors

Attest:  
Julie Dachtler, Deputy Clerk  
Yolo County Board of Supervisors

By:   
Deputy (Seal)

The seal of the Yolo County Board of Supervisors is circular. It features a five-pointed star in the center, surrounded by a wreath. The outer ring of the seal contains the text "BOARD OF SUPERVISORS" at the top and "YOLO COUNTY, CALIF." at the bottom. The seal is partially obscured by the signature and the text "Deputy (Seal)".

Approved as to Form:  
Philip J. Pogledich, County Counsel

By:   
Carrie Scarlata  
Asst. County Counsel

**FILED**

MAR 20 2018

BY *Supita Ramirez*  
DEPUTY CLERK OF THE BOARD

Resolution No. 18 - 31

**RESOLUTION APPROVING CLAIMS FOR REIMBURSEMENT FOR THE NORTH DAVIS  
MEADOWS COUNTY SERVICE AREA (CSA) WATER SYSTEM CONSOLIDATION  
PROJECT**

**WHEREAS**, the North Davis Meadows CSA (the "Agency") desires to finance the costs of constructing and/or reconstructing certain public facilities and improvements relating to its water system, including certain treatment facilities, pipelines and other infrastructure (the "Project"); and

**WHEREAS**, the Agency intends to finance the construction and/or reconstruction of the Project or portions of the Project with moneys ("Project Funds") provided by the State of California, acting by and through the State Water Resources Control Board (State Water Board); and

**WHEREAS**, the State Water Board may fund the Project Funds with proceeds from the sale of obligations the interest upon which is excluded from gross income for federal income tax purposes (the "Obligations"), and

**WHEREAS**, prior to either the issuance of the Obligations or the approval by the State Water Board of the Project Funds, the Agency desires to incur certain capital expenditures (the "Expenditures") with respect to the Project from available moneys of the Agency; and

**WHEREAS**, the Agency has determined that those moneys to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the Agency for the Expenditures from the proceeds of the Obligations.

**NOW, THEREFORE, THE AGENCY DOES HEREBY RESOLVE, ORDER AND DETERMINE AS FOLLOWS:**

SECTION 1. The Agency hereby states its intention and reasonably expects to reimburse Expenditures paid prior to the issuance of the Obligations or the approval by the State Water Board of the Project Funds.

SECTION 2. The reasonably expected maximum principal amount of the Project Funds is \$8,250,000.

SECTION 3. This resolution is being adopted no later than 60 days after the date on which the Agency will expend moneys for the construction portion of the Project costs to be reimbursed with Project Funds.

SECTION 4. Each Agency expenditure will be of a type properly chargeable to a capital account under general federal income tax principles.

SECTION 5. To the best of our knowledge, this Agency is not aware of the previous adoption of official intents by the Agency that have been made as a matter of course for the purpose of reimbursing expenditures and for which tax-exempt obligations have not been issued.



SECTION 6. This resolution is adopted as official intent of the Agency in order to comply with Treasury Regulation §1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of Project costs.

SECTION 7. All the recitals in this Resolution are true and correct and this Agency so finds, determines and represents.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo, State of California, this 20<sup>th</sup> day of March, 2018, by the following vote:

**AYES: Saylor, Rexroad, Provenza, Chamberlain, Villegas.**

**NOES: None.**

**ABSTAIN: None.**

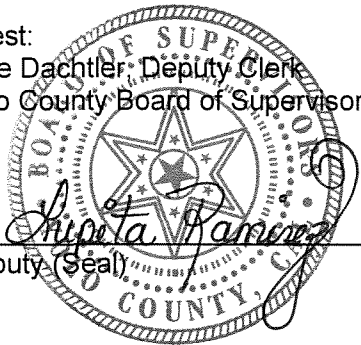
**ABSENT: None.**


  
\_\_\_\_\_  
Oscar Villegas, Chair  
Yolo County Board of Supervisors

Approved as to Form:  
Philip J. Pogledich, County Counsel

Attest:  
Julie Dachtler, Deputy Clerk  
Yolo County Board of Supervisors

By:   
\_\_\_\_\_  
Deputy (Seal)



By:   
\_\_\_\_\_  
Carrie Scarlata  
Asst. County Counsel

MAR 20 2018

BY Julie Rachtz  
DEPUTY CLERK OF THE BOARD

Resolution No. 18 - 32

**RESOLUTION EXTENDING THE TERM OF A ONE YEAR BRIDGE LOAN TO THE NORTH DAVIS MEADOWS COUNTY SERVICE AREA FOR WATER SYSTEM CONSOLIDATION PROJECT DESIGN COSTS**

**WHEREAS**, pursuant to California Government Code section 25214.4, the Board of Supervisors may loan any available funds of the County to a county service area to pay for any lawful expenses of the county service area; and

**WHEREAS**, North Davis Meadows County Service Area's (CSA) formation resolution empowers it to provide water services and therefore expenses incurred providing those services are lawful expenses; and

**WHEREAS**, a loan made pursuant to Government Code section 25214.4 must be repaid within the same fiscal year in which the Board loaned the funds unless the Board, by a four-fifths vote, authorizes repayment of a loan for a period that does not exceed three years from the end of the fiscal year in which the loan was made; and

**WHEREAS**, the North Davis Meadows CSA initiated design of a Water System Consolidation Project to extend potable water services from the City of Davis to the North Davis Meadows residents; and

**WHEREAS**, the North Davis Meadows CSA originally intended to obtain a State Revolving Fund (SRF) planning loan of \$430,000 to cover the planning costs; and

**WHEREAS**, the North Davis Meadows CSA increased its water fees in 2016 to repay the anticipated SRF planning loan; and

**WHEREAS**, the North Davis Meadows CSA is now instead pursuing a construction loan which covers planning costs and which can be repaid over 30 years; and

**WHEREAS**, on June 27, 2017, the Board of Supervisors authorized a one-year bridge loan from the County Demeter Fund of up to \$430,000 to cover planning costs until the SRF loan is awarded to the North Davis Meadows CSA; and

**WHEREAS**, design of the Water System Consolidation Project required additional time to accommodate fire protection recommendations from the City of Davis; and

**WHEREAS**, project design is complete and planning expenses have been incurred; and

**WHEREAS**, the North Davis Meadows CSA is repealing the 2016 water fee increase and is in the process of conducting a new Proposition 218 fee increase in an amount sufficient to repay a SRF construction loan for all project costs, allowing the North Davis Meadows CSA to submit an SRF loan application now, with award anticipated in fall of 2018; and

**WHEREAS**, this resolution extends the term of the County loan until June 30, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the Yolo County Board of Supervisors as follows:

1. The Board finds and determines that the foregoing recitals are true and correct.
2. The Board finds good cause to extend the term of the loan from the County Demeter Fund to the North Davis Meadows CSA in the amount of \$430,000, which the North Davis Meadows CSA shall repay to the County by June 30, 2019 with interest payable at the County Treasurer's pool rate.


**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo, State of California, this 20<sup>th</sup> day of March, 2018, by the following vote:

**AYES: Saylor, Rexroad, Provenza, Chamberlain, Villegas.**

**NOES: None.**

**ABSTAIN: None.**

**ABSENT: None.**

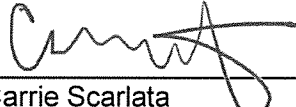
  
\_\_\_\_\_  
Oscar Villegas, Chair  
Yolo County Board of Supervisors

Attest:  
Julie Dachtler, Deputy Clerk  
Yolo County Board of Supervisors

Approved as to Form:  
Philip J. Pogledich, County Counsel

By:   
\_\_\_\_\_  
Deputy (Seal)



By:   
\_\_\_\_\_  
Carrie Scarlata  
Asst. County Counsel



# County of Yolo

Taro Echiburú, AICP  
DIRECTOR

DEPARTMENT OF PLANNING, PUBLIC WORKS & ENVIRONMENTAL SERVICES

**Planning & Public Works**  
292 West Beamer Street  
Woodland, CA 95695-2598  
(530) 666-8775  
FAX (530) 666-8156  
www.yolocounty.org

**Environmental Health**  
137 N. Cottonwood St, Ste 2400  
Woodland, CA 95695  
(530) 666-8646  
FAX (530) 669-1448  
www.yolocounty.org

**Integrated Waste Management**  
44090 CR 28H  
Woodland, CA 95776  
(530) 666-8852  
FAX (530) 666-8853  
www.yolocounty.org

## NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**TO:** Interested Parties  
**FROM:** Yolo County Planning, Public Works and Environmental Services Department  
**DATE:** November 23, 2015  
**SUBJECT:** **North Davis Meadows Potable Water Connection Project**

**Applicant:** Yolo County  
Planning, Public Works and Environmental Services Department  
Community Service Areas  
292 West Beamer Street  
Woodland, CA 95695

**File Name:** ZF2015-0050

**Description of Project:** The project is a proposal to connect the North Davis Meadows (NDM) community water system to the City of Davis' water distribution system in order to address reported contaminant levels in the NDM drinking water. The NDM Community Service Area (CSA) provides water service to the NDM residential community through a 1988 agreement with the City of Davis. Currently, the NDM population is estimated at approximately 250 people. The CSA provides 95 family service connections in NDM and contracts with the City to provide water system maintenance services.

The NDM water supply comes from two groundwater wells. The CSA wells and water system are maintained and operated by the City in a manner similar to and in accordance with standard of wells in the City of Davis. Historically, the NDM water system has experienced reported nitrates both above and below the maximum contaminant levels in the two primary drinking water wells. Nitrates in drinking water can come from natural, industrial, or agricultural sources (including septic systems, storm water run-off, and fertilizers). Levels of nitrate in drinking water can also fluctuate throughout the year. In 2009, the CSA was issued Compliance Order No. 12-09 for "failing to provide a reliable and adequate supply of pure, wholesome, healthful and potable water." In other words, the NDM water system has reported nitrate levels in excess of the maximum allowable contaminant levels, or Maximum Contaminant Level (MCL). In addition, the NDM water supply exceeds the MCL for hexavalent chromium. A Compliance Order was issued on April 6, 2015, indicating that both wells exceeded the MCL for the first quarter of 2015, and requiring corrective action.

The intent of the proposed project is to meet the domestic potable water demands for the NDM community that would be served by the City of Davis water system in order to satisfy the requirements of Compliance Order No. 12-09 and Compliance Order No. CC0001107. Residential

and golf course landscape irrigation demands would continue to be met by the existing groundwater system and are therefore not considered in the environmental analysis.

**Environmental Determination:** An Initial Study was prepared to examine potential areas of impact resulting from the event facility project. The Initial Study found that the proposed project would not have a significant effect on the environment. As a result, an Environmental Impact Report is not required and a Negative Declaration has been prepared.

**Availability of Documents:** The Initial Study/Negative Declaration (IS/ND) is now available for public review at the following location during normal business hours: the Yolo County Planning, Public Works and Environmental Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, are also available upon request from the Planning Division at the address or e-mail depicted below.

**Comments on the Initial Study/Negative Declaration:** The County requests your comments on the Initial Study/ Negative Declaration during a **30±-day review period**, which commences **November 23, 2015**, and **ends on December 24, 2015**.

The Initial Study/Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Stephanie Cormier, Senior Planner  
Yolo County Planning and Public Works Department  
292 W. Beamer Street  
Woodland, CA. 95695  
(530) 666-8850  
[stephanie.cormier@yolocounty.org](mailto:stephanie.cormier@yolocounty.org)

All interested parties are invited to send written communications to the Yolo County Planning, Public Works and Environmental Services Department no later than the relevant ending date.



**YOLO COUNTY  
PLANNING, PUBLIC WORKS AND  
ENVIRONMENTAL SERVICES DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION  
ZONE FILE # 2015-0050**

**NORTH DAVIS MEADOWS  
POTABLE WATER CONNECTION PROJECT**

**NOVEMBER, 2015**

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## Initial Environmental Study

1. **Project Title:** Zone File #2015-0050 (North Davis Meadows Potable Water Connection Project)
2. **Lead Agency Name and Address:**  
Yolo County Planning, Public Works and Environmental Services Department  
292 West Beamer Street  
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**  
Stephanie Cormier, Senior Planner  
(530) 666-8850  
[stephanie.cormier@yolocounty.org](mailto:stephanie.cormier@yolocounty.org)
4. **Project Location:** The project area is located in the mid-southern portion of Yolo County, approximately one mile north of the City of Davis and includes North Davis Meadows I and North Davis Meadows II residential subdivisions (several APNs) (See Figure 1 (Vicinity Map)).
5. **Project Sponsor's Name and Address:**  
Regina Espinoza, County Service Area Manager  
Planning, Public Works and Environmental Services Department  
292 W. Beamer Street  
Woodland, CA 95695
6. **Land Owner's Name and Address:**  
several
7. **General Plan Designation(s):** Residential Low (RL)
8. **Zoning:** Low Density Residential (R-L)
9. **Description of the Project:** See attached "Project Description" on the following pages.
10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Residential, single family (1/2-acre lots), agricultural buffer	Low Density Residential (R-L), Public Open Space (POS)	Residential Low, Open Space
North	Agriculture (intensive, row crops)	Agricultural Intensive (A-N)	Agriculture
South	Agriculture (including City of Davis-owned land)	Public Open Space (POS), Agricultural Intensive (A-N)	Open Space, Agriculture
East	Public Golf Course, State Route 113, Teichert Land Co.	Parks and Recreation (P-R), Heavy Industrial (I-H)	Parks and Recreation, Industrial
West	Agriculture (intensive, row crops)	Agricultural Intensive (A-N)	Agriculture

**11. Other public agencies whose approval is required:** Yolo County Board of Supervisors; Yolo County LAFCO; City of Davis.

**12. Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and local codes and regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code. The project is reviewed and analyzed under the Administration of the County Service Areas (CSA). The purpose of a County Service Area is to fund a service that the County would not otherwise be able to fund through traditional sources (property tax, sales tax, fuel tax, etc.) by creating a direct assessment that property owners pay for a particular service(s).

## Project Description

The project is a proposal to connect the North Davis Meadows (NDM) community water system to the City of Davis' water distribution system in order to address reported contaminant levels in the NDM drinking water. The NDM County Service Area (CSA) provides water service to the NDM residential community through a 1988 agreement with the City of Davis. Currently, the NDM population is estimated at approximately 250 people. The CSA provides 95 family service connections in NDM and contracts with the City to provide water system maintenance services.

The NDM water supply comes from two groundwater wells. NDM well #1 is located in the original NDM subdivision (NDM 1), east of Fairway Drive between Larkspur Place and Lupine Court. The well is 23 years old and 490 feet deep, and draws water from two aquifers. NDM well #2 is located east of North Davis Meadows Subdivision II (NDM II), beyond the end of Black Hawk Place near the municipal golf course. This system, which is 14 years old and draws water from four aquifers, is connected to the NDM I water system. There is also a standby well available to the NDM CSA system; however, this well is used to irrigate the Davis Municipal Golf Course, but has been approved for domestic use (Yolo County LAFCO, 2006). The 2006 Municipal Services Review/Sphere of Influence report prepared for NDM states that the CSA wells and water system are maintained and operated by the City in a manner similar to and in accordance with standard of wells in the City of Davis. According to a 2014 Consumer Confidence Report, the average lifespan for a well in Davis is 31 years.



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Historically, the NDM water system has experienced reported nitrates both above and below the maximum contaminant levels in the two primary drinking water wells. Nitrates in drinking water can come from natural, industrial, or agricultural sources (including septic systems, storm water run-off, and fertilizers). Levels of nitrate in drinking water can also fluctuate throughout the year.

In 2009, the CSA was issued Compliance Order No. 12-09 by the, Yolo County Environmental Health Division for “failing to provide a reliable and adequate supply of pure, wholesome, healthful and potable water.” The NDM water system had reported nitrate levels in excess of the maximum allowable contaminant levels, or Maximum Contaminant Level (MCL).

In addition, the NDM water supply exceeds the MCL for hexavalent chromium. A Compliance Order was issued on April 6, 2015, indicating that both wells exceeded the MCL for the first quarter of 2015, and requiring corrective action.

### The “Project” Under CEQA

This Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA). The term “project” is defined by CEQA as the whole of an action that has the potential, directly or ultimately, to result in a physical change to the environment (CEQA Guidelines Section 15378). This includes all phases of a project that are reasonably foreseeable, and all related projects that are directly linked to the project.

The “project” which is the subject of this Initial Study includes a proposal to connect the North Davis Meadows drinking water system to the City of Davis water distribution system (see Figure 2, Site Plan). The project was previously analyzed in a Technical Memorandum, prepared by West Yost Associates, consulting engineers, for the City of Davis in May, 2013 (Project No.: 376-00-12-07).

The NDM community is located to the north of the existing City of Davis’ potable water distribution system, which is located along State Route 113. Compliance Order No. 12-09 and Compliance Order No. CC0001107 require that the water system be studied to correct the water source capacity and water quality problems. The 2013 Technical Memorandum prepared by West Yost engineers studied the feasibility and cost to connect NDM to the City’s water distribution system. This Initial Study relies on information obtained from that study as referenced herein.

### Proposed Project

The intent of the proposed project is to meet the domestic potable water demands for the NDM community that would be served by the City of Davis water system in order to satisfy the requirements of Compliance Order No. 12-09 and Compliance Order No. CC0001107. Residential and golf course landscape irrigation demands would continue to be met by the existing groundwater system and are therefore not considered in this Initial Study.

By using historical monthly water production data for the NDM community, West Yost engineers were able to estimate the indoor, potable water demands in order to evaluate the infrastructure that would be needed to serve NDM through a modification of the City’s existing potable water system. West Yost concluded that, in order to serve indoor domestic

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water demands, construction of a six-inch diameter pipeline in John Jones Road/County Road (CR) 99D (aka Frontage Road) would be necessary to connect NDM homes to the existing City water distribution system. This pipeline would connect homes to the existing 14-inch diameter pipe in John Jones Road near the entrance road to the City's West Tank Area. A dual system would result, with water from the existing two wells continuing to be used for irrigation (nondrinking water) purposes.

The 2013 Technical Memorandum recommended that the alignment for the proposed six-inch diameter pipe be along John Jones Road/CR 99D, turning west along the fence line south of the Davis Municipal Golf Course, and then north onto Fairway Drive (see Figure 2, Site Plan). Additional four-inch diameter pipelines would be constructed along the same alignment as the existing pipelines to distribute potable water to residential customers. Two pipes would be constructed across the existing golf course: one connecting the pipelines in Spanish Bay Place to the pipelines in Primrose Place; the other connecting the pipelines in Larkspur Place to the pipelines in Black Hawk Place. Additionally, the proposed infrastructure would include a water meter and connection to each individual home.

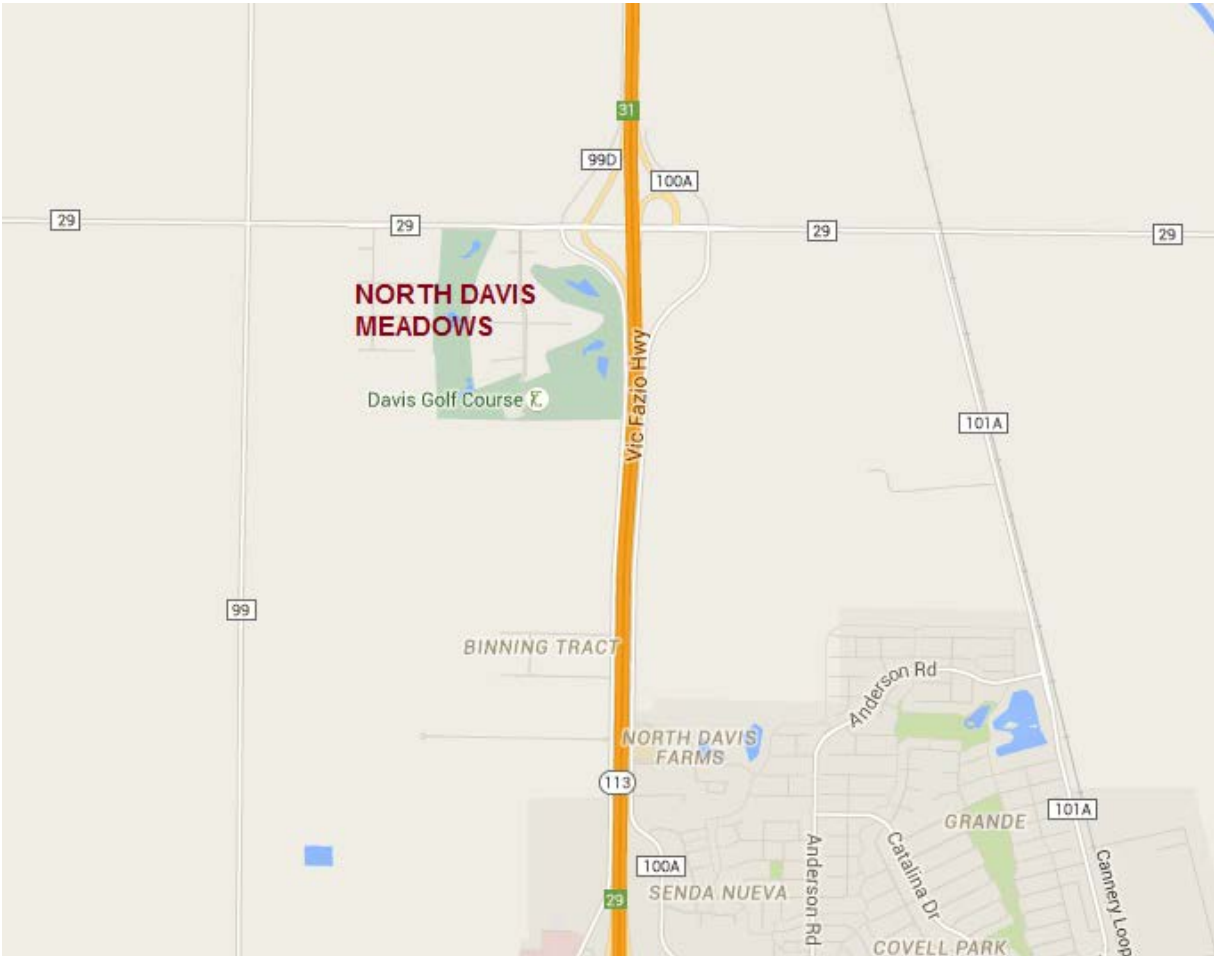
The West Yost study assumed that the proposed potable water system would follow the same alignment as the existing water system, with some exceptions. The existing system would be retained and used for landscaping and irrigation needs, and to maintain fire flow needs. The study also found that onsite improvements may be required to separate the existing residential irrigation systems (that would not be connected to the proposed system) from the existing indoor domestic water system (that would be connected to the proposed system). Construction activities would consist of trenching, shoring, backfilling, compacting, and surface restoration, most of which will occur in the public right-of-way.

An emergency inter-tie between the existing and proposed potable water systems would be constructed in Fairway Drive, north of Larkspur Place, to be available in case of damage to the proposed water supply pipeline, or to refill the existing fire tank in the event of a fire emergency and failure of the existing groundwater wells. The inter-tie would be constructed with a removable spool piece to prevent accidental cross-connection.

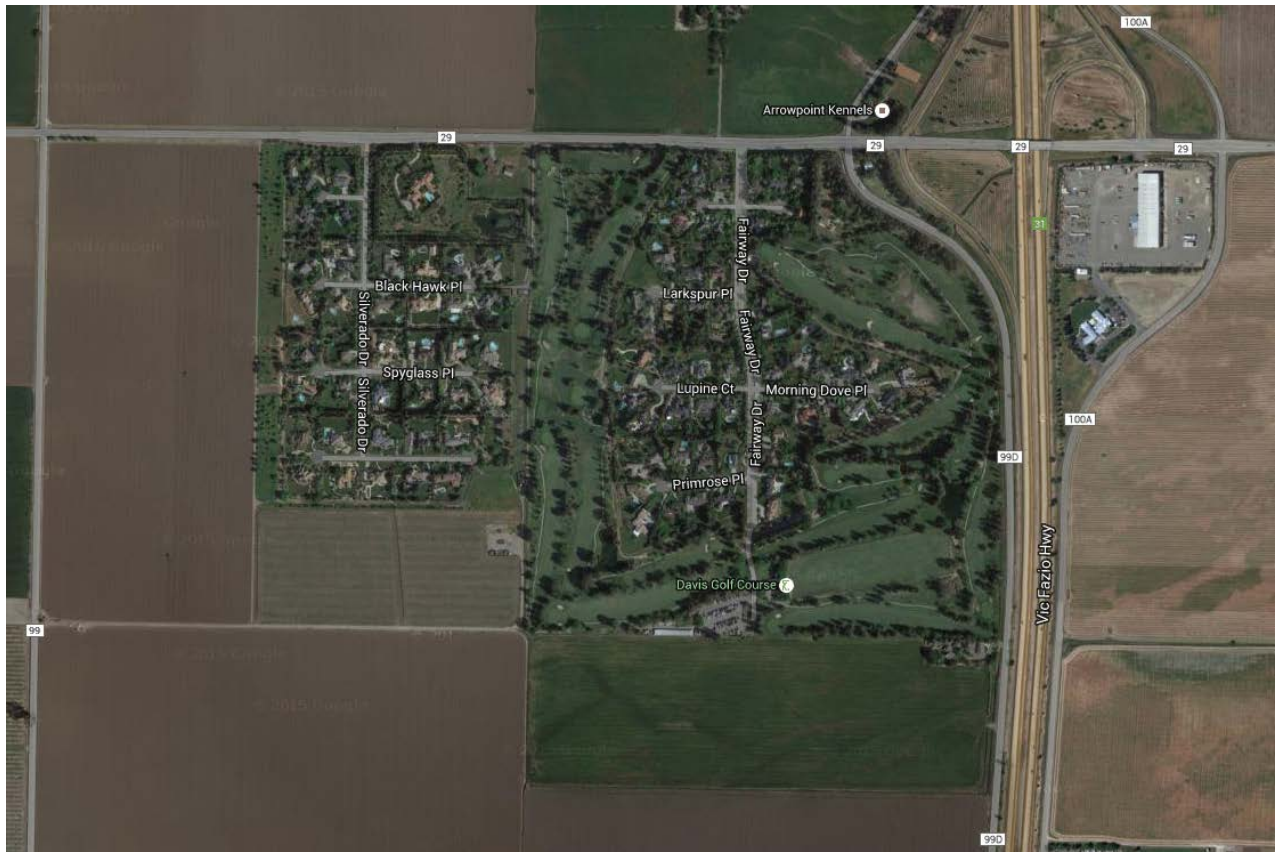
Site preparation to construct the project would be limited to laying drinking water pipeline underground at a depth of three to four feet. These activities would involve trenching, shoring, backfilling, compacting, and surface restoration within existing public right-of-ways. Ground disturbance from construction activity will be minimal and temporary in nature (approximately four months to complete the project).

This Initial Study assumes that the extension of water service from the City of Davis water distribution system to serve North Davis Meadows potable water needs would not facilitate growth beyond what is existing and planned. Both NDM I and NDM II are built-out residential subdivisions within the unincorporated area and under the jurisdiction of Yolo County, which are surrounded by open space lands used as agricultural buffers, the Davis Municipal Golf Course, and other City of Davis lands designated as Open Space. Additionally, North Davis Meadows is not within the City's sphere of influence, although the golf course portion of the subdivision is within the City sphere.

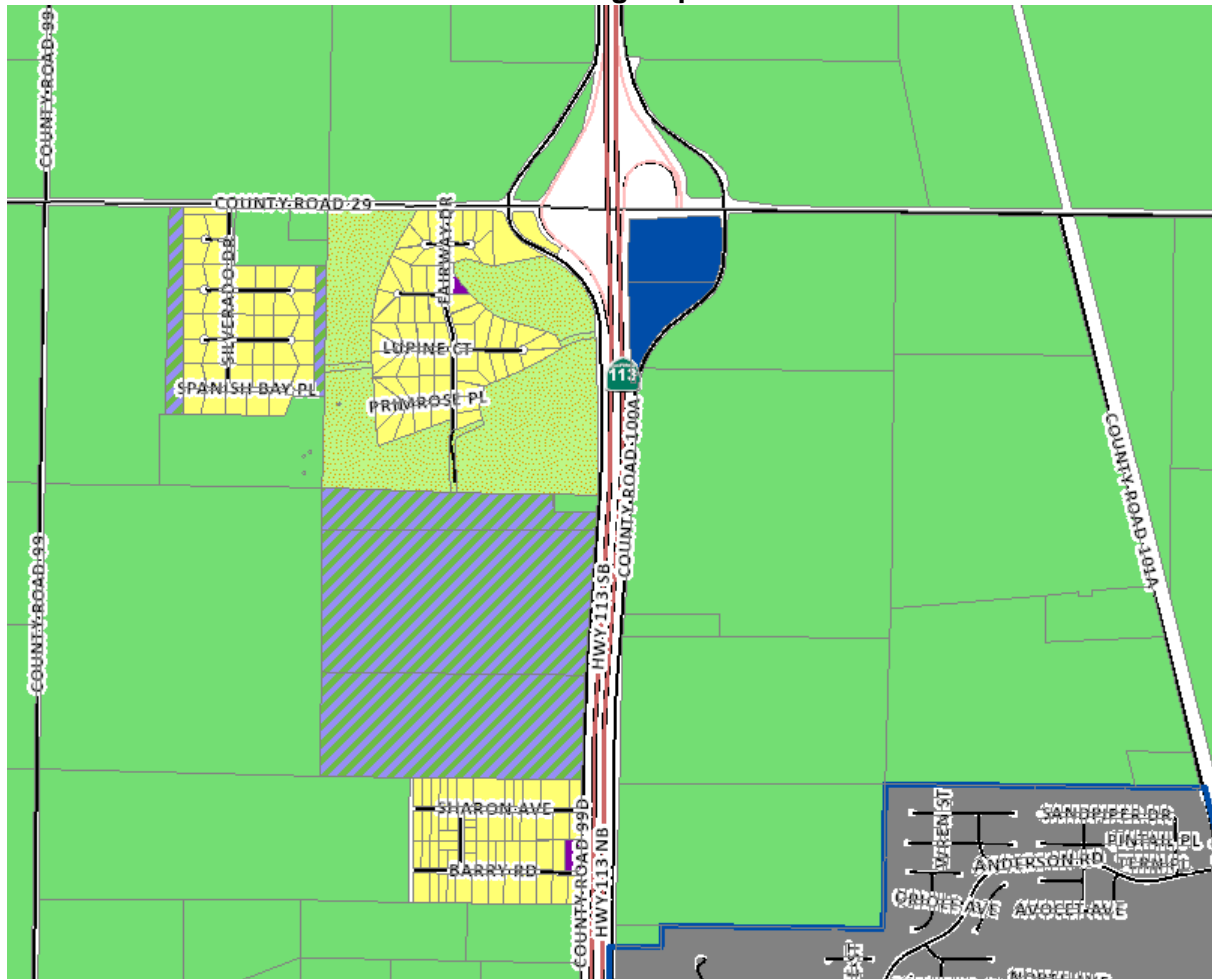
**Figure 1**  
**Vicinity Map**



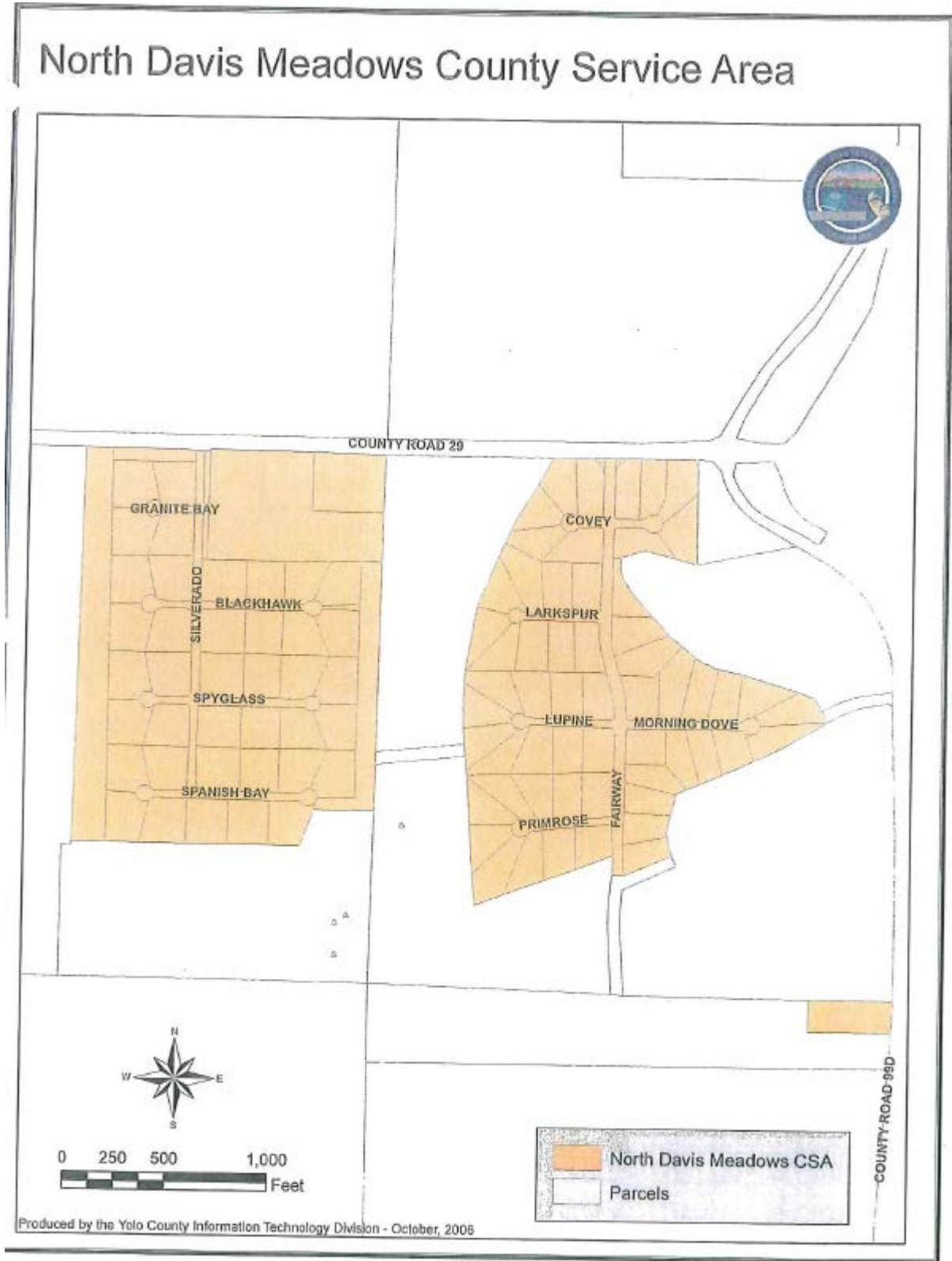
# Aerial View



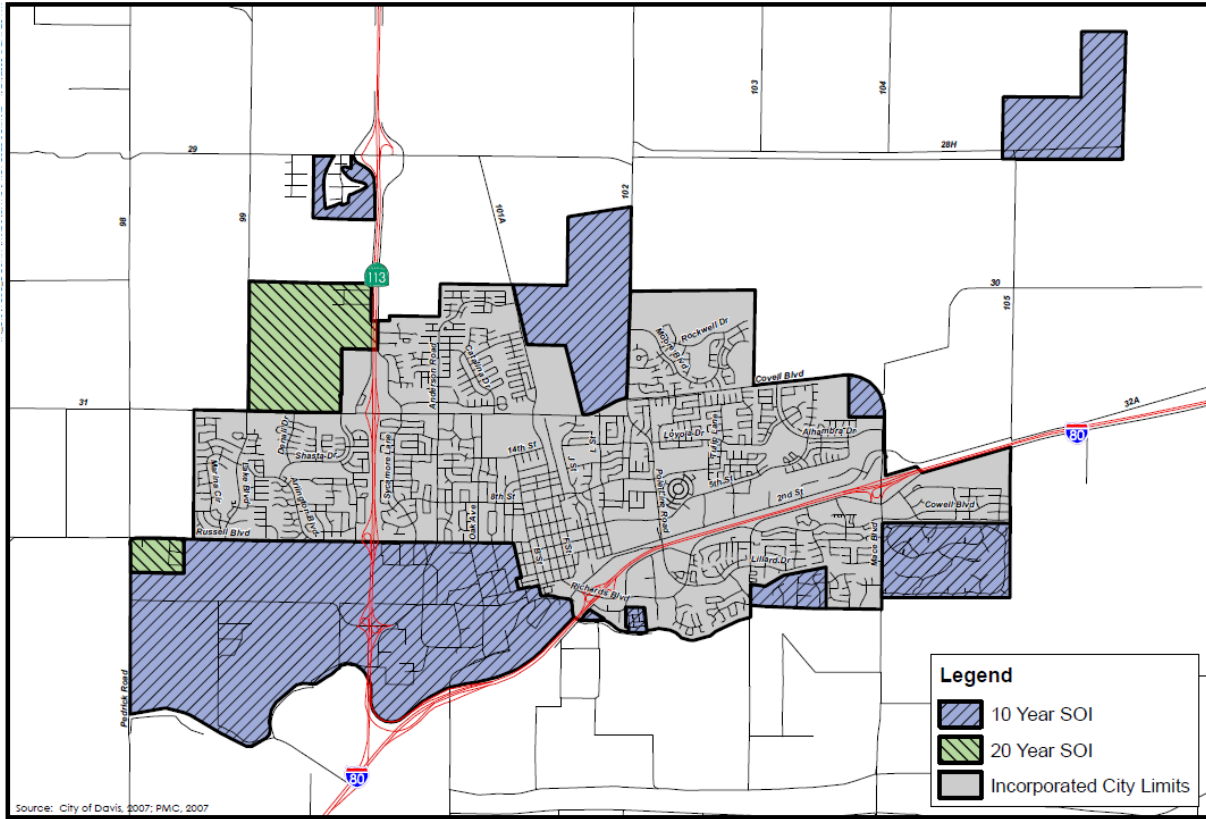
# Zoning Map



North Davis Meadows CSA

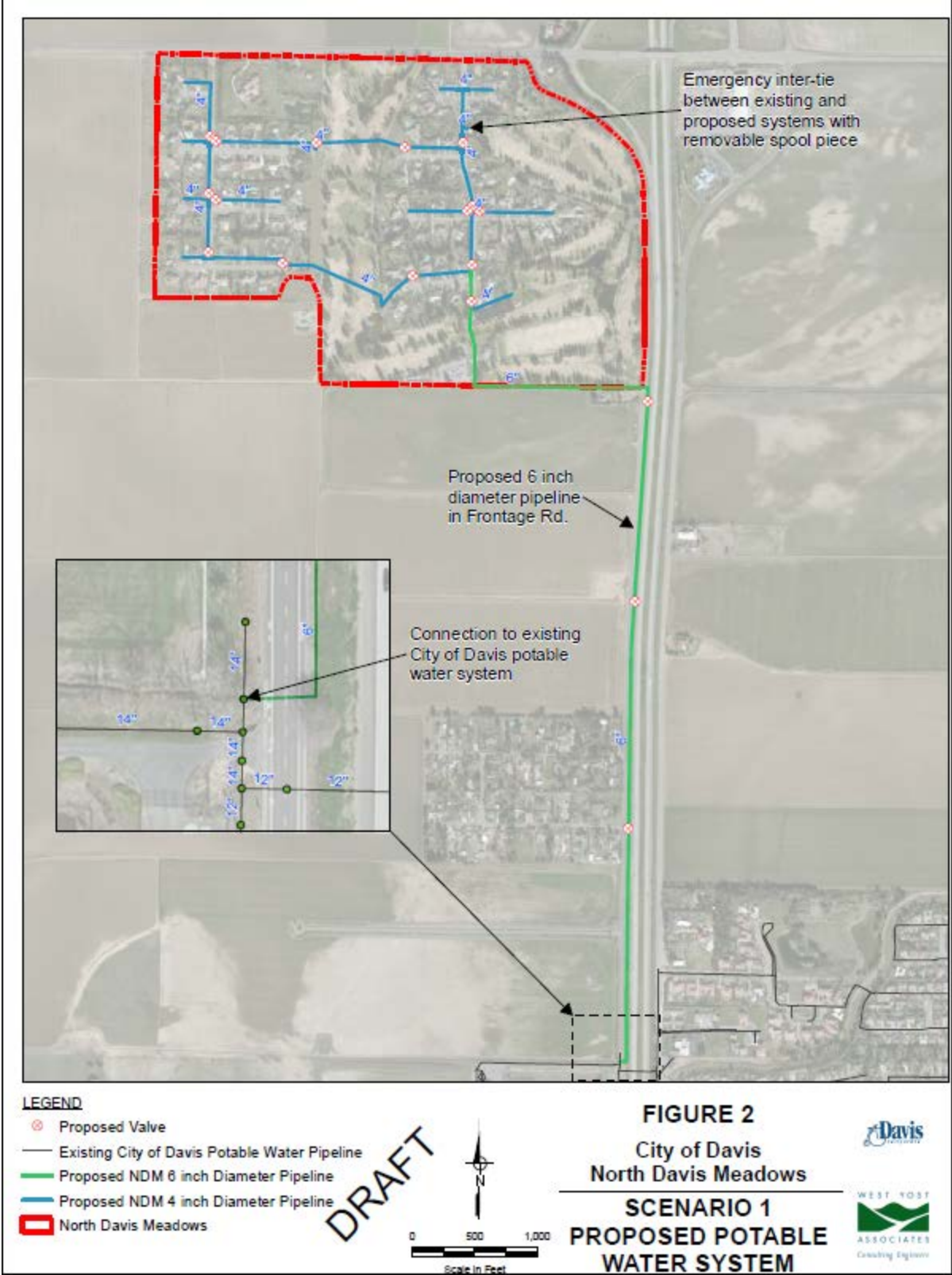


# City of Davis SOI Map





**Figure 2**  
**Site Plan**





## Environmental Factors Potentially Affected

The environmental factors checked below could potentially be affected by this project, involving at least two impacts that are a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials       | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                   | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems         | <input type="checkbox"/> Mandatory Findings of Significance |

### Determination

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
  
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
  
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
  
- I find that the proposed project **MAY** have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, because the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier **ENVIRONMENTAL IMPACT REPORT**, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.



Planner's Signature

11.23.15

Date

Stephanie Cormier

Planner's Printed name

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## Purpose of this Initial Study

This Initial Study has been prepared consistent with CEQA Guideline Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

## Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. A “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, “Earlier Analyses”, may be cross-referenced.)
5. A determination that a “Less than Significant Impact” would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be “less than significant.”
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I.	AESTHETICS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a) **Have a substantial adverse effect on a scenic vista? and**  
b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?**

a) **No Impact.** For purposes of determining significance under CEQA a “scenic vista” is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The proposed potable water connection is not located within view of any scenic highways or vistas, and would not damage scenic resources. The adjoining roadways and highways are not listed or designated as “scenic highways” and there are no scenic resources on or within view of the project site.

- c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

**No Impact.** The proposed pipeline would be located underground in the public right-of-way away from public view. Connections to individual homes would similarly be underground. The new potable water connection facilities would not significantly affect the visual character of the site and surroundings.

- d) **Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?**

**No Impact.** The proposal will not introduce new sources lighting to the project area.

II. AGRICULTURE AND FOREST RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

**a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The proposed project would not result in the conversion of any agricultural land uses. The site of the proposed project is currently a residential community. The project will not convert any lands that are identified as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" by the State of California to a non-agricultural use. The extent of trenching for the project would occur in existing roadway right-of-way and would not impact agricultural lands.

**b) Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?**

**No Impact.** The proposed project is located within the public right-of-way affecting a residentially-zoned community.

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- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?; and**
  - d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland.

- e) **Involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** As identified in (a), above, the project will not result in the conversion of farmland to a non-agricultural use or the conversion of forest land to a non-forest use.

III. AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

### *Thresholds of Significance:*

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O<sub>3</sub>) and particulate matter 10 microns or less in diameter (PM<sub>10</sub>) for both federal and state standards, the partial non-attainment of the federal particulate matter 2.5 (PM<sub>2.5</sub>), and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

Development projects are most likely to violate an air quality plan or standard, or contribute substantially to an existing or project air quality violation, through generation of vehicle trips.

For the evaluation of project-related air quality impacts, the YSAQMD recommends the use of the following thresholds of significance:

- Long-term Emissions of Criteria Air Pollutants (ROG, NO<sub>x</sub>, and PM<sub>10</sub>)—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO<sub>x</sub>) and PM<sub>10</sub>. Significance thresholds have been developed for project-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO<sub>x</sub>), and particulate matter of 10 microns or less (PM<sub>10</sub>). Because PM<sub>2.5</sub> is a subset of PM<sub>10</sub>, a separate significance threshold has not been established for PM<sub>2.5</sub>. Operational impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified below:

<b>Table AQ-1 YSAQMD-Recommended Quantitative Thresholds of Significance for Criteria Air Pollutants</b>	
<b>Pollutant</b>	<b>Threshold</b>
Reactive Organic Gases (ROG)	10 tons/year (approx. 55 lbs/day)
Oxides of Nitrogen (NO <sub>x</sub> )	10 tons/year (approx. 55 lbs/day)
Particulate Matter (PM <sub>10</sub> )	80 lbs/day
Carbon Monoxide (CO)	Violation of State ambient air quality standard
<i>Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)</i>	

- Emissions of Criteria Air Pollutants (ROG, NO<sub>x</sub>, and PM<sub>10</sub>)—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified in Table AQ-1, and recommended control measures are not incorporated.
- Conflict with or Obstruct Implementation of Applicable Air Quality Plan— Projects resulting in the development of a new land use or a change in planned land use designation may result in a significant increase in vehicle miles traveled (VMT). Substantial increases in VMT, as well as, the installation of new area sources of emissions, may result in significant increases of criteria air pollutants that may conflict with the emissions inventories contained in regional air quality control plans. For this reason and given the region’s non-attainment status for ozone and PM<sub>10</sub>, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO<sub>x</sub>) or PM<sub>10</sub> that would exceed the YSAQMD’s recommended project-level significance thresholds, would also be considered to potentially conflict with or obstruct implementation of regional air quality attainment plans.
- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).
- Toxic Air Contaminants. Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.
- Odors. Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**No Impact.** The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the Yolo County 2030 Countywide General Plan.

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**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less than Significant Impact.** The Yolo-Solano Region is a non-attainment area for state particulate matter (PM<sub>10</sub>) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM<sub>2.5</sub>). The project would not contribute significantly to air quality impacts, including PM<sub>10</sub> or PM<sub>2.5</sub>, since site preparation would be limited to laying drinking water pipeline underground at a depth of three to four feet. These activities would involve trenching, shoring, backfilling, compacting, and surface restoration within existing public right-of-ways. Ground disturbance from construction activity will be minimal and temporary in nature (approximately four months to complete the project). Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less than Significant Impact.** Development projects are considered cumulatively significant by the YSAQMD if: (1) the project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and (2) projected emissions (ROG, NOx, or PM<sub>10</sub> and PM<sub>2.5</sub>) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation. The project is a proposal to connect the North Davis Meadows community's drinking water system to the City of Davis' water system in order to secure reliable, potable water. There would be less than significant short-term construction impacts since the construction period would be temporary, but would include trenching and backfill activities, as described above.

The project would not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook (2007) and would not be cumulatively considerable for any non-attainment pollutant from the project. The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

**d) Expose sensitive receptors to substantial pollutant concentrations?**

**Less than Significant Impact.** The nearest sensitive receptors in the project vicinity are homes located within the project's scope of work. The project is not expected to expose sensitive receptors to substantial pollutant concentrations from construction equipment. Ground disturbances from construction activity will be temporary and impacts will be less than significant.

**e) Create objectionable odors affecting a substantial number of people?**

**No Impact.** The new drinking water pipeline that will serve the North Davis Meadows community will not generate objectionable odors.



IV. BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Less than Significant Impact.** The project site is located within a residential community near the SR 113 interchange at CR 29 on lands in use as low density residential and parks and recreation (golf course). The project, which proposes laying pipeline along John Jones Road/CR 99D, and within the existing water system in North Davis Meadows, is surrounded by a municipal golf course. Although there are no significant trees or other natural resources within the public right-of-way that will be affected by the project, portions of the pipeline will cross through sections of the golf course to connect NDM I and NDM II to the City of Davis' water system. These connections will not require the removal of any trees and will not penetrate any areas developed with lakes or other water features. No special status species, or their habitat, are expected to be impacted by connecting the NDM community to the City of Davis potable water system.

- 
- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
  - c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Less than Significant Impact.** The project is located within the vicinity of two freshwater ponds as indicated by the Wetlands Mapper provided by the U.S. Fish and Wildlife Service. A wetlands delineation has not been prepared for the project. Portions of the project are expected to traverse portions of the golf course that include two of the five freshwater ponds located on the Davis Municipal Golf Course. The project includes adding four-inch diameter pipelines that would be constructed along the same alignment as the existing pipelines in NDM I and NDM II that currently distribute water to residential customers. Two new pipes would also be constructed across the golf course, one connecting the pipelines in Spanish Bay Place to the pipelines in Primrose Place, and the other connecting the pipelines in Larkspur Place to the pipelines in Black Hawk Place. Two of the five freshwater ponds on the golf course occur between NDM I and NDM II, one to the west of Covey Court and approximately 310 feet north of the proposed pipeline that will connect Larkspur Place to Black Hawk Place; and the other to the west of Lupine Court and east of Spyglass Place, which is approximately 430 feet south of the aforementioned pipeline and 500 feet north of the pipeline proposed to connect the pipelines in Spanish Bay Place to the pipelines in Primrose Place. These freshwater ponds, which are roughly 300 to 500 feet away from the proposed new pipelines, will not be affected by construction activities that will traverse the golf course for two new alignments. No trees will be removed to construct the project. Project impacts are expected to be less than significant.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No Impact.** Implementation of the project is not expected to interfere in any substantial way with the movement of fish or wildlife species.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The proposed project would not conflict with any other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The County does not have any other conservation ordinances, except for a voluntary oak tree preservation ordinance that seeks to minimize damage and require replacement when oak groves are affected by development. There are no proposed oak tree removals to accommodate the project.

- f) **Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** The Yolo Habitat Conservancy, a Joint Powers Agency composed of the County, the cities, and other entities, is in the process of preparing a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. The NCCP/HCP will focus on protecting habitat of terrestrial (land, non-fish) species. No conflict with the developing NCCP/HCP is anticipated, as the habitat maps prepared for the NCCP/HCP identify no covered species within the project vicinity.

V. CULTURAL RESOURCES.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**
- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? and**
- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No Impact.** The project site is not known to have any historical significant or significant characteristics as defined by the criteria within the CEQA Guidelines. There are no identified culturally-sensitive resources in the project area, and given the urban disturbance, i.e., residential community surrounded by a municipal golf course, it is unlikely that the area may have undiscovered resources. The project is not expected to impact any cultural resources.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

**Less than Significant Impact.** No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendation concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
2. Strong seismic groundshaking?				
3. Seismic-related ground failure, including liquefaction?				
4. Landslides?				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture or a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42).**

**No Impact.** The project is not located within an Alquist-Priolo Earthquake Special Study Zone; however, one fault affecting Yolo County has been identified by the California Division of Mines and Geology as subject to surface rupture under the Act. This fault, the Hunting Creek Fault, is located in the mountainous area near the junctions of Yolo, Lake, and Napa Counties. The site can be expected to experience moderate to strong ground shaking during future seismic events along major active faults throughout Northern California or on smaller active faults located in the project vicinity. However, the project will comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements.

ii) **Strong seismic ground shaking?**

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**No Impact.** Ground shaking occurs as a result of energy released during faulting, which could potentially result in the damage or collapse of buildings and other structures, depending on the magnitude of the earthquake, the location of the epicenter, and the character and duration of the ground motion. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. Pipeline installation will comply with standard construction practices for water systems as published in the County of Yolo Improvement Standards. People and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking. It is unlikely the project will result in a significant impact.

**iii) Seismic-related ground failure, including liquefaction?**

**No Impact.** Soil liquefaction occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid. Factors determining the liquefaction potential are the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. Although liquefaction poses a hazard to engineered structures, the project is located in a relative flat area. Effects of liquefaction or cyclic strength degradation beneath the project vicinity during seismic events are unlikely.

**iv) Landslides?**

**No Impact.** A landslide involves the downslope transport of soil, rock, and sometimes vegetative material *en masse*, primarily under the influence of gravity. Landslides occur when shear stress (primarily weight) exceeds shear strength of the soil/rock. The shear strength of the soil/rock may be reduced during high rainfall periods when materials become saturated. Landslides also may be induced by ground shaking from earthquakes. The project site is relatively level and approval of the project would not expose people or structures to potential landslides.

**b) Result in substantial soil erosion or the loss of topsoil?**

**No Impact.** The project proposes connecting the North Davis Meadows community to the City of Davis potable water system. A relatively small area of ground disturbance is proposed for the underground installation of pipeline along the shoulder of existing roadway on John Jones Rd/CR 99D and within the existing alignment in NDM I and NDM II. Substantial soil erosion or loss of topsoil is unlikely to occur.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

**No Impact.** The project is not located on unstable geologic materials and will not have any effect on the stability of the underlying materials or on the underlying materials to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project site is relatively level ground, underlain predominantly by stiff silty clays with groundwater indicated at a depth greater than 20 feet. Onsite or offsite potential landslides, liquefaction or other cyclic strength degradation during seismic events are unlikely.

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- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?**

**Less than Significant Impact.** Geologic hazard impacts that are associated with expansive soils include long-term-differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. As long as pavement, foundation and underground pipeline construction follows generally accepted geotechnical procedures minimizing consequences of expansive soil, no substantial risks should occur.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** The proposed project is a connection to a potable water system and will not affect any wastewater system.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## ENVIRONMENTAL SETTING

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of state legislation (AB 32 and SB 375). The Governor's Office of Planning and Research has adopted changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The changes to the checklist, which were approved in 2010, are incorporated above in the two questions related to a project's GHG impacts. A third question has been added by Yolo County to consider potential impacts related to climate change's effect on individual projects, such as sea level rise and increased wildfire dangers.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP) which addresses these issues. In order to demonstrate project-level compliance with CEQA relevant to GHG emissions and climate change impacts, applications for discretionary projects must demonstrate consistency with the General Plan and CAP. The adopted 2030 Yolo Countywide General Plan contains the following relevant policies and actions:

Policy CO-8.2: Use the development review process to achieve measurable reductions in greenhouse gas emissions.

Action CO-A117: Pursuant to the adopted Climate Action Plan (CAP), the County shall take all feasible measures to reduce its total carbon dioxide equivalent (CO<sub>2</sub>e) emissions within the unincorporated area (excluding those of other jurisdictions, e.g., UC-Davis, Yocha Dehe Wintun Nation, DQ University, school districts, special districts, reclamation districts, etc.), from 648,252 metric tons (MT) of CO<sub>2</sub>e in 2008 to 613,651 MT of CO<sub>2</sub>e by 2020. In addition, the County shall strive to further reduce total CO<sub>2</sub>e emissions within the unincorporated area to 447,965 MT by 2030. These reductions shall be achieved through the measures and actions provided for in the adopted CAP, including those measures that address the need to adapt to climate change. (Implements Policy CO-8.1)

Action CO-A118: Pursuant to and based on the CAP, the following thresholds shall be used for determining the significance of GHG emissions and climate change impacts associated with future projects:

- 1) Impacts associated with GHG emissions from projects that are consistent with the General Plan and otherwise exempt from CEQA are determined to be less than significant and further CEQA analysis for this area of impact is not required.

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2) Impacts associated with GHG emissions from projects that are consistent with the General Plan, fall within the assumptions of the General Plan EIR, consistent with the CAP, and not exempt from CEQA are determined to be less than significant or mitigated to a less than significant level, and further CEQA analysis for this area of impact is generally not required.

To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project.

3) Impacts associated with GHG emissions from projects that are not consistent with the General Plan, do not fall within the assumptions of the General Plan EIR, and/or are not consistent with the CAP, and are subject to CEQA review are rebuttably presumed to be significant and further CEQA analysis is required. The applicant must demonstrate to the County's satisfaction how the project will achieve its fair share of the established targets including:

- Use of alternative design components and/or operational protocols to achieve the required GHG reductions; and
- Use of real, additional, permanent, verifiable and enforceable offsets to achieve required GHG reductions. To the greatest feasible extent, offsets shall be: locally based, project relevant, and consistent with other long term goals of the County.

The project must also be able to demonstrate that it would not substantially interfere with implementation of CAP strategies, measures, or actions. (Implements Policy CO-8.5)

## DISCUSSION

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Less than Significant Impact.** The proposed project is consistent with the General Plan since it implements several policies in the Conservation and Open Space Element that support the goal of an adequate and safe water supply to support the needs of a community. The project could create a small amount of GHG emissions due to vehicle trips generated during trenching activities. However, these emissions would be of a temporary nature and/or such a short duration that they are not expected to have a significant impact. Long-term GHG impacts from the connection of North Davis Meadows to the City of Davis potable water system would be negligible. The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change.

**b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

**No Impact.** The proposed project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the adopted 2030 Yolo Countywide General Plan and Climate Action Plan.

**c) Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?**

**Less than Significant Impact.** The project site is not at risk of sea level rise or wildfire danger. The project proposes to connect the existing North Davis Meadows community to the City of Davis potable water system, and impacts are considered less than significant.



VIII. HAZARDS AND HAZARDOUS MATERIALS.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *and***
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?**

**Less than Significant Impact.** Construction of the project may require the transport, storage, use, handling and disposal of different types of hazardous substances including fuel, oil, lubricants, and solvents. Operation of the project itself, however, would not include storage or handling of hazardous materials. An emergency inter-tie between the existing NDM water pipelines and the proposed potable water pipeline system would be constructed in Fairway Drive, north of Larkspur Place, in case of

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damage to the proposed potable water supply pipeline. The inter-tie would be constructed with a removable spool piece to prevent accidental cross-connection.

Any transport, use, and disposal of any construction and/or operations related hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health Division regulations, which require submittal of a Hazardous Materials/Waste Application Package (Business Plan). Hazardous impacts to the public or environment would be considered less than significant.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less than Significant Impact.** Portions of the project site are located within one-quarter mile of the Davis Waldorf School, located within the City of Davis, east of John Jones Road (CR 99D) and State Route 113, along Sycamore Lane (CR 100A). The entrance road to the West Area Tank, located off John Jones Road, is located approximately 1,000 feet southwest of the school. The alignment for the proposed potable water connection would begin at the City of Davis West Tank Area along John Jones Road, travelling north along County Road 99D, until turning west along the fence line south of the Davis Municipal Golf Course. The proposed potable water pipeline, made from PVC water piping, will be trenched underground approximately three to four feet and will not emit hazardous emissions or hazardous materials.

**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** The project will not be located on a site that has been included on a list of hazardous materials sites. According to Yolo County Environmental Health's list of reported hazardous waste and leaky underground case files, portions of the Davis Municipal Golf Course had lubricating oil discharged into two ponds from pumps located in nearby wells. However, the spill was cleaned up and the case file closed prior to 2008. In 2003, diesel fuel impacted one of the ponds between the 7<sup>th</sup> green and 8<sup>th</sup> tee. The site was cleaned and residual material was removed from the surface in June, 2003. The case has since been closed. The project will not create a significant hazard to the public or environment.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**Less than Significant Impact.** The project is located within four miles of a public airport, but not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents. The Yolo County Airport is approximately 3.75 miles west of the project site. There would be no safety hazard related to public airports that would endanger people residing or working in the project area.

**f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**Less than Significant Impact.** The project site is located within three miles of a private airstrip. Growers Air Service is approximately two miles northeast of the project site, but well outside the vicinity of the North Davis Meadows community. The project would not result in a safety hazard for people residing or working in the project area.

**g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

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**No Impact.** The project would not affect any adopted emergency response or evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The project site is not located in a wildland area.

IX. HYDROLOGY AND WATER QUALITY.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

### a) Violate any water quality standards or waste discharge requirements?

**Less than Significant Impact.** The proposed project is a response to a Compliance Order for noncompliance with nitrate drinking water standards and a Compliance Order for noncompliance with hexavalent chromium drinking water standards. The North Davis Meadows Public Water System was issued Compliance Order No. 12-09 and Compliance Order CC0001107 by Yolo County Environmental Health Division for failing to comply with regulations and standards required under the California Safe Drinking Water Act. The project proposes to connect the NDM community drinking water system to the City of Davis potable water system in order to correct the water source capacity and water quality problems identified in the Compliance Order. The proposal will not violate any water

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quality standards or waste discharge requirements, but will ensure domestic water demands for the NDM community are met. Impacts to water quality will be less than significant.

- b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?**

**Less than Significant Impact.** The proposed project would connect the NDM community drinking water system to the City of Davis potable water system to ensure a safe and reliable water source. The existing water system, which accesses water supply from two existing wells, would continue to be used for residential landscaping, golf course maintenance, and fire flow purposes only. The project would connect an additional 95 service connections to the City's potable water system and is not expected to affect any nearby wells, deplete groundwater supplies, or interfere with groundwater recharge.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?**
- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?**
- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? and**
- f) **Otherwise substantially degrade water quality?**

**No Impact.** The proposed project is located on relatively flat terrain in the south central region of Yolo County. The proposed water pipeline extension from NDM along CR 99D/John Jones Road will not substantially alter the existing drainage pattern of the area or alter the course of any waterway. No new impervious surfaces will be introduced with implementation of the proposed project, and thus will not create runoff water. No additional impacts to water quality are anticipated.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** Although portions of NDM are located within a 100-year flood plain, as mapped by FEMA (Federal Emergency Management Agency), the project does not propose any new residential uses, including housing. North Davis Meadows is a built-out community of approximately 250 people.

- h) **Place within a 100-year flood hazard area structures that would impede or redirect flood flows?**

**No Impact.** See (g), above. The project would not impede any flood flows or subject individuals on the project site to risk from flooding.

- i) **Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**No Impact.** The project site is not located immediately downstream of a dam or adjacent to a levee that would expose individuals to risk from flooding.

- j) **Result in inundation by seiche, tsunami, or mudflow?**

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**No Impact.** See (i), above. The project is not located in an area that could potentially pose a seiche or tsunami hazard.

X. LAND USE AND PLANNING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

### a) Physically divide an established community?

**No Impact.** The project is a proposal to connect the NDM drinking water system with the City of Davis potable water system in order to comply with a Compliance Orders for exceeding nitrate levels and hexavalent chromium levels in drinking water. Although NDM is not within the City's sphere of influence, the CSA currently contracts with the City for management of the existing water system through an out-of-agency agreement with the Local Agency Formation Commission (LAFCo). Additionally, the City also provides wastewater treatment services for the CSA. If the project is approved, a similar LAFCo agreement will be established with the CSA for connection to the City of Davis potable water system. LAFCo has been made aware of the proposal and has no reported concerns (personal conversation with Christine Crawford, LAFCo Executive Director, Oct. 2015). The connection would be sized to meet only the NDM residential potable water needs. The project will not divide an established community.

### b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**No Impact.** The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project site is zoned for low density residential uses and surrounded by park and recreational uses (public golf course). No additional development is proposed to achieve the desired potable water supply for the NDM community.

### c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**No Impact.** The County does not have an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP), although a draft plan is now being prepared by the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency (the Joint Powers Agency).

XI.	MINERAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?; and**
- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**No Impact.** The project area is not located within any identified area of significant aggregate deposits, as classified by the State Department of Mines and Geology. Most aggregate resources in Yolo County are located along Cache Creek in the Esparto-Woodland area.



XII. NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## ENVIRONMENTAL SETTING

Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. However, the State of California Department of Health Services developed recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are also included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period.

## DISCUSSION

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?; and**
- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Less than Significant Impact.** The project site is located within a low density residential area that is adjacent to a municipal golf course, which is otherwise surrounded by agricultural land uses in the south central portion of unincorporated Yolo County. The General Plan noise guidelines define up to 65 dB CNEL for outdoor noise levels in residential areas as "normally acceptable," and 55 to 70 dB CNEL as "conditionally acceptable." The NDM community borders CR 29 to the north and CR 99D (Frontage Road) to the east. State Route 113 is adjacent to CR 99D. The ambient noise level of traffic along this section of SR 113 is 68.9 dBA measured 100 feet from the centerline of the roadway (Yolo County, 2009a). Operation of the project would not expose persons to significant noise levels, nor

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would it lead to the generation of noise levels in excess of standards. However, construction of the water pipeline along John Jones Road/CR 99D may result in a temporary increase in noise levels due to trenching, shoring, backfilling, compacting, and surface restoration activities. Noise from the temporary trenching activities will be similar to that of a diesel pickup truck (approximately 81 to 87 dBA measured at 50 feet away).

It is expected that the short duration of construction activities related to trenching activity along CR 99D could be audible during daytime hours in the vicinity of the nearest residences. However, temporary noise associated with any improvement activities would be similar to existing noise associated with ongoing agricultural activities, such as tractors disking fields in the adjacent areas and traffic on CR 29, CR 99D, and SR 113. Impacts will be less than significant.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**No Impact.** The project site is surrounded by low density residential land uses, a public golf course, agricultural land uses, two county roads and SR 113. Constructing a new water pipeline to connect the NDM community to the City of Davis potable water system would not result in a substantial permanent increase in ambient noise levels.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant Impact.** Construction noise would be of a short duration and will include trenching activities along CR 99D/John Jones Rd. Noise from the temporary trenching activities will be similar to that of a diesel pickup truck (approximately 81 to 87 dBA measured at 50 feet away), compatible with existing adjacent uses. Impacts from temporary excessive noise levels will be less than significant.

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?; and**

**f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** See discussion in Section VIII (e), (f), Hazards, above. The proposed project site is not located within an airport land use plan, or within the immediate vicinity of a private airstrip. Implementation of the proposed project would not expose individuals to excessive noise levels.

XIII. POPULATION AND HOUSING.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

- a) **Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?;**
- b) **Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?; and**
- c) **Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The proposed project is a potable water connection to the existing City of Davis water system. The connection would be sized to meet only the North Davis Meadows community needs (95 residential service connections) with no capacity available for other properties. No additional connections will be provided outside the NDM community, and the water will be for domestic/drinking purposes only. The project will serve to address Compliance Orders issued to the NDM CSA for noncompliance with nitrate and hexavalent chromium drinking water standards. The existing water system currently serving NDM will be retained for residential landscaping, golf course needs, and fire flow requirements. An Out-of-Agency agreement would be specifically between the NDM CSA and the City of Davis for connection to their existing drinking water system. Thus, the project would not induce substantial population growth in the area, would not displace any existing housing, and would not displace any people. The proposed project would not result in increases in population and would not displace any existing housing or current residents.

<b>XIV. PUBLIC SERVICES.</b>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

**a) Fire protection?**

**No Impact.** The potable water connection would not increase the need for fire protection services.

**b) Police Protection?**

**No Impact.** The potable water connection would not increase the need for police protection services provided by the Sheriff's Department.

- c) Schools?;**
- d) Parks?; and**
- e) Other public facilities?**

**No Impact.** The proposed potable water connection project will not result in any new housing and would not generate any additional demand for schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XV.</b>	<b>RECREATION.</b>				
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?; and**
- b) **Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

**No Impact.** The project would not require the construction of nor include additional recreational facilities.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI.</b>	<b>TRANSPORTATION/TRAFFIC.</b>				
Would the project:					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?; and**
- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Less than Significant Impact.** The proposed project will result in a limited number of vehicle trips during construction of the project. No permanent changes to local traffic circulation will result from the project. Impacts due to a temporary increase in construction traffic will be less than significant.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** See discussion in Section VIII (e), (f), Hazards, above. The project site is not located within the vicinity of a public airport, and would not affect air traffic patterns.

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**d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**No Impact.** The proposed project does not involve any changes to the roadway system, including CR 99D/John Jones Rd and the internal circulation system within NDM, that could substantially increase hazards due to a design feature.

**e) Result in inadequate emergency access?**

**No Impact.** The project does not present any changes or other conditions that could result in inadequate emergency access.

**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**No Impact.** The project would not result in any permanent features that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities.

<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b>		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

### a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

**No Impact.** The proposed project would not exceed wastewater treatment requirements, as the project includes no development of permanent facilities or the installation of temporary facilities, such as portable restrooms.

### b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**Less than Significant Impact.** The proposed project will connect the NDM community to the City of Davis' existing potable water system in order to address noncompliance with nitrate and hexavalent chromium drinking water standards. The proposal involves connecting a six-inch diameter water pipe to the City's existing 14-inch diameter pipe at the West Tank Area in order to extend potable water to NDM. The new potable water system would follow the same alignment as the existing water system, which would be retained for residential landscaping, golf course maintenance, and fire flow purposes only. Individual homes would be connected to the City drinking water system and include a water meter.



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Water service within the City of Davis is provided to all residential, commercial, industrial, institutional, and irrigation customers, as well as open space and fire protection uses. Currently, the City's sole source of potable water is groundwater that is pumped by 20 active wells. The City's water system has three storage tanks, including the West Area Tank (with a booster pumping capacity of 4,200 gallons per minute) that would serve the proposed NDM potable water project.

The proposed project would not require the construction of new water facilities as the new service area would only add 95 domestic water service connections. The proposed project would not result in the construction of new wastewater treatment facilities. Impacts to the City of Davis water system will be less than significant.

**c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**No Impact.** The proposed project would not result in the construction of new storm water drainage facilities.

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?**

**Less than Significant Impact.** See related information in (b), above. The City of Davis groundwater supply is provided by 20 active wells that are pumped within the Yolo subbasin, which is a portion of the larger Sacramento Valley groundwater basin. The City obtains groundwater from both the deep and intermediate depth aquifers within the subbasin. A Water Supply Assessment (WSA) prepared for the City by Brown and Caldwell in June, 2015, states that the basin is not considered to be in overdraft and the subbasin does not exhibit any significant declines in groundwater levels (DWR, 2003). According to the WSA, the City's existing water supply quantity is not impacted by dry, average, or wet years, unless groundwater levels drop significantly. Although there is no legal limit on annual groundwater pumping, the City has an agreement with UC Davis to limit the maximum daily groundwater pumping capacity of the deep aquifer wells.

The City plans to reduce this sole reliance on groundwater use, and only use the deep wells, once surface water becomes available. The City of Davis is currently under contract to purchase wholesale surface water from the Woodland Davis Clean Water Agency (WDCWA) to use in combination with its groundwater supply source. These facilities are currently under construction and it is estimated the wholesale surface water supply will become available in 2016, where up to 12 million gallons per day (mgd) would be conveyed to the City of Davis through a 30-inch diameter transmission pipeline (1.8 mgd would be sold to UC Davis, leaving 10.2 mgd for the City's service area). The WDCWA has two Sacramento River water rights that consist of a primary water right (45,000 acre feet per year) and a secondary right (10,000 acre feet per year). The City's share of this supply would be up to 18,700 acre feet per year, dependent on water treatment plant capacity. The WDCWA also has the option of purchasing supplemental Sacramento River water.

The primary water right is subject to 1984 regulations that curtail the supply coming from Lake Shasta during critically dry years. Under these circumstances, the secondary water right can be used from April through October – during critical years this water right is also reduced. A Lake Shasta critical year has been declared in 2012, 2013, and 2014 (accounting for three of the seven years of this occurrence over the last 40 years). According to the June 2015 WSA, an analysis of the ability of the WDCWA to supply water during drought conditions concluded that with the purchase of primary and secondary surface water rights in combination with deep aquifer groundwater pumping, an option to purchase supplemental Sacramento River water (not subject to curtailments), and an aquifer storage and recovery program implemented by the City of Woodland, it is expected that the anticipated water demands of the City's service area will be met. However, for the purposes of the WSA, it was assumed that the City would utilize the wholesale surface water supply and the deep aquifer groundwater to meet water supply needs.

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According to the WSA, once wholesale surface water becomes available, the City's maximum day supply capacity will be 23.4 mgd, which consists of the 13.2 mgd capacity of the deep aquifer wells and the 10.2 mgd capacity of the wholesale surface water supply. The City will also have additional groundwater supply capacity from some of the intermediate depth wells that will be kept for emergency standby purposes.

Based on unit water demand factors used by Brown and Caldwell for the WSA analysis, a single family residence has been projected to use 345 gallons of water per day (gpd). Using this assumption, the proposed project will result in a potable water demand of approximately 32,775 gpd to serve the additional 95 service connections in NDM. The project is not expected to result in a demand for expanded entitlements since the City's service area has sufficient water supplies from existing entitlements and resources. Impacts will be less than significant.

**e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**No Impact.** The project site is not served by the City of Davis wastewater treatment facility. The project would not change the wastewater flows.

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?; and**

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

**No Impact.** The project would not impact the disposal capacity of the landfill, and would be required to comply with all solid waste regulations (as applicable) as implemented and enforced by Yolo County.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

**No Impact.** Based on the analysis provided in this Initial Study the project would not degrade the quality of the environment nor impact any biological resources. No important examples of major periods of California history or prehistory in California were identified.

- b) **Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**No Impact.** Based on the analysis provided in this Initial Study, the project would have no significant cumulative impacts.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

**No Impact.** Based on the analysis provided in this Initial Study, there will be no adverse impacts to human beings resulting from the proposed project. The project as proposed would meet a compliance order for a safe and reliable potable water source.

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## References

- City of Davis, 2013, *Technical Memorandum*, prepared by West Yost Associates, May, 2013
- City of Davis, 2015, *Water Supply Assessment*, prepared by Brown and Caldwell, June, 2015
- Yolo County, 2009, *Compliance Order No. 12-09*, Environmental Health Division, December, 2009
- Yolo LAFCo, 2008, *City of Davis Combined Municipal Services Review/Sphere of Influence*, prepared by Pacific Municipal Consultants, June, 2008
- Yolo LAFCo, 2006, *North Davis Meadows County Service Area No. 10 Final Municipal Service Review/Sphere of Influence*, prepared October 2006
- Yolo County, 2009a. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *Yolo County 2030 Countywide General Plan Final EIR*, April 2009
- Yolo-Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*, July, 2007.
- Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2014, as amended

## **Addendum to Initial Study/Negative Declaration (SCH# 2015112048)**

### **North Davis Meadows Water Consolidation Project February 2018**

#### **1.0 INTRODUCTION**

This environmental document is an Addendum to the North Davis Meadows (NDM) Water Consolidation Project Initial Study/Negative Declaration (IS/ND), State Clearinghouse No. 2015112048, adopted on January 7, 2016 by the Yolo County Planning, Public Works, and Environmental Service Department Director. Minor changes to the project description have necessitated further environmental review. As demonstrated in this Addendum, the IS/ND continues to serve as the appropriate document addressing the environmental impacts of these improvements pursuant to California Environmental Quality Act (CEQA).

#### **1.1 BACKGROUND**

The IS/ND evaluated the preferred design solution for water consolidation as described in a Technical Memorandum prepared by West Yost Associates, consulting engineers for the City of Davis (City), in May 2013. The preferred design solution would connect NDM's indoor water uses to the City's system while maintaining irrigation and fire flow uses on NDM's well system. Proposition 218 proceedings were conducted in May of 2016, and rates were ultimately raised to pay for design of the project. The engineering work for the preferred design solution described in the aforementioned Technical Memorandum commenced in December of 2016.

In July 2017, Yolo County (County) received new information that compelled staff to re-evaluate the preferred design solution and consider alternatives. Most notably, the City's Fire Chief strongly recommended that water for fire protection come from the City's water system. In addition, the County received new information related to costs to maintain/upgrade the wells. Finally, the City's usage rate structure had been revised to reduce rates below those considered in the past.

With this new information, three alternatives were developed for the NDM community's consideration: 1) staying the course – indoor water use connected to the City of Davis's system while maintaining irrigation and fire flow uses to the community's well system; 2) connecting all three water uses to the City; or 3) connecting indoor and fire protection uses to the City's system. In late September-early October 2017, the community was surveyed on their new desired path. The survey was completed by a majority of households in the community with the majority of respondents favoring Scenario 2 – connecting to the City for all water uses. In December 2017, the consulting engineer designed the NDM community's water system connection to City's system to serve all domestic, landscape irrigation, and fire suppression water demands.

The County is the lead agency under CEQA.

## **1.2 PURPOSE OF ADDENDUM TO THE IS/MND**

When a proposed project is changed, there are changes in environmental setting, or additional analysis is required, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent Environmental Impact Report (EIR) or ND is prepared. CEQA Guidelines Sections 15162 and 15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent ND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon the information provided in Section 3.0 of this document, the changes to the Approved Project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the IS/ND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present. Therefore, an Addendum to the NDM Water Consolidation Project IS/ND Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the refinements to the project.

## **2.0 PROJECT DESCRIPTION**

### **2.1 PROJECT LOCATION AND SETTING**

The project area is located in the mid-southern portion of Yolo County, approximately one mile north of the City of Davis and includes the NDM County Service Area (CSA) No. 10. NDM CSA No. 10 is comprised of two single family residential subdivisions, North Davis Meadows 1 and 2 (NDM1 and NDM2). The NDM community consists of 94 single family residences situated around the Davis Municipal Golf Course. The approximately 240-acre community is located west of State Route 113 and south of County Road 29. The surrounding land, with the exception of County Road 29 and State Route 113, is open farmland.

The existing water system for the NDM CSA is a groundwater well and tank system with two active groundwater wells administered under the CSA No. 10. The CSA currently provides water services to a population of approximately 314 individuals through 94 service connections. The City is currently contracted to provide water system operation and maintenance services for the CSA.

## 2.2 PROPOSED MODIFICATIONS TO THE PROJECT

The intent of the proposed project is to meet the domestic potable water demands for the NDM community that would be served by the City's water system in order to satisfy the requirements of Compliance Order No. 12-09 and Compliance Order No. CC0001107. As described in Section 1.1, the project has been modified since the adoption of the IS/ND in order to meet increased residential and irrigation water demands and address water pressure requirements to provide enhanced fire protection to the community. In order to connect all three water uses to the City's system, the following project modifications are proposed:

- Increasing the diameter of the pipeline from 6 inches to 16 inches, extending from its tie-in at the City of Davis West Tank Area and extending north for approximately 1 mile along John Jones Road/CR99D where it turns west along the fence line south of the Davis Municipal Golf Course, and then north onto Fairway Drive.
- Installation of approximately 300 feet of 12-inch diameter pipe from the connection at Fairway Drive to tie into the south end of the existing water main on Fairway Drive.
- Construction of an additional 14-inch diameter pipeline towards the west, along the southerly portion of the Davis Community Golf Course, between the 16-inch diameter main at Fairway Drive and the existing 6-inch diameter pipeline that runs west from Primrose Place to Spanish Bay Place.
- Replacement of the portion of the existing 6-inch diameter pipe from that connection point to Spanish Bay Place with a new 12-inch pipe.
- Installation of an additional 12-inch diameter water main, paralleling the west side of the Davis Community Golf Course to connect the existing pipelines that cross the golf course in order to meet fire flow requirements
- Upsizing existing 6-inch diameter pipelines to new 8-inch diameter pipelines on Silverado Drive, between Granite Bay Place and Blackhawk Place, the east leg of Spyglass Place, Larkspur Place, Lupine Court, and Primrose Place.
- Relocation of two fire hydrants so they can be served by an existing 8-inch pipe.

As with the originally proposed project, site preparation to construct the project with the above-listed modifications would be limited to laying water pipeline underground at a depth of three to four feet. These activities would involve trenching, shoring, backfilling, compacting, and surface restoration within existing public rights-of-way. Ground disturbance from construction activity will be minimal and temporary in nature.

**Figure 1** presents the original project site plan depicted in the IS/ND; **Figure 2** shows the proposed, modified site plan.

Figure 1





Figure 2



### 3.0 ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The IS/ND found that the project would result in no impacts or impacts that were less than significant. As described above, the Modified Project proposes upsizing the diameter of several pipelines and two (2) additional pipelines. Taking into account these changes, the Modified Project would have similar effects as the original project.

As described further below, the Modified Project would not result in new or different environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures, and no new information has emerged that would materially change the analyses or conclusions set forth in the IS/ND. Therefore, the Modified Project would not change the analysis or conclusions reached in the IS/ND.

Air Quality – The IS/ND concluded that all potential air quality impacts were either less than significant or there were no air quality impacts resulting from the project. The Modified Project will not increase construction emissions above the Yolo-Solano Air Quality Management District’s (YSAQMD’s) significant thresholds. The Sacramento Air Quality Management District’s Road Construction Emissions Model, Version 8.1.0 was used to calculate the estimated construction emissions of pollutants of concern for the Modified Project.

**Estimated Construction Emissions of Pollutants of Concern**

Pollutants of Concern	Modeled Emissions (lbs/day)	YSAQMD Thresholds (lbs/day)	Threshold exceeded?
ROG	4.02	55	NO
NOX	37.79	55	NO
PM10	2.12	80	NO
CO	24.06	9 ppm (8 hour) or 75 lbs/day	NO

The Modified Project would not conflict with or obstruct the implementation of any air quality plan. Moreover, the Modified Project would not substantially change current operational emissions. ***No new or substantially more severe significant effects would occur and no mitigation measures are required.***

Biological Resources

Wetlands - The IS/ND found that the project’s impacts to wetlands were less than significant. Two of the five freshwater ponds on the Davis Community Golf Course were identified within the vicinity of the project using the Wetlands Mapper provided by the U.S. Fish and Wildlife Service. A wetlands delineation was not prepared for the IS/ND nor has one been prepared for this Addendum.

The Modified Project includes two new pipelines within the vicinity of the two freshwater ponds: 1) a 14-inch diameter pipeline towards the west, along the southerly portion of the Davis Community Golf Course, between the 16-inch diameter main at Fairway Drive and the existing 6-inch diameter pipeline that runs west from Primrose Place to Spanish Bay Place; and 2) a 12-inch diameter water main, paralleling the west side of the Davis Community Golf Course to connect the existing pipelines that cross the golf course in order to meet fire flow requirements. As described in the IS/ND, two of the five freshwater ponds on the golf course occur between NDM I and NDM II, one to the west

of Covey Court and approximately 460 feet northeast of the proposed 12-inch pipeline; and the other to the west of Lupine Court and east of Spyglass Place, which is approximately 117 feet east of the aforementioned pipeline and 440 feet northeast of the 14-inch pipeline. These freshwater ponds, which are roughly 115 to 500 feet away from the proposed new pipelines, will not be affected by construction activities that will traverse the golf course. Therefore, the proposed changes to the project would not result in any new or substantially more severe effects to wetlands.

*Biological Species* - The IS/ND found that the project's impacts to biological species were either less than significant or there were no impacts. Upon a cursory review of the IS/ND, the State Water Resources Control Board (SWRCB) indicated the need for additional biological resource information from the project area, particularly with regard to the potential for special-status wildlife species. On June 23, 2017, Estep Environmental Consulting conducted a survey of the project area. In addition, previous environmental documents, the California Natural Diversity Data Base, and other available data sources were referenced to investigate reported occurrences of special-status species from the project area.

The Biological Resources Evaluation prepared by Estep Environmental Consulting concludes that the project activities will occur primarily within the dense urban area within the NDM community. Specifically, new water pipelines will be installed within the existing infrastructure of the developed area. Based on the review of previous environmental documents and a pedestrian survey of the area, Estep Environmental Consulting determined that no sensitive or unique wildlife habitats or biological communities will be affected by project activities.

Swainson's hawk is the only special-status species confirmed to occur within the NDM project area. No Swainson's hawk nesting or foraging habitat will be affected by project activities. White-tailed kite, burrowing owl, loggerhead shrike, and special-status bats have potential to occur in the project area, but none were observed during the survey and none have been previously reported from the project area.

Because of the level of existing urban and recreational disturbances within the project area, project-related disturbances are unlikely to disturb nesting Swainson's hawks. However, if work is initiated between March 15 and August 15, a preconstruction survey for nesting Swainson's hawks and white-tailed kites should be conducted to identify active nests that may be immediately adjacent to the project route and restrictions implemented to minimize disturbances. This includes establishing staging areas, equipment storage areas, or other uses or activities associated with pipeline construction next to active nests. The installation of the pipeline itself, which is expected to move relatively rapidly along the project route, is not expected to affect nesting Swainson's hawks or white-tailed kites.

Overall, there are no substantial changes to the biological resources and impact analyses. No measures are needed to reduce potential impacts to biological resources, and no new or substantially more severe significant effects would occur.

Cultural Resources – The IS/ND concludes that all potential impacts to cultural resources are less than significant. Subsequent to the adoption of the IS/ND, the SWRCB determined that the project is an undertaking subject to Section 106 of the National Historic Preservation Act (NHPA), 16 USC 470(f), and its implementing regulations under 36 CFR Part 800 (Section 106). As a result of this determination, the County contracted with MIG to conduct a cultural resources assessment of the project subject to the above-mentioned regulations.

A cultural resources records search and a pedestrian survey of the Area of Potential Effect (APE) were conducted. No cultural resources were identified within the APE or in the immediate vicinity during the pedestrian survey or through the records search. The APE is located within a highly disturbed environment within a mixed use agricultural and residential area with associated infrastructure, whereby cultural resources that may have existed have likely since been displaced or deeply buried into the sediment by past human and ecological events. Further, ground disturbing activities are anticipated to be limited to the APE and are within previously disturbed and developed roadways and infrastructure. Therefore, it is unlikely that unknown historic properties or cultural resources would be discovered during the implementation of this undertaking. No new or substantially more severe significant effects would occur and no mitigation measures are required.

Geology and Soils – The IS/ND found that the project would have a less-than-significant effect on geology and soils within the project area. The Modified Project would install two new pipelines, which would not result in any new or substantially more severe effects.

Greenhouse Gases - The IS/ND found that the project would have a less-than-significant effect on greenhouse gas emissions. The proposed changes to the project would not result in any new or substantially more severe effects due to greenhouse gas emissions.

Hydrology and Water Quality – The IS/ND found that the project would have a less-than-significant impact on hydrology and water quality. The Modified Project would connect the community's water system to City's system to serve all domestic, landscape irrigation, and fire suppression water demands. The proposed changes to the project would not result in any new or substantially more severe effects on hydrology and water quality.

Noise - The IS/ND found that the project would have less-than-significant impacts related to noise. The Modified Project would extend only slightly the duration of temporary, noise-generating construction activities associated with the use of construction equipment and vehicles for the trenching, shoring, backfilling, compacting, and surface restoration activities. Construction noise would remain within the noise levels established in the Yolo County General Plan and the noise impacts of the Modified Project would be less than significant.

The Modified Project would have no change on the project's noise operations; therefore, it would not affect the IS/ND noise analysis of the original project.

Utilities and Service Systems - The IS/ND found that the project would have a less-than-significant effect or no effects on utilities and service systems. The proposed changes to the project would not result in any new or substantially more severe effects on utilities and service systems.

Other Environmental Topics - The Modified Project would have similar, no impacts or less-than-significant impacts related to Aesthetics, Agriculture and Forest Resources, Geology and Soils, Greenhouse Gas Emissions/Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, and Transportation and Traffic. The Modified Project would neither increase the severity of these impacts associated with the project nor result in new or substantially different environmental effects. These topics do not warrant further discussion.

## **4.0 CONCLUSIONS**

Based on the foregoing, it is concluded that the analyses conducted and the conclusions reached in the Final IS/ND adopted on January 7, 2016 remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the IS/ND. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

# North Davis Meadows CSA

## Water System Consolidation Project

March 20, 2018

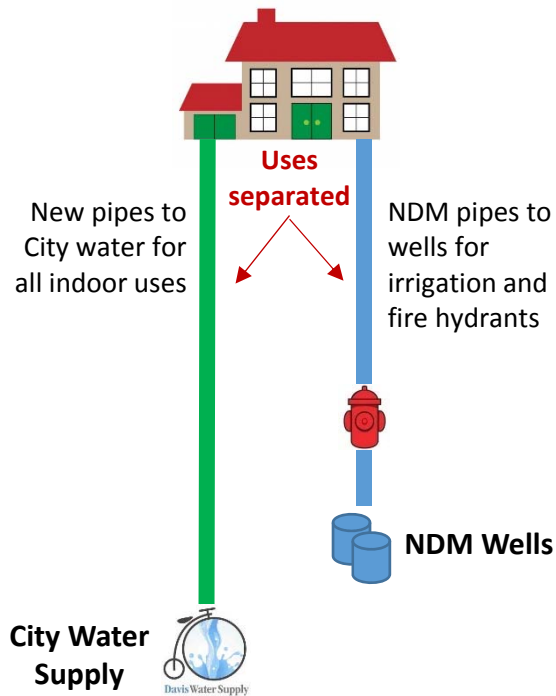
# North Davis Meadows Public Water System to date

- Public water system under Compliance Order for nitrates, iron and aluminum
  - Included hexavalent chromium as well; MCL likely to be set again
- Solutions studied
  - New wells, treatment, consolidation with Davis
  - Public meetings held and community input since 2008
- Jun 2015 – Strong support, via survey, for dual-use consolidation with City of Davis
  - Connection to City just for indoor uses
  - Wells still used for irrigation and fire suppression. Note: wells known to be inadequate for fire protection
- May 2016 – Successful Prop 218 to repay a 20-year SRF planning loan
  - Note: no such loan available
- Dec 2016 – Design commenced
- Aug 2017 – Davis Fire Chief strongly recommended all water uses on City system for adequate and reliable fire protection

# North Davis Meadows Water Project Options

## Scenario 1

Current Plan per 2015 Survey  
Dual-Use System with  
Fire Protection from Existing Wells



### Estimates/Parcel/Year

#### Project Cost:

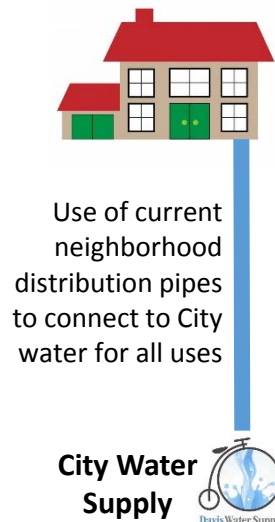
¾": \$5,684 year 1-4; \$3,182 year 5-30  
1": \$6,139 year 1-4; \$3,437 year 5-30

#### Operating Costs:

- Average indoor water charge \$850
- Well operation charge \$1,200
- Costs to repair and replace wells (see pg 3)
- Inspection fees \$100/yr and \$130/3 yrs

## Scenario 2

Fire Chief Recommended  
All Uses on City Water



### Estimates/Parcel/Year

#### Project Cost:

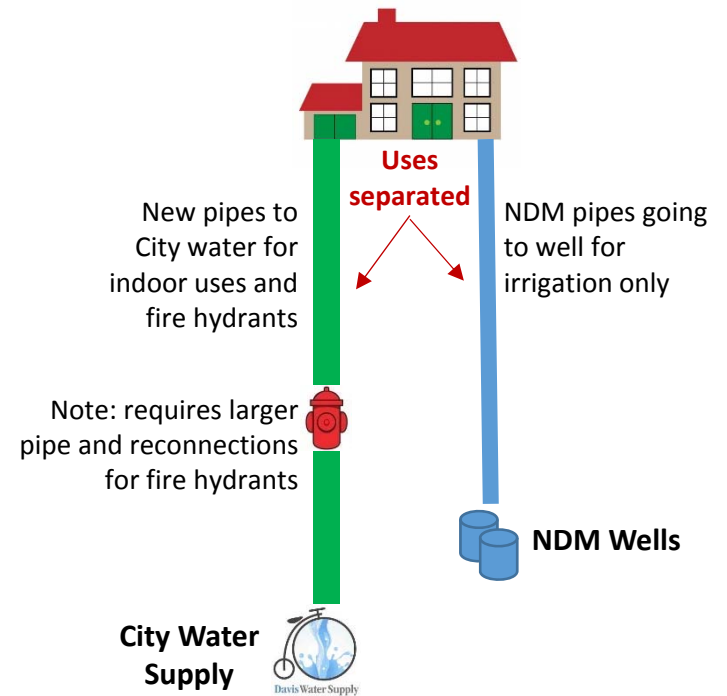
\$3,012 year 1-30

#### Operating Costs:

- Average charge for all water uses \$3,650 (see pg 4 for more information)

## Scenario 3

Minimum Fire Chief Recommended  
Dual-Use System with  
Fire Protection from City Water



### Estimates/Parcel/Year

#### Project Cost:

\$6,897 year 1-4; \$3,861 year 5-30

#### Operating Costs:

- Average indoor water charge \$850
- Well operation charge \$1,200
- Cost to repair well(s) (see pg 3)
- Inspection fees \$100/yr and \$130/3 yrs



# North Davis Meadows Public Water System to date

- Sep 2017 – Community meeting and outreach
- Sep/Oct 2017 – Strong support, via survey, for all water uses supplied by City of Davis
- Fall 2017 – Additional design commences
- Jan 2018 – Engineering and Rate study complete, community meeting to discuss results, more outreach
  - Increases from rough estimates in fall due to additional engineering; increased construction costs, interest rate, contingency; cost of decommissioning/demolishing wells
- Jan-Mar 2018 – Prop. 218 proceedings to increase Operations Fee to fund project
  - Current fee includes: water, storm drainage management, street lighting, landscaping, CSA administration

# Result of An Unsuccessful Prop 218 Proceedings

- Current fee will not reimburse expenses incurred to date:
  - \$430k loan for water project design
    - Plan to be repaid with successful SRF loan application
    - Application can not be submitted until successful Prop 218
  - \$92k loan for sewer deficit
    - Expected to be relieved when residents become direct customers of City for sewer service following water project
  - \$393k in additional engineering and consultants, staff time, CEQA studies required to design project and apply for SRF loan
- Total: \$915,000 plus interest

# Result of Unsuccessful Prop 218 Proceedings

- Without a long-term solution in response to Compliance Order:
  - \$X for further study
    - County unaware of other viable solutions
  - \$X increased costs to operate wells
    - City of Davis no longer willing to be contract operator
    - Other contract operators expected to be more expensive
  - \$10-25k to assess wells
    - Will be a requirement of new operators
  - \$X to address known well deficiencies
    - NDM1 well has significant deficiencies
  - \$X staff to determine the Xs above
- Total: \$X

# Result of An Unsuccessful Prop 218 Proceedings

- CSA at risk for \$3,000/day fine for no plan to address Compliance Order
  - Could increase to \$4,000/day with new MCL for hexavalent chrome
- Without increase to at least cover expenses to date, County may have to restrict providing CSA services to recoup costs
- Still no potable water or fire protection for community
  - \$3.5-5.5 million for new wells to accommodate fire protection
  - Estimate extrapolated from 2010 Wood Rodgers study
  - Costs include storage tank, emergency generators, site work
- Further delay increases costs to connect to the City of Davis for a reliable source of drinking water and fire protection.
  - Construction costs
  - Interest rate

# Staying the Course

- Immediately – Submit draft SRF loan application
  - 6-8 months for their review
- Jul 2018 – RFP for construction management and inspection
- Aug 2018 – Bid call
- Sept 2018 – Bid opening
- Sep 2018 – Final submittal of SRF loan
- Oct 2018 – SRF loan funding agreement
- Oct 2018 – Bid award
- Nov 2018-Mar 2019 – Construction
- April 2018 – Decommission/Demolish wells
- 2019 – Prop 218 to revise Operations & Sewer fees
  - Fees will be reduced with homeowners direct customers of City of Davis for both services

# Point of Use/Point of Entry

Treatment devices in lieu of centralized treatment (source: California Health & Safety Code 64418):

- Must prove centralized treatment plant or consolidation is not economically feasible
- Must have 100% participation from residents
- All POU/POE units are owned, operated and maintained by Public Water System
- Must complete pilot testing
- Must have routine access to each house for POU/POE installation, maintenance, water quality monitoring, etc.
- Must address how to handle customers who elect not to participate to POU/POE program
- Must conduct annual inspection to each POU/POE unit to make sure treatment unit is properly operating and has not been bypassed
- Must conduct monthly monitoring on a rotating basis
- No reduced monitoring frequency can be requested
- Timely response has to be ensured for possible failure of each treatment unit
- Easy to put the system into violation

## Notice of Determination

**TO:** Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Yolo  
625 Court Street  
Woodland, CA 95695

**FROM:** Yolo County Planning, Public Works, and Environmental Services Department  
292 West Beamer Street  
Woodland, CA 95695

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number:** 2015112048

**Project Title:** Zone File #2015-0050: Addendum to the Final Negative Declaration for the North Davis Meadows Potable Water Connection Project.

**Project Applicant:** Yolo County Planning, Public Works, and Environmental Services Department

**Project Location:** The project site is located in the North Davis Meadows (NDM) County Service Area (APNs: several), on the south side of County Road 29 and the west side of County Road 99D.


### Project Description:

The intent of the proposed project is to meet the domestic potable water demands for the NDM community that would be served by the City of Davis' water system in order to satisfy the requirements of Compliance Order No. 12-09 and Compliance Order No. CC0001107 for addressing excessive levels of nitrates and hexavalent chromium. The project has been modified since the adoption of the IS/ND in order to meet increased residential and irrigation water demands and address water pressure requirements to provide enhanced fire protection to the community. The modified project will not cause any new environmental impacts, increase previously identified impacts, nor require any new or modified mitigation.

**This is to advise that the Yolo County Supervisors approved the above-described project on March 20, 2018, and has made the following determinations regarding the above-described project:**

1. The project will not cause a new significant effect on the environment or substantially increase the severity of a previously identified significant environmental effect.
2. An Addendum to a Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigations measures were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for the project.

This is to certify that the Addendum to the Negative Declaration and record of project approval are available to the General Public for review at the Yolo County Planning, Public Works, and Environmental Services Department located at 292 W Beamer Street, Woodland, California.

Signature (Public Agency):   
Name/Title: Beth Gabor  
Yolo County Manager of Operations & Strategy

Date: March 20, 2018  
Phone: (530) 666-8042

**How can I participate?**

All property owners in the CSA may protest the proposed fee increase. California law prohibits the CSA from implementing the proposed fee increase if the number of parcels submitting written protests of the proposed fee increase equal or exceed 50% plus one of the total number of parcels within the County Service Area. Article XIII.D of the California Constitution provides that if, as a result of the fee proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to impose the fee. If there is no majority protest, the Board of Supervisors may approve the proposed fee.

All written protests must be received by the Clerk of the Board of Supervisors, 625 Court Street, Room 204, Woodland, CA 95695, before the close of the public hearing, which is scheduled for **Tuesday, March 20, 2018 at 9:00 a.m.** in the Board of Supervisors Chambers located in the County Administration Building at 625 Court Street, Room 206 in Woodland. Protests will be tabulated following the close of the public hearing.

Each written protest submitted must identify the affected property (by assessor's parcel number or street address) and include the signature of a record property owner. The protest form provided below may be used to submit a written protest but is not required. Email protests will not be accepted.

Although oral comments at the public hearing will not qualify as votes unless accompanied by a written protest, the Board of Supervisors welcomes input from the community during the public hearing.

You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Michael Wilkes, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39630 Larkspur Place

Parcel Owner Signature: [Signature]

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

01

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MAR 12 2018  
**CLERK OF THE BOARD OF SUPERVISORS**



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Water Fee Increase Protest Form	
I, <u>Tera Pitman</u>	, oppose the proposed water fee increase.
(print parcel owner name)	
Property address or Assessor's Parcel Number: <u>39652 Larkspur Place</u>	
Parcel Owner Signature:	<u>Tera Pitman</u>

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

02

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OF SUPERVISORS**

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Water Fee Increase Protest Form	
I, <u>Anita A. Long</u>	, oppose the proposed water fee increase.
(print parcel owner name)	
Property address or Assessor's Parcel Number:	<u>39680 Larkspur Place</u>
Parcel Owner Signature:	<u>Anita A. Long</u>
	<u>March 13, 2018</u>

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

03

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MAR 15 2018

**CLERK OF THE BOARD  
OF SUPERVISORS**

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

<b>Water Fee Increase Protest Form</b>	
we	I, <u>Timothy Lenoir &amp; Cheryl Ross</u> , oppose the proposed water fee increase. (print parcel owner name)
Property address or Assessor's Parcel Number: <u>39661 Covey Ct., Davis,</u> CA 95616	
Parcel Owner Signature: <u>Timothy Lenoir / Cheryl Ross</u>	

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

04

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MAR 15 2018  
**CLERK OF THE BOARD  
OF SUPERVISORS**

**How can I participate?**

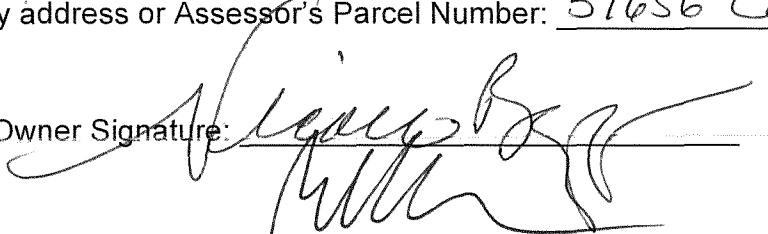
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<b>Water Fee Increase Protest Form</b>	
I, <u>NICOLE BIGCART</u> / _____,	oppose the proposed water fee increase.
(print parcel owner name) <u>RICHARD WILLIAMS</u>	
Property address or Assessor's Parcel Number:	<u>39656 Covey Ct</u>
Parcel Owner Signature:	

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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FEB 28 2018

**CLERK OF THE BOARD  
OF SUPERVISORS**

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**Water Fee Increase Protest Form**

I, Mary Victoria Ruiz / PAMELA L SAJES oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39736 North Star Pl,  
Davis, CA 95616

Parcel Owner Signature: Mary Victoria Ruiz / Pamela Sajes

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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MAR 07 2018

**CLERK OF THE BOARD  
OF SUPERVISORS**

You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Lawrence E Wengren  
Ellen E Sparger, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 041 160 014 000

Parcel Owner Signature: Lawrence E Wengren  
Ellen E Sparger

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

07

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MAR 19 2018

**CLERK OF THE BOARD  
OF SUPERVISORS**

APN: 041-160-014

You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Jane E. Knox & Phillip M. Knox oppose the proposed water fee increase.  
(print parcel owner name)

39751 North Star Pl.

Property address or Assessor's Parcel Number: 041-160-015-000

Parcel Owner Signature: Jane E. Knox P. Knox

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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MAR 12 2018

**CLERK OF THE BOARD  
OF SUPERVISORS**

APN: 041-160-015

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, David and Helen Hodosi, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 24083 Fairway Drive  
 Davis, CA 95616

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD  
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**How can I participate?**

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**Water Fee Increase Protest Form**

I, Bill Dombrowski, oppose the proposed water fee increase.  
 (print parcel owner name)  
Susan Dombrowski

Property address or Assessor's Parcel Number: 39679 Lupine Ct

Parcel Owner Signature: Bill Dombrowski  
Susan Dombrowski

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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Water Fee Increase Protest Form	
I, <u>John H Huddleson</u>	, oppose the proposed water fee increase.
(print parcel owner name)	
Property address or Assessor's Parcel Number: <u>39651 Lupine Court</u>	
Parcel Owner Signature:	<u>John H Huddleson</u>

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**

625 Court Street  
Room 204  
Woodland, CA 95695

11

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Water Fee Increase Protest Form	
I, <u>Charles E. Green</u> , oppose the proposed water fee increase. (print parcel owner name)	
Property address or Assessor's Parcel Number:	<u>39648 Lupine Ct.</u>
Parcel Owner Signature:	<u>Charles E. Green</u>

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**

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**Water Fee Increase Protest Form**

I, Pasterback-Fascetti 2007 Trust, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 041-170-005-000

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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APN: 041-170-005

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**Water Fee Increase Protest Form**

I, Bonnie Wolstoncraft, oppose the proposed water fee increase.  
(print parcel owner name)  
William C Unkel

Property address or Assessor's Parcel Number: 39629 Larkspur Pl

Parcel Owner Signature: Bonnie Wolstoncraft

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**Water Fee Increase Protest Form**

I, Jennifer Overton S., oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39607 Lakeside Pl  
Davis, CA 95616

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**

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<b>Water Fee Increase Protest Form</b>	
I, <u>ROBERT BIGGS</u>	oppose the proposed water fee increase.
(print parcel owner name)	
Property address or Assessor's Parcel Number: <u>041-180-001-000</u>	
Parcel Owner Signature: <u>Robert Biggs</u>	

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

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 OF SUPERVISORS

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**Water Fee Increase Protest Form**

I, Elysa Levin, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 24197 FAIRWAY Drive

Parcel Owner Signature: Ely S. Levin

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

Clerk of the Board of Supervisors  
625 Court Street  
Room 204  
Woodland, CA 95695

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**Water Fee Increase Protest Form**

I, Sandra Labourdette, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: APN - 041-180-004  
39744 Morning Dove Pl.  
Davis CA 95614

Parcel Owner Signature: Sandra Labourdette

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**

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**Water Fee Increase Protest Form**

I, Sandy Labourdette, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39744 Morning Dove Pl  
DAVIS

Parcel Owner Signature: Sandy Labourdette

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Clerk of the Board of Supervisors  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD OF SUPERVISORS**

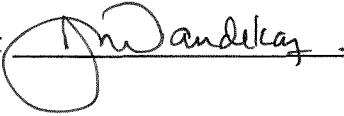
\* Duplicate \*

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**Water Fee Increase Protest Form**

I, Abhaya M. DANDEKAR, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 061-002  
39766 MORNINGA SOVE PL, DAVIS CA 95616-9757

Parcel Owner Signature: 

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**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

19

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**CLERK OF THE BOARD  
OF SUPERVISORS**

APN: 041-180-005

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**Water Fee Increase Protest Form**

I, DUNCAN AND NANCY HAY oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39794 MORNING DOVE PL - DAVIS, CA 95616  
041-180-000-000

Parcel Owner Signature: *Duncan R. Hay*  
*Nancy C. Hay*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**Water Fee Increase Protest Form**

I, KARL WAYNE CURRENT, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39816 MORNING DOVE PL  
DAVIS, CA 95616

Parcel Owner Signature: Karl Wayne Current

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

Clerk of the Board of Supervisors  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD OF SUPERVISORS**

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**Water Fee Increase Protest Form**

I, Laura Sanderson, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39828 Morning Dove Pl.  
Davis, CA 95616

Parcel Owner Signature: Laura Sanderson

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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<b>Water Fee Increase Protest Form</b>	
I, <u>JOHN &amp; DIANE STEELE</u> , oppose the proposed water fee increase. (print parcel owner name)	
Property address or Assessor's Parcel Number: <u>39825 MORNING DOVE PL.</u>	
Parcel Owner Signature: <u><i>Diane Steele</i></u> <u><i>John C Steele</i></u>	

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD OF SUPERVISORS**

**How can I participate?**

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, KURT SCHMIDL, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39771 MORNING DOVE PLACE  
DAVIS CA 95616

Parcel Owner Signature: *Kurt Schmidl*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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MAR 19 2018

**CLERK OF THE BOARD  
OF SUPERVISORS**



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**Water Fee Increase Protest Form**

I, GILBERT A. ROQUE, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 041-180-013-000

Parcel Owner Signature: *Gilbert A. Roque*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

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**CLERK OF THE BOARD  
 OF SUPERVISORS**

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<b>Water Fee Increase Protest Form</b>	
I, <u>STEVEN LEUNG</u>	oppose the proposed water fee increase.
(print parcel owner name)	
Property address or Assessor's Parcel Number: <u>24271 FAIRWAY DRIVE</u>	
Parcel Owner Signature: <u>Steven Leung</u>	

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

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MAR 14 2018

**CLERK OF THE BOARD OF SUPERVISORS**

How can I participate?

APN: 041-180-015

All property owners in the CSA may protest the proposed fee increase. California law prohibits the CSA from implementing the proposed fee increase if the number of parcels submitting written protests of the proposed fee increase equal or exceed 50% plus one of the total number of parcels within the County Service Area. Article XIII.D of the California Constitution provides that if, as a result of the fee proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to impose the fee. If there is no majority protest, the Board of Supervisors may approve the proposed fee.

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**Water Fee Increase Protest Form**

I, BOZORG CHAMI Family Trust, oppose the proposed water fee increase.  
 (print parcel owner name) 1041-180-015-000

Property address or Assessor's Parcel Number: 24295 Fairway Dr. Davis

Parcel Owner Signature: D.B. [Signature]

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD OF SUPERVISORS**

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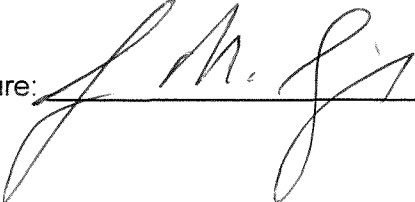
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**Water Fee Increase Protest Form**

I, Lucas Giordano, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 041-190-001-000

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

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**CLERK OF THE BOARD  
 OF SUPERVISORS**

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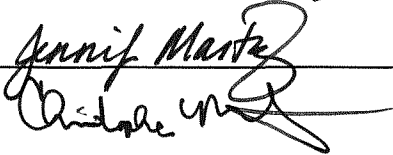
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**Water Fee Increase Protest Form**

I, Jennifer Martinez, oppose the proposed water fee increase.  
(print parcel owner name)  
Christopher Martinez

Property address or Assessor's Parcel Number: 39654 Primrose Place  
DAVIS, CA 95616

Parcel Owner Signature: Jennifer Martinez  


If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**

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<b>Water Fee Increase Protest Form</b>	
I, <u>Ronald Y. Chuang</u>	oppose the proposed water fee increase.
(print parcel owner name)	
Property address or Assessor's Parcel Number: <u>39605 Primrose Pl.,</u> <u>Davis, CA 95616</u>	
Parcel Owner Signature: <u>Ronald Y. Chuang</u>	

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS

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3-7-18

Water Fee Increase Protest Form

I, PAZ, Ruben A. & Shirley M, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 041-190-007-000

39609 Primrose Place Tra 061-002

DAVIS, CA 95616

Parcel Owner Signature:

Ruben A. Paz  
Shirley M. Paz

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

Clerk of the Board of Supervisors

625 Court Street

Room 204

Woodland, CA 95695

31

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**CLERK OF THE BOARD  
OF SUPERVISORS**

APN: 041-190-007

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**Water Fee Increase Protest Form**

I, Yutaka Nishikawa, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 24375 Fairway Dr.  
Davis, CA 95616

Parcel Owner Signature: Rodney Nishikawa  
Rodney Nishikawa, Attorney in Fact  
For Yutaka Nishikawa.

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

Clerk of the Board of Supervisors  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**



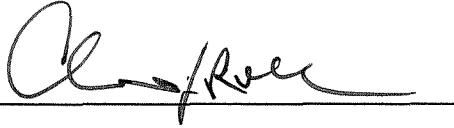
You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

APN: 041-220-003

**Water Fee Increase Protest Form**

I, Christopher Rock, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 041-220-003-000 ✓

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD  
OF SUPERVISORS**

APN 041-220-003

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**Water Fee Increase Protest Form**

I, RICHARD Blohm, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39839 Spyglass  
DAVIS CA 95616

Parcel Owner Signature: 

*Can't afford, TAXER Fee exhibit that  
 may have to make.*

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**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

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**Water Fee Increase Protest Form**

I, RICHARD SANDRA Blohn, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 39339 Spyglass Place  
DAVIS CA 95616

Parcel Owner Signature: [Signature] Sandra Blohn

*We cant afford this increase  
will be FORCED to move*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD  
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*\* Duplicate \**

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**Water Fee Increase Protest Form**

I, Dr. ALAN E BROOKER, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39334 Spyglass Place  
DAVN, CA 95616-7009

Parcel Owner Signature: *Alan E. Brooker*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**Water Fee Increase Protest Form**

I, Dr. Alan E. BROOKER, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39334 Spyglass Place

Parcel Owner Signature: *Alan E. Brooker*

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**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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*\*Duplicate\**

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**Water Fee Increase Protest Form**

I, THEON LIV TRUST, oppose the proposed water fee increase.  
 (print parcel owner name) ALAIN THEON TR.

Property address or Assessor's Parcel Number: 39337BLACKHAWK PL  
APN# 041-220-011-000

Parcel Owner Signature: A. Theon

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Casey + Michelle Vogt, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 39335 Granite Bay Rd.  
DAVIS CA 95616

Parcel Owner Signature: *Michelle Vogt, Casey Vogt*  
Ch Vogt

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

37

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 OF SUPERVISORS**

How can I participate?

All property owners in the CSA may protest the proposed fee increase. California law prohibits the CSA from implementing the proposed fee increase if the number of parcels submitting written protests of the proposed fee increase equal or exceed 50% plus one of the total number of parcels within the County Service Area. Article XIII.D of the California Constitution provides that if, as a result of the fee proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to impose the fee. If there is no majority protest, the Board of Supervisors may approve the proposed fee.

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**Water Fee Increase Protest Form**

I, ERIC LEFLER, \_\_\_\_\_, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39377 SPYGLASS PLACE  
DAVIS

Parcel Owner Signature: *Eric Lefler*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**How can I participate?**

All property owners in the CSA may protest the proposed fee increase. California law prohibits the CSA from implementing the proposed fee increase if the number of parcels submitting written protests of the proposed fee increase equal or exceed 50% plus one of the total number of parcels within the County Service Area. Article XIII.D of the California Constitution provides that if, as a result of the fee proceeding, a majority protest is found to exist, the Board of Supervisors shall not have the authority to impose the fee. If there is no majority protest, the Board of Supervisors may approve the proposed fee.

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**Water Fee Increase Protest Form**

I, Kurt Shuler, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 39428 Blackhawk Ct

Parcel Owner Signature: [Signature]

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**

**How can I participate?**

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Martin R. DeVault, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39431 Blackhawk Place  
DAVIS, CA 95616

Parcel Owner Signature: *Martin R. DeVault*

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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3-14-2018

**How can I participate?**

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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, MICHAEL T. NOLAN; KATHLEEN M. KEESEY, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 041-220-034

Parcel Owner Signature: [Signature]  
 3-16-2018

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**How can I participate?**

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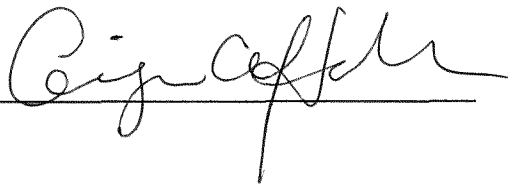
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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Ginger & Tom Hahn, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39400 Spanish Bay  
Place

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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OF SUPERVISORS**

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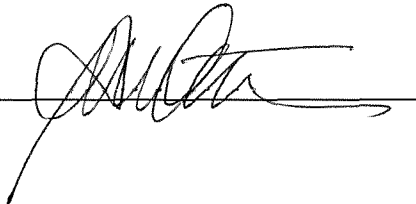
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You may use this form to protest the proposed water fee increase in the North Davis Meadows County Service Area. If you do not want to protest the proposed water fee, you do not need to take any action.

**Water Fee Increase Protest Form**

I, Roberta Kaute, William Leure, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39374 Spanish Bay Pl.

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
 625 Court Street  
 Room 204  
 Woodland, CA 95695

43

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**CLERK OF THE BOARD OF SUPERVISORS**

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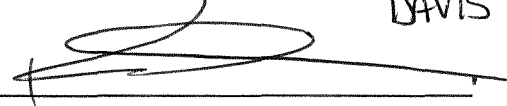
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**Water Fee Increase Protest Form**

I, ROBERT SALAZAR, oppose the proposed water fee increase.  
 (print parcel owner name)

Property address or Assessor's Parcel Number: 39308 SPANISH BAY PLACE  
DAVIS 95616

Parcel Owner Signature:  3/16/18

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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### Water Fee Increase Protest Form

(print parcel owner name) I, Bruce Thompson, oppose the proposed water fee increase.

Property address or Assessor's Parcel Number: 39313 Spanish Bay Place

Parcel Owner Signature: Bruce M Thompson

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

Clerk of the Board of Supervisors  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD OF SUPERVISORS**

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**Water Fee Increase Protest Form**

I, R. Bruce Thomas, oppose the proposed water fee increase.  
(print parcel owner name)

Property address or Assessor's Parcel Number: 39397 Spanish Bay Pl.

Parcel Owner Signature: 

If you wish to use this form to protest the proposed fee, please complete and mail the form in a stamped envelope to:

**Clerk of the Board of Supervisors**  
625 Court Street  
Room 204  
Woodland, CA 95695

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**CLERK OF THE BOARD  
OF SUPERVISORS**



Water Fee Increase Protest Form

after P/H closed -  
invalid

I, James L. Bankman, oppose the proposed water fee increase.  
(print parcel owner name)

Living Trust

Property address or Assessor's Parcel Number: 3700 Poplars Dr  
Davis, CA 95610

Parcel Owner Signature: James L. Bankman  
TEE

APN: 041-220-007

APN	OWNER NAME	ADDRESS	STREET	CITY	ZIP	PROTEST	INVALID
041-160-001-000	JOHNSON REV TRUST	39610	LARKSPUR PL	DAVIS, CA	95616		
041-160-002-000	REA WILKES LIV TRUST	39630	LARKSPUR PL	DAVIS, CA	95616	✓	
041-160-003-000	AARON DANIELSON	39652	LARKSPUR PL	DAVIS, CA	95616	✓	
041-160-004-000	LONG FAM TRUST	39680	LARKSPUR PL	DAVIS, CA	95616	✓	
041-160-005-000	DAVID & SUSAN GILLETTE	24086	FAIRWAY DR	DAVIS, CA	95616		
041-160-006-000	TIMOTHY LENOIR	39661	COVEY CT	DAVIS, CA	95616	✓	
041-160-007-000	WILLIAMS-BIGGART 2014 LIV TRUST	39656	COVEY CT	DAVIS, CA	95616	✓	
041-160-008-000	STEVEN E & EVA G PENN	39664	COVEY CT	DAVIS, CA	95616		
041-160-010-000	MILLS REV TRUST	39682	COVEY CT	DAVIS, CA	95616		
041-160-012-000	BOTSFORD BARKLEY REV TRUST	39718	N STAR PL	DAVIS, CA	95616		
041-160-013-000	MARY RUIZ	39736	N STAR PL	DAVIS, CA	95616	✓	
041-160-014-000	ELLEN E SPARGER	39744	N STAR PL	DAVIS, CA	95616	✓	
041-160-015-000	PHILLIP M & JANE E KNOX	39751	N STAR PL	DAVIS, CA	95616	✓	
041-160-016-000	HADANI FAM TRUST	24083	FAIRWAY DR	DAVIS, CA	95616	✓	
041-170-001-000	WILLIAM E & SUSAN DOMBROWSKI	39679	LUPINE CT	DAVIS, CA	95616	✓	
041-170-002-000	JOHN H & SHIRLEY A HUDDLESON	39651	LUPINE CT	DAVIS, CA	95616	✓	

APN	OWNER NAME	ADDRESS	STREET	CITY	ZIP	PROTEST	INVALID
041-170-003-000	STILLE ERIC W & KATHLEEN R & STILLE FAM TRUST	39627	LUPINE CT	DAVIS, CA	95616		
041-170-004-000	MOELLER FAM TRUST	39611	LUPINE CT	DAVIS, CA	95616		
041-170-005-000	PASTERNAK-FASCETTI 2007 TRUST	39601	LUPINE CT	DAVIS, CA	95616	✓	
041-170-006-000	JOHN B & FREDERICKA B OAKLEY	39598	LUPINE CT	DAVIS, CA	95616		
041-170-007-000	EILERS 2011 TRUST	39606	LUPINE CT	DAVIS, CA	95616		
041-170-008-000	ERIN E & MICHAEL K NIEMELA	39622	LUPINE CT	DAVIS, CA	95616		
041-170-009-000	CHARLES & BONNIE GREEN	39648	LUPINE CT	DAVIS, CA	95616	✓	
041-170-010-000	CAMPBELL FAMILY 2012 REV TRUST	39678	LUPINE CT	DAVIS, CA	95616		
041-170-011-000	ROBERT LEONARD WIEBE	39681	LARKSPUR PL	DAVIS, CA	95616		
041-170-012-000	THOMAS & JUDITH STEVENSON	39655	LARKSPUR PL	DAVIS, CA	95616		
041-170-013-000	WILLIAM C UNKEL	39629	LARKSPUR PL	DAVIS, CA	95616	✓	
041-170-021-000	HUA ZHENG	39613	LARKSPUR PL	DAVIS, CA	95616		
041-170-022-000	JAMIE L CASSITY	39607	LARKSPUR PL	DAVIS, CA	95616	✓	
041-180-001-000	BIGGS FAM TRUST	24171	FAIRWAY DR	DAVIS, CA	95616	✓	
041-180-002-000	JOHN MATHEW HILLIS	24197	FAIRWAY DR	DAVIS, CA	95616	✓	
041-180-003-000	SACLKER CAPTAIN TRUST	39720	MORNING DOVE PL	DAVIS, CA	95616		

APN	OWNER NAME	ADDRESS	STREET	CITY	ZIP	PROTEST	INVALID
041-180-004-000	STEVEN & SANDRA L LABOURDETTE	39744	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-005-000	ABHAYA M & SATYA DANDEKAR	39766	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-006-000	HAY REV TRUST	39794	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-007-000	CURRENT LIV TRUST	39816	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-008-000	JAMES D & LAURA F SANDERSON	39828	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-010-000	JOHN C & DIANE M STEELE	39825	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-011-000	SHIN- LEE FAM TRUST	39797	MORNING DOVE PL	DAVIS, CA	95616		
041-180-012-000	SCHMIDL REV TRUST	39771	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-013-000	GILBERT A & VIRGINIA ROQUE	39751	MORNING DOVE PL	DAVIS, CA	95616	✓	
041-180-014-000	LEUNG STEVE K & CHERRY Y & LEUNG 2004 REV TRUST	24271	FAIRWAY DR	DAVIS, CA	95616	✓	
041-180-015-000	BOZORG CHAMI FAM TRUST	24295	FAIRWAY DR	DAVIS, CA	95616	✓	
041-190-001-000	LUCAS M & ERIN J GIORDANO	24312	FAIRWAY DR	DAVIS, CA	95616	✓	
041-190-002-000	CHRISTOPHER M & JENNIFER B MARTINEZ	39654	PRIMROSE PL	DAVIS, CA	95616	✓	
041-190-003-000	TREVOR J & LISA D MILLS	39632	PRIMROSE PL	DAVIS, CA	95616		
041-190-004-000	SMITH LEONARD F & MELANIA M & SMITH FAM TRUST	39614	PRIMROSE PL	DAVIS, CA	95616		
041-190-005-000	CHEN TSE LIN & LICHUAN WU & CHEN REV TRUST	39604	PRIMROSE PL	DAVIS, CA	95616		

APN	OWNER NAME	ADDRESS	STREET	CITY	ZIP	PROTEST	INVALID
041-190-006-000	CHUANG FAMILY TRUST	39605	PRIMROSE PL	DAVIS, CA	95616	✓	
041-190-007-000	RUBEN A & SHIRLEY M PAZ	39609	PRIMROSE PL	DAVIS, CA	95616	✓	
041-190-008-000	RUMSEY THOMAS R & GILLIAN & RUMSEY REV TRUST	39623	PRIMROSE PL	DAVIS, CA	95616		
041-190-009-000	FARHAD & LINDA LEE ASSADIAN	39645	PRIMROSE PL	DAVIS, CA	95616		
041-190-010-000	GORDON 2001 REV TRUST	24360	FAIRWAY DR	DAVIS, CA	95616		
041-190-012-000	YUTAKA & SAKAYE NISHIKAWA	24375	FAIRWAY DR	DAVIS, CA	95616	✓	
041-190-013-000	MICHAEL & ZEGGAY EDEN YACOB	24347	FAIRWAY DR/243	DAVIS, CA	95616		
041-190-014-000	LECOUTEUR 2008 TRUST	24319	FAIRWAY DR	DAVIS, CA	95616		
041-220-002-000	MELISSA A & KINGSLEY ROBERT THORME	39302	GRANITE BAY PL	DAVIS, CA	95616		
041-220-003-000	CHRISTOPHER J & SARAH B ROCK	39307	GRANITE BAY PL	DAVIS, CA	95616	✓	
041-220-004-000	DAVID G & KATHY B GREENHALGH	39304	BLACKHAWK PL	DAVIS, CA	95616		
041-220-005-000	NOLAN WAH SUNG ZANE	39309	BLACKHAWK PL	DAVIS, CA	95616		
041-220-007-000	FAULKNER LIV TRUST	39306	SPYGLASS PL	DAVIS, CA	95616		✓
041-220-008-000	DICHTER FAM REV TRUST	39311	SPYGLASS PL	DAVIS, CA	95616		
041-220-009-000	RICHARD R & SANDRA I BLOHM	39339	SPYGLASS PL	DAVIS, CA	95616	✓	
041-220-010-000	ALAN E BROOKER	39334	SPYGLASS PL	DAVIS, CA	95616	✓	

APN	OWNER NAME	ADDRESS	STREET	CITY	ZIP	PROTEST	INVALID
041-220-011-000	THEON LIV TRUST	39337	BLACKHAWK PL	DAVIS, CA	95616	✓	
041-220-012-000	DEVEN B & HEEMA GOVINDJEE MERCHANT	39332	BLACKHAWK PL	DAVIS, CA	95616		
041-220-013-000	VOGT FAM TRUST	39335	GRANITE BAY PL	DAVIS, CA	95616	✓	
041-220-014-000	PHILIP H KASS	39330	GRANITE BAY PL	DAVIS, CA	95616		
041-220-016-000	CARLOS & JACQUELINE CASTANON	39370	BLACKHAWK PL	DAVIS, CA	95616		
041-220-017-000	MICHAEL KOU YING HSIEH	39375	BLACKHAWK PL	DAVIS, CA	95616		
041-220-018-000	BLAKE G & ROSANNA J VANN	39372	SPYGLASS PL	DAVIS, CA	95616		
041-220-019-000	LEFLER FAM TRUST	39377	SPYGLASS PL	DAVIS, CA	95616	✓	
041-220-021-000	KHUSH LIV TRUST	39399	BLACKHAWK PL	DAVIS, CA	95616		
041-220-022-000	BURNS 2004 REV TRUST	39396	BLACKHAWK PL	DAVIS, CA	95616		
041-220-023-000	KURT J & JUNE M SHULER	39428	BLACKHAWK PL	DAVIS, CA	95616	✓	
041-220-024-000	CALLINAN LIV TRUST	39423	BLACKHAWK PL	DAVIS, CA	95616		
041-220-025-000	DE VAULT FAM REV TRUST	39431	BLACKHAWK PL	DAVIS, CA	95616	✓	
041-220-026-000	CAMMAROSANO TRUST	39442	BLACKHAWK PL	DAVIS, CA	95616		
041-220-029-000	CHANG FAM TRUST	39398	SPYGLASS PL	DAVIS, CA	95616		
041-220-030-000	SHABESTARI FAM REV TRUST	39430	SPYGLASS PL	DAVIS, CA	95616		

APN	OWNER NAME	ADDRESS	STREET	CITY	ZIP	PROTEST	INVALID
041-220-031-000	MICHAEL D & JANET L RUSHTON	39444	SPYGLASS PL	DAVIS, CA	95616		
041-220-032-000	PRESTON & BEVERLEY F JAMES	39433	SPYGLASS PL	DAVIS, CA	95616		
041-220-033-000	JEFFREY L & KIMBERLEY MILLER	39425	SPYGLASS PL	DAVIS, CA	95616		
041-220-034-000	KATHLEEN M KEESHEN	39401	SPYGLASS PL	DAVIS, CA	95616	✓	
041-220-035-000	PRESTON & BEVERLEY JAMES	39446	SPANISH BAY PL	DAVIS, CA	95616		
041-220-036-000	KNAPP & VILLALOBOS REV TRUST	39432	SPANISH BAY PL	DAVIS, CA	95616		
041-220-037-000	THOMAS ALBERT & GINGER ELIZABETH HAHN	39400	SPANISH BAY PL	DAVIS, CA	95616	✓	
041-220-038-000	WILLIAM J & KANTER ROBERTA LEVINE	39374	SPANISH BAY PL	DAVIS, CA	95616	✓	
041-220-039-000	MCHOLLAND TRUST	39336	SPANISH BAY PL	DAVIS, CA	95616		
041-220-040-000	ROBERT & TAMMI L SALAZAR	39308	SPANISH BAY PL	DAVIS, CA	95616	✓	
041-220-041-000	BRUCE MACVEAGH THOMPSON	39313	SPANISH BAY PL	DAVIS, CA	95616	✓	
041-220-042-000	HALLE TRUST	39341	SPANISH BAY PL	DAVIS, CA	95616		
041-220-043-000	KULKARNI LIVING TRUST	39371	SPANISH BAY PL	DAVIS, CA	95616		
041-220-044-000	THOMAS R & ILAGAN-THOMAS GINNA BRUCE	39397	SPANISH BAY PL	DAVIS, CA	95616	✓	
041-220-045-000	BELL & KATZ-BELL 2011 TRUST	39427	SPANISH BAY PL	DAVIS, CA	95616		
			(48 is majority)		<b>TOTALS</b>	46	1