

North Davis Meadows
County Service Area #10 Advisory Committee
Meeting Minutes
July 31, 2018

Meeting Participants:

North Davis Meadows Advisory Committee Members - Kathy Greenhalgh (Chair), Tom Stevenson, and Francisca Johnson

County Staff - Supervisor Don Saylor, County Administrator Patrick Blacklock, Tara Thronson, Jessica Jones, Elisa Sabatini and Beth Gabor.

1. **Call to Order** - The meeting was called to order by Kathy Greenhalgh at 6:40pm.
2. **Introductions** - The County Team and Advisory Committee were introduced. Kathy thanked Francisca Johnson for volunteering to serve on the North Davis Meadows (NDM) County Service Area (CSA) Advisory Committee.
3. **Approval of Agenda** - Tom moved that the agenda for the meeting be approved. The motion passed unanimously.
4. **Public Comment** - There was no Public Comment.
5. **Approval of February 1, 2018 Meeting Minutes** - Tom moved that the minutes from 2/1/18 be approved. The motion passed unanimously.
6. **Update from the Office of Yolo County Supervisor Don Saylor**
 - CSA meeting purpose – update neighbors on actions since the May 3rd community meeting.
 - At the 5/3/18 meeting, Patrick Blacklock recommended an evaluation be conducted of the alternatives to the Water Connection Project that some members of the community have expressed an interest in.
 - The cost for this evaluation was not billed to North Davis Meadows, as it was felt that the information has countywide significance.
 - Supervisor Saylor met with a subset of neighbors with a variety of perspectives four times to discuss an array of topics related to the water project.
 - This group met with the City of Davis Public Works and the City of Davis Fire Marshal and secured support for a reduced fire flow standard in NDM. NDM homes have sprinklers and therefore can have a lower fire flow standard than the City of Davis citywide standard. This change will likely reduce the overall project costs.
 - This group provided input to an early draft of the evaluation of the current water project and two alternatives and reviewed a breakdown of costs expended to date for the water consolidation project.

- Supervisor Saylor noted that a viable solution with substantive and effective agreement among neighbors would be needed to change course and repeal and replace the existing Prop 218.

7. **Water Project**

- An executive summary of the “Evaluation of Water System Options” report was provided for attendees.
- The full “Evaluation of Water System Options” report was shared with neighbors by email and on the NDM website prior to the meeting.
- Elisa Sabatini, Manager of Yolo County Natural Resources, presented an overview of the report. Highlights include:
 - The risk assessments in the report are based on the likelihood that future intervention by the CSA will be necessary to address the risks.
 - The only project reviewed that has a firm cost estimate is the Full Consolidation Project.
 - The Deep Well option is the one fraught with the most uncertainty. Wells can be good initially and then have to be taken offline for not meeting water quality standards.
 - Elisa noted that the portion of the well project that is directly related to drinking water (not fire flow) is eligible for low-interest State funding. However, being eligible doesn’t equal approval.
 - There is no reference to the new Point of Use (POU) regulations as a temporary measure. However, the bigger question is whether the NDM community would qualify, and continue to qualify every three years when renewing the permit. POU is not just looking at city consolidation or a dual use project, but making sure that every treatment option has been evaluated.
 - Individual ag wells or community ag wells could be used for irrigation, if the community chooses to explore this option.
- The reengineering for fire suppression will cost \$22,000, but is expected to save \$150,000 to \$300,000. The benefit is to the CSA, so it would be a CSA cost.
- Patrick Blacklock, County Administrative Officer:
 - The staff recommendation continues to be that consolidation with the City of Davis is the best option for the long term.
 - The willingness of NDM neighbors to accept "ifs" is much greater than the County's.
 - The neighborhood could form their own level of government, either by forming a Community Service District, a Home Owner's Association or a private Municipal Water Company.
 - The CSA could use one of the above mechanisms to pursue another option for irrigation water during or following the City consolidation project for drinking water and fire protection.
 - If there is litigation, the costs incurred by the County on NDM CSA-related matters will be charged to the NDM CSA.
- Don Saylor, Yolo County Supervisor, District 2:
 - Supervisor Saylor said that he doesn’t see a viable long-term alternative to the approved project.

- Discussion - A number of questions and comments with varying viewpoints were offered by neighbors.

8. **Adjournment**

The meeting was adjourned at 8:40 by Kathy Greenhalgh.

Actions:

- Kathy Greenhalgh will work with County staff to set up regular CSA meetings to discuss the status of the water project and other CSA matters. Those meeting dates will be posted on the website (www.YoloCounty.org/North-Davis-Meadows).
- Supervisor Saylor's office will seek additional information on City of Davis and UC Davis wells, and will post on the NDM website.
- The County will post information regarding requirements for individual agriculture wells on the NDM website.
- The County will explore the request from some members of the community about the process, cost and timeline for a Proposition 218 for the neighborhood to fund an exploratory well(s) through the CSA.
- Supervisor Saylor stated he is willing to attend a meeting with the key informants identified by NDM residents to hear perspectives about the viability and cost-effectiveness of deep wells.
- The County will update the Assessment Report to correct the narrative reference identified during the July 31, 2018 meeting.

Minutes submitted by Kathy Greenhalgh.