

**AGENDA
FIFTH SUPERVISORIAL DISTRICT
LOCKE COMMUNITY MEETING
JEAN HARVIE COMMUNITY CENTER
14273 RIVER ROAD
WALNUT GROVE, CA 95690**

TUESDAY

APRIL 29, 2025

6:00 PM

FIFTH SUPERVISORIAL DISTRICT

PUBLIC COMMENT PROCEDURES

The County fosters public engagement and encourages public participation, civility and use of courteous language. The County does not condone the use of profanity, vulgar language, gestures or other inappropriate behavior including personal attacks or threats directed towards any participant. To make a comment at the community meeting, speakers will be provided with a speaker request form to complete and submit to County staff. Speakers will be invited individually to make a comment.

Written Comment

- Send an email comment to pathume@saccounty.gov.
- Mail a comment to Supervisor Patrick Hume, District 5, at 700 H Street, Suite 2450, Sacramento, CA 95814.

ACCOMMODATIONS

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or other needs are available. Please contact the Clerk of the Board by telephone at (916) 874-5411 and CA Relay Services 711 (for the hearing impaired) or Boardclerk@saccounty.gov prior to the meeting for accommodation requests.

1. Welcome
 - Introduction
 - Background And Current Governance Issues
2. Presentation Of County Recommendations For Alternative Governance Structures
3. Public Comment
4. Summary Of Process Forward

LOCKE COMMUNITY MEETING

Tuesday, April 29, 2025
6:00 pm – 7:30 pm

Jean Harvie Community Center
14273 River Road, Walnut Grove, CA 95690

BACKGROUND

- To address ongoing challenges faced by Town of Locke residents and the Locke Management Association (LMA), Supervisor Hume and County staff hosted a community meeting on October 28, 2024, at the Jean Harvie Community Center. During the meeting, the County outlined potential alternative governance structures and facilitated an open discussion to gather input and explore other possible solutions.
- County staff have had brainstorming sessions to explore potential solutions based on the feedback received from the community.
- Today's meeting will present these proposed solutions and outline next steps.

MEETING FOLLOW-UP

During the October 28, 2024, community meeting, attendees raised the following topics for discussion:

- Challenges with assessment collection/long-term sustainability of the LMA budget
- Legal issues related to assessment collection
- Differing needs between residential and commercial stakeholders
- Structure of the current LMA Board and associated reporting requirements
- Proposed amendments to the LMA bylaws and Covenants, Conditions, and Restrictions (CC&Rs)
- Funding options for maintenance and improvements to commercial property areas
- Opportunities for County assistance

RECOMMENDED SOLUTIONS

With support from the County, the LMA should consider the following activities to strengthen the Town of Locke:

1. Amend LMA Bylaws and CC&Rs
2. Transfer identified LMA properties and maintenance responsibilities to the County

RECOMMENDED SOLUTIONS

1. Amend LMA Bylaws and CC&Rs

- Revise the organization's name for consistency in all governing documents (Bylaws, CC&Rs, Articles of Incorporation)
- Update LMA bylaws to reflect changes in board composition
- Modify the homeowners' association (HOA) membership to include only residential properties
- Amend CC&Rs to reflect HOA modification excluding commercial properties

RECOMMENDED SOLUTIONS

2. Transfer identified LMA properties and maintenance responsibilities to the County

The LMA currently owns **9** properties. By transferring ownership of the properties listed here, the County would assume responsibility for their maintenance.

- Restroom service and trash removal for 69A
- Maintenance for 69A parking lot, 70, 71, 74
- Herbicide application for 70, 71, 73, 74

Total estimated County cost: \$35,000

** County to absorb associated costs.*

LMA Retained Parcels	
#	Description
16	Land/Storage
69 B	Land
72	Locke Memorial Park
County Proposed Parcels	
69 A	Bathroom/Paved Parking
70	Parklet
71	Undeveloped/Grass
73	Undeveloped/Dirt
74	Parklet
75	Gravel Parking
76	Paved Parking

RECOMMENDED SOLUTIONS

Step 1: Lot 69 – Parcel Split

The LMA would retain the majority of lot 69 and convey the bathrooms and parking of 69 to the County.

Total estimated County cost: \$15,000

** County to absorb associated costs.*

Step 2: Transfer properties to County

The LMA would convey ownership of lots 69A, 70, 71, 73, 74, 75, 76 to the County.

Total estimated County cost: \$15,000

** County to absorb associated costs.*



QUESTIONS & ANSWERS