

Willowbank County Service Area (WCSA) Advisory Committee

Draft Minutes of the Meeting Held March 15th, 2022

Meeting conducted via Zoom, Hosted by Anne Todgham

1.	Call to Order: Committee Chair Woods called the meeting to order at 7:00 PM
	Committee Members Present: Liz McCapes, Anne Todgham, John Lindsey, Artie Lawyer, Brian Morrissey, and Olin Woods. <i>One vacant position (Oakside)</i>
	Note taker: Anne Todgham
2.	Invited Guests: Deputy Supervisor Sheila Allen, Supervisor Provenza; Residents: 13
3.	Consistent with New Legislation, Chair Woods recommends Adoption of the following language “The WCSA Advisory Committee authorizes remote (teleconference/videoconference) meetings by finding, per Assembly Bill 361, that local officials continue to recommend measures to promote social distancing as a result of the COVID-19 pandemic.” Attachments with the Agenda from County Health officials Motion to adopt the language outlined above MSP (Lawyer, McCapes) Unanimously approved
4.	Approval of the January 18, 2022, WCSA Meeting Minutes: Woods Revision: Covid Meeting Provision has been moved to Item #3 to align with the January 18 th Agenda. Minutes as provided had it under #1. Motion to approve minutes. MSP (Morrissey, Lindsey) Motion passed unanimously
5.	Public Comments: Kathleen Rockwell: Request for assistance with repaving Old Willowbank streets. Provenza: Willowbank Neighborhood has been asked to be added to the Public Works list by Supervisor Provenza. Has a meeting coming up with Public Works about streets and he will revisit this issue with them. Woods: Would it be possible for the Committee to get some feedback on the road repair issue at the May 17 th WCSA meeting? Provenza confirmed that he and/or Sheila Allen could do this.
6.	Yolo County Report: District 4 Supervisor Jim Provenza Introduced Sheila Allen, the new District 4 Deputy Supervisor to replace Rich Reed. Jim Provenza and Sheila Allen have been working together for the last 15 years, first meeting when they both were on the Davis School Board. Since then she came to work with Provenza as an Assistant Deputy and was assigned to Senior Issues. She was then appointed as the Executive Director of the Healthy Aging Alliance, which was founded following a forum Provenza and Allen organized. Sheila Allen has been recognized around the region as a leader on senior issues, especially during the pandemic. Sheila Allen has a PhD in Nursing. Ms. Allen spoke about her excitement to be working in this new role with the County. Has a long history with the County and will bring her experiences with the Public Health Department and older adult populations. Looking forward to learning new issues relevant to WCSA.

	<p>Provenza continued: there is a joint grant request from East Davis County Fire Protection District (EDCFPD) and Yolo County Office of Emergency Services – Mitigation of fire risk along the North Fork of Putah Creek. Yolo County and City of Davis are well on their way to resolving issues of responsibility and approach to reducing fire risk to residents living along the creek. The grant would allow everyone to get back to baseline on fire protection in the area and immediately reduce the risk of fire. Also sets up guidelines for how to move into the future with the City of Davis being responsible for the vegetation management, with assistance by the County. Grant is for “nature-friendly” maintenance, respecting flora and fauna along the creek. Funding for education as well for residents and their role in fire mitigation approaches. Expect to hear in May for final approval by FEMA. State is supporting the request.</p> <p>Some of the rural fire districts in the area have had financial troubles and the County asked LAFCO to look into consolidating districts for better use of funding. EDCFPD has a healthy reserve fund and doesn’t feel like it needs to be consolidated with other fire districts. EDCFPD is asking to not be consolidated and this has been communicated to LAFCO.</p> <p>The Yolo County budget workshops happened today. The economy overall is healthy and Yolo County is doing well financially. The County is keeping an eye on inflation and housing prices. Building costs (i.e. Capital expenses) are extremely high at the moment. The County is planning and budgeting for these increased costs.</p> <p><i>Committee Comments</i> Lawyer: Brought up that people are concerned that the fire mitigation approach might not be inclusive of all concerns of the home owners along Putah Creek.</p> <p>Woods: Mentioned that he understands that some home owners bordering Putah Creek feel that in-person meetings are a better venue than Zoom to address community concerns about fire safety. He further said that he is hearing the beginnings of some discussions among County boards and advisory committees about resuming in-person meetings.</p> <p><i>Public Comments:</i> No Comments</p>
<p>7.</p>	<p>Welcome to New Deputy Supervisor Sheila Allen: Woods</p> <p>Woods mentioned how pleased he, the Advisory Committee members, and residents are that Sheila Allen is the new Deputy Supervisor . All of us look forward to working with her as well as helping Ms. Allen to get to know our neighborhood. The Committee has had an excellent relationship with former Deputy Supervisor Rich Reed and looks forward to continuing the same excellent relationship with Ms. Allen. Woods asked Committee member Liz McCapes to send Deputy Supervisor Allen Old Willowbank historical information that McCapes has compiled. McCapes said she would be happy to do so; Ms. Allen said she looks forward to receiving the information.</p>
<p>8.</p>	<p>Water Rate Subcommittee Update: Woods</p> <p>The process of seeking lower water rates is in Supervisor Provenza’s hands and is progressing apace. Former Advisory Committee member Kent Calfee will continue to provide support to the Advisory Committee as needed.</p>
<p>9.</p>	<p>Permissible Activities and Restrictions re. Agricultural Lands Adjacent to WCSA Neighborhood: Lindsey & Eisele</p>

Woods: Possible sale of one of the properties on Montgomery Ave. will be discussed by Lindsey and then by WCSA resident Pam Eisele.

Lindsey: Outlined the different uses in the County Planning Code for properties in the A-N zone. The "horse ranch" will be going up for sale at the end of March. Wanted to bring the WCSA up to speed on what could happen with the sale, depending on what the new buyer wants to do with the property. Provided a document for the process of what would happen if there was a modification of the use, based on County Zoning codes, with specific reference to Special Events Facilities and an Equestrian Facility.

Committee Comments

Lawyer: Clarifying that we are only discussing potential concerns of modification of use rather than knowing for certain that changes are in progress.

Lindsey: There seem to be investors interested in the property and so wanted us to all be aware of what could happen, depending on who purchases the property and their intent for use.

Public Comments

Resident: If they do anticipate doing something, would there be permits that would have to go through the County that we would be aware of?

Lindsey: If someone came in and changed the use of the property, a Special Use Permit would need to be processed. It is not clear exactly how the Public would be engaged but there needs to be a public hearing and it is long process.

Resident: Question about the number of horses for it to move to Special Permit Use. Is it 15 horses or 15 horses that are being boarded in addition to their own horses? Commenting that currently the barn can only house a small number of horses and so if it was changed to an equestrian Center, it would be a dramatic change and the new owners would need to build more barns to house the horses.

Resident: Question about the two parcels on which there are no structures and what is happening with those?

Lindsey: Horse property is the only property that is currently up for sale. The two referenced parcels are not up for sale. A fourth property, with a home and ancillary structures, is located to the west of the others, and likewise is not for sale.

Eisele: Will delineate what changes to the properties south of Montgomery might mean for properties in the WCSA

Concern 1: Traffic (volume & speed of traffic). Will compound existing increases in traffic and impede ingress/egress into driveways on Montgomery, threats to pedestrians because no sidewalks, danger to neighborhood pets and wildlife.

Concern 2: Noise pollution from animals, events, traffic, large number of people.

Concern 3: Air pollution from livestock, autos and dust

Concern 4: Flies are increased with increased livestock

Concern 5: Light pollution from events and other activities affecting dark sky.

Concern 6: Parking along Montgomery since no room for parking along the south side. North side properties already have limited parking.

Concern 7: Personal safety issues with bringing more of Public into our neighborhood.

Concern 8: Fire hazard from cigarette butts and fireworks.

Concern 9: Litter and waste dumping.

Concern 10. Water run-off and potential flooding.

Committee Comments

Lawyer: Are there suggestions or things we should do as a committee to voice concerns?

	<p>Lindsey: Don't know what we can do because we don't know what is going to happen. Be alert right now and aware of the issues that could develop. Lindsey will be sure to share anything he learns with the community.</p>
10	<p>WCSA 2021-22 Finance Report: Woods</p> <p>The County Finance Department has nothing new to report re. WCSA finances this quarter. Current Balance: \$10,670. Per our CSA Liaison, delays in getting new reports from Finance are likely due to COVID-related changes in priorities.</p>
11	<p>Mace Fix Status Report: McCapes</p> <p>McCapes: Many of the improvements that are being proposed are positive. What is being proposed can be found here: http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/2022/2022-03-15/06-Mace-Blvd-Conceptual-Re-Design-CIP-8257.pdf</p> <p>Phase 1a: Two full width traffic lanes between Cowell Blvd. and N El Macero Dr. in both the northbound and southbound directions, Two northbound travel lanes between San Marino Ave and N. El Macero Dr., Reconfiguration of the islands at San Marino Ave, more accessible on street parking on the west side of Mace Blvd</p> <p>Phase 1b: Pilot project to add metering signal lights at Tremont Rd and Mace Blvd. (and 30 days later at Montgomery Ave. and Mace Blvd).</p> <p>Phase 2: Possible additional right hand turn lane northbound at Mace and Cowell.</p> <p>Provenza indicated there was a Davis City Council meeting currently ongoing at the same time as our WCSA meeting and so would need to excuse himself to hear what is discussed and decided.</p> <p><i>Provenza leaves the WCSA meeting. See Provenza summary at the end of this Item.</i></p> <p>Allen: Woods will be provided an update by Allen as soon as it is available</p> <p><i>Committee Comments</i> Lawyer: Are there any changes since the last meeting a month ago. McCapes & Allen: No major changes.</p> <p>Provenza: Returned at the end of the WCSA meeting after the conclusion of the City Council's vote on the Mace Redesign. Shared that the Mace Redesign passed unanimously. Will present details at the next WCSA meeting in May.</p>
12	<p>Aphid Murder: Woods</p> <p>Woods: Annual report with the sticky mess with hackberry trees and the aphids that live on the leaves. Advised residents of the most economical way to obtain the systemic product, imidacloprid, which is effective in eliminating the aphids without imperiling the bee population. Smart tip of the month: The product can be purchased at Ace (Tree & Shrub Protect & Feed), Redwood Barn (similar product) or on Amazon (imidacloprid in concentrated form). Bob Brewer will not have the product available like he has in the past. How to apply: Add to water and flood the tree trunk base, per directions. Suggested time to apply: last week of March/first week of April.</p>
13	<p>WCSA Advisory Committee Member Comments.</p> <p>Morrissey: No comments</p>

	<p>Lindsey: No comments Todgham: No comments</p> <p>Lawyer: Question about the properties south of the four properties that are south of Montgomery Ave. Question about zoning there since Solano County and whether their zoning bylaws are different from Yolo County in terms of development. Allen: Good communication and relationship between Yolo and Solano Counties but will ask Provenza about his thoughts about potential for development. Woods: Suggestion to talk to Christine Crawford with Yolo LAFCO.</p> <p>McCapes: No comments</p> <p>Woods: Some individuals have expressed concerns about the North Putah Creek Vegetation Plan, and expressed the view that an in-person session may provide a more effective forum for such a presentation. Woods commented that this raises the subject of whether or not Committee members are comfortable going back to in-person WCSA meetings. Committee was mostly supportive of in-person, with a number of those in support of in-person meetings discussing how best to hold a hybrid meeting. Asked the Public whether they were comfortable going back to in-person sessions? One resident replied that as long as safety precautions allow, participation will be higher in person. Also, Zoom is a challenging platform for many of our community members.</p> <p>Based on his perception that there was a majority of the Committee in support of in-person, Woods asked for Ms. Allen’s assistance with Davis Joint Unified School District in getting its agreement to allow the WCSA to resume use the Montgomery Elementary School Multipurpose Room five times per year under the conditions set out in the previous agreement with DJUSD. Ms. Allen was agreeable to assisting with this effort.</p>
14	<p>Adjournment (8:42pm) to the Next Regularly Scheduled WCSA Advisory Committee Meeting: Tuesday May 17th, 2022.</p>