

Solano Local Agency Formation Commission

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Staff Report

DATE: March 21, 2016

TO: Local Agency Formation Commission

FROM: Elliot Mulberg, Executive Officer

Michelle McIntyre, Analyst

SUBJECT: Rural North Vacaville Water District Sphere of Influence Update

RECOMMENDATION:

Staff recommends the Commission:

- 1) Approve the attached resolution for the Sphere of Influence Update for the Rural North Vacaville Water District (RNVWD).
- 2) Review and consider the Notice of Exemption filed by RNVWD as adequate pursuant to the California Quality Environmental Quality Act (CEQA).

PROPOSAL SUMMARY:

The Rural North Vacaville Water District (RNVWD) has submitted a request by agency resolution to update their existing sphere of influence (SOI) to include parcels that are currently receiving water for fire hydrants only. The update would expand the District's existing SOI which is coterminous with their boundary. The District has demonstrated ample water supply for those in their existing boundaries and those receiving water for fire hydrants. The RNVWD has additional capacity to be able to serve future customers.

DISCUSSION:

On January 14, 2014, the RNVWD Board approved Resolution 2014-20 requesting LAFCO initiate a Sphere of Influence Update and subsequently submitted an application to LAFCO. However, before LAFCO can update an agency's SOI, LAFCO is required to conduct a municipal service review (MSR). Through the MSR, LAFCO is able to collect data and provide some analysis of service provision by each city and special district within LAFCO's legislative authority.

In February 2015 the Commission approved a MSR for the RNVWD and made several determinations including:

- The District currently serves a population of approximately 1500 persons.
- The District is able to meet the service demands of its customers.
- The District was in the process of updating its rates to meet increasing expenses.
- The District had a financial reserve policy to cover shortfalls.

Furthermore, the Commission recommended the District develop a Capital Improvement Plan to integrate SCADA and generator replacements, arsenic treatment, meter replacement every 3-5 years, and provide for a replacement plan or reserves for replacing fire hydrants.

Upon adoption of the MSR, the Commission has sufficient information to establish or update an agency's sphere of influence. A sphere of influence (SOI) is defined as a plan for the probable physical boundaries and service area of an agency. LAFCOs are legislatively mandated to develop and, as necessary, review and update SOIs for all cities and special districts under their legislative authority every five years. The Commission is also required to enact policies designed to promote the logical and orderly development of areas within the sphere (G.C. §56425).

According to the Commission's Sphere of Influence Policy, the SOI of an agency shall be used by the Commission as one of several factors for its changes of organization/reorganization decisions. The Commission's SOI Policy states that not all lands within a SOI will be eventually annexed; however, before the Commission will consider an annexation proposal, the area must first be within an agency's SOI and the SOI must have been adopted within the last 5 years.

RNVWD serves an unincorporated area north of the City of Vacaville. The District's service area is comprised of the areas along Cantelow Road, English Hills, Gibson Canyon, and Steiger Hill. RNVWD is a community water system that runs on two wells drilled to a depth of 1,400 feet, each having a capacity of 500 gallons per minute. Well 2 has been placed on emergency standby, as the average arsenic concentration has been consistently above the State's mandated limits. Well 1 remains the only source for reliable production. The water system also includes two 300,000 gallon tanks with two booster pumps each that pump 250 gallons per minute.

As noted, RNVWD has one active groundwater source (Well 1) and one emergency standby groundwater source (Well 2). Both wells are located at the end of Buena Vista Lane, approximately 1,000 feet apart. Hydro-geologically, the wells are located in the Solano subbasin of the Sacramento County Valley groundwater basin.

RNVWD's water distribution system was constructed to support a maximum of 533 water service connections. RNVWD currently serves 394 customers with active water connections; the remaining connections are not active, but have been allocated. Some of the property owners who own property within the District's boundary with active connections purchased additional "supplemental connections" or water rights. To date, there are 101 supplemental connections. The remaining 38 connections fall within the category of reservations. Some customers were allowed to reserve connections to be paid at a later time. At the end of February 2016, the 38 reservations are set to expire and will be returned to the District.

Existing District Boundary:

The District's current boundary, (as shown in exhibit A) includes those customers who have active water connections. They receive both domestic water and water for fire hydrants. Those parcels are considered to be located within Zone 1. The Fire Protection Zone or Zone 2 includes those customers who only receive water for fire hydrants. The District is proposing to include in their SOI those customers who are within Zone 2,, shown on Exhibit A in red.

Proposed SOI:

The Districts proposed SOI, includes all of the Fire Protection Zone or Zone 2. The District's proposed SOI is limited to those parcels in Zone 2 because the District potential service area is limited by their existing infrastructure. Additionally, the parcels within the proposed SOI are presently receiving services from the District. While there are 231 parcels in Zone 2, the District can only serve an additional 139 connections.. Therefore not every parcel located within the District's proposed sphere will be able to annex to the District. Location within the District's SOI does not guarantee eligibility for annexation, it is one of several factors the Commission must consider in its decision making process.

In order for new customers to receive services from the District, specific conditions must be met including compliance with Solano County land use policies. Some of these conditions include:

- The property must be located within the District's immediate vicinity due to infrastructure constraints.
- They must purchase a connection and as previously stated there remain 139 available connections.
- If the property is located outside the District's boundary, they must also request annexation to the District.

ANALYSIS:

GC §56425 Written Determinations:

Pursuant to G.C. §56425, the Commission must make written determinations on the five factors below when establishing or updating a proposed sphere:

1. The present and planned land uses in the area, including agricultural and open space lands.

Exhibit A shows the present boundaries of the District as well as the proposed SOI. The District's boundary and proposed SOI, is adjacent to the City of Vacaville. The District is located immediately northeast of the City's boundary and sphere of influence. The RNVWD's proposed SOI does not extend to the City of Vacaville's Planned SOI nor does it extend to the City's voter approved urban growth boundary. However, the District's existing boundary and planned SOI was included as part of the City's General Plan planning area.

The District's boundary and proposed SOI lies within the unincorporated portion of Solano County. According to the County General Plan's land use designation, the majority of the area within the RNVWD's boundary and proposed SOI is designated as rural residential. A portion of the southwesterly area and the northernmost areas of the District's boundary are designated as agricultural.

Exhibit B provides more detailed information regarding those parcels proposed for inclusion within the District's SOI. The majority of the parcels within the proposal area are currently developed with single family residences; however, many of the areas are not currently developed to the maximum density allowed by the County's General Plan. County Zoning in the District proposed SOI varies from Rural Residential 2.5 acres, Rural Residential 5 acres, and Ag 20. The total acreage for the proposed SOI is 1,440 acres of which approximately 1,066 acres are zoned rural residential and 374 agricultural.

2. The present and probable need for public facilities services in the area.

The District was formed in 1996 to address inadequate water sources in the area. Since District formation, LAFCO has received several annexation requests. The purposes of the annexation requests varied from needing to comply with the County's General Plan (as a result of parcel subdivision) to needing a more reliable source of potable water. In the near future it is likely that landowners may want to subdivide and need a reliable source of potable water.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The California Department of Public Health (CDPH) requires the RNVWD to have sufficient storage and source capacity to meet the Maximum Day Demand (MDD). According to CDPH, the MDD in 2012 was 0.494 million gallons. Total production capacity of Well 1 (active well) is approximately 0.648 million gallons per day (MGD). An additional emergency source capacity of 0.648 MGD can be supplied by Well 2. RNVWD has approximately 0.6 million gallons in storage capacity, which is greater than the MDD. The CDPH, in its published report, determined that RNVWD has sufficient water available to meet its MDD. While the data is from 2012, it should be noted that according to the California Department of Water Resources (DWR), 2012-2014 was one of California's driest consecutive years in terms of precipitation and the data collected by CDPH falls within this time frame. Given that the District has sufficient capacity even during drought years the District should have sufficient capacity in normal and dry years.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The RNVWD is bordered by the City of Vacaville to the south and the Allendale Census-Designated Place (CDP) to the north. As previously noted, the District's service area is not located within the City's planned SOI or the voter approved urban growth boundary and as such, there are no indications the City will be providing urban services to RNVWD service area.

Also as previously noted, the RNVWD's potential service areas are limited by their existing infrastructure and also by the number of connections the District is allowed. As a result, the RNVWD cannot extend services to the Allendale CDP.

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Disadvantaged Unincorporated Community (DUC) is defined as an inhabited territory (12 or more registered voters) where the area has an annual median household income that is less than 80 percent of the statewide annual median household income. Pursuant to the 2010 Census, the annual median household income was estimated at

\$81,398 for the zip code that includes all of the RNVWD and its proposed sphere. Since the state median household income is \$61,632 the District's zip code median household income exceeds 80 percent of the statewide median household income. Therefore the area within the boundary of the RNVWD and the sphere does not qualify as a DUC.

California Environmental Quality Act (CEQA):

SOI are projects subject to environmental review under CEQA. On January 14, 2014 the RNVWD Board approved Resolution 2014-20 requesting LAFCO initiate a Sphere of Influence Update. The District filed a Notice of Exemption on April 20, 2015. LAFCO staff subsequently noticed affected agencies on April 30, 2015. The statutes of limitations for Notices of Exemptions filed after 5 days of agency adoption is 180 days pursuant to G.C. 15112(c)(5) or October 27, 2015.

LAFCO serving as the responsible agency must accept a CEQA determination of the lead agency, the District, or assume lead agency responsibility. As LAFCO has not received any comments on the proposed SOI and the action is non-controversial, staff does not recommend assuming lead agency status. Staff is recommending the Commission review and consider the information contained within the Lead Agency's Notice of Exemption is adequate for the purpose of this application.

STAFF RECOMMENDATION:

Staff recommends the Commission 1) approve the proposed resolution to update the sphere of influence for the RNVWD. The sphere of influence of the RNVWD shall include those parcels shown in Exhibit A. In addition, staff recommends 2) the Commission, acting as a Responsible Agency pursuant to CEQA, certify that it has reviewed and considered the Notice of Exemption filed by the RNVWD.

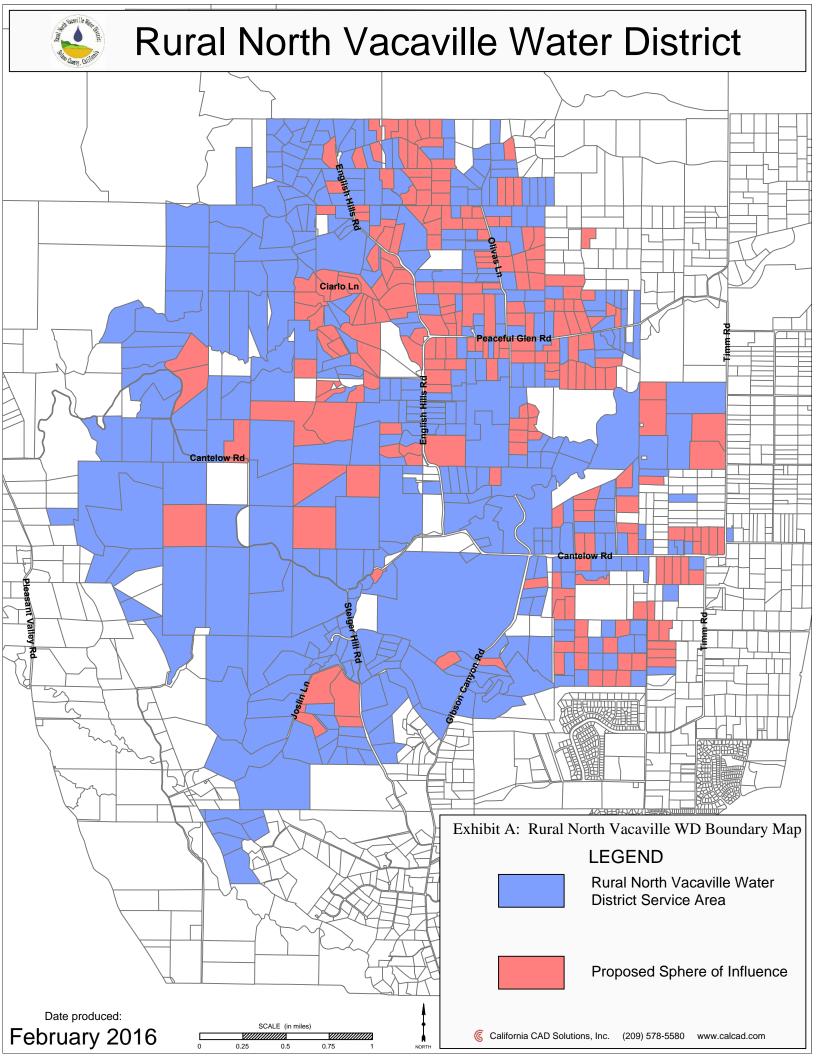
Attachments:

Exhibit A – Proposed SOI Exhibit

Exhibit B – Present/Planned Uses Exhibit

Exhibit C - Proposed Resolution

Exhibit D - Notice of Exemption



Notes

	AGENDA ITEM 6B Exhibit B Present/Planned Uses			
	APN	Acreage	Zoning	Current Use
1	0102090080	40	A20	Vacant
2	0102230050	19	A20	Existing Residence
3	0102230090	18.94	A20	Existing Residence
4	0102230100	19.9	RR5	Existing Residence
5	0104120340	5	RR5	Existing Residence
6	0104120450	5	RR5	Existing Residence
7	0104120460	5	RR5	Existing Residence
8	0104120510	5	RR5	Existing Residence
9	0104120560	5	RR5	Existing Residence
10	0104120570	5	RR5	Existing Residence
11	0104120580	5	RR5	Existing Residence
12	0104120590	5	RR5	Existing Residence
13	0104120600	5	RR5	Existing Residence
14	0104120610	5	RR5	Existing Residence
15	0104120720	5	RR5	Existing Residence
16	0104120730	5	RR5	Existing Residence
	0104120740	5	RR5	Existing Residence
18	0104120750	5	RR5	Existing Residence
19	0104120770	5	RR5	Existing Residence
20	0104120800	5	RR5	Existing Residence
21	0104120810	5	RR5	Existing Residence
22	0104120820	5	RR5	Existing Residence
23	0104120830	5	RR5	Existing Residence
24	0104120840	4.81	RR5	Existing Residence
25	0104120860	5	RR5	Existing Residence
	0104120880	5.97	RR5	Existing Residence
	0104150080	7.35	A20	Existing Residence
	0104150210	4.73	RR5	Existing Residence
	0104150360	3.90	RR5	Existing Residence
_	0104150410	5.32	RR5	Existing Residence
	0104150440	3.46	RR5	Existing Residence
_	0105010030	4	RR2.5	Existing Residence
_	0105010100	2.45	RR2.5	Existing Residence
	0105010110	2.44	RR2.5	Existing Residence
	0105010170	5	RR2.5	Existing Residence
	0105010360	6.81	RR5	Existing Residence
		4.93	RR5	Existing Residence
	0105010480	5.06	RR2.5	Existing Residence
	0105010490	6.0	RR2.5	Existing Residence
_	0105020020	4.65	RR2.5	Existing Residence
	0105020050	5.62	RR2.5	Existing Residence
	0105020090	2.67	RR2.5	Existing Residence
_	0105020130	2.38	RR2.5	Existing Residence
	0105020140	2.38	RR2.5	Existing Residence
	0105020150	2.38	RR2.5	Existing Residence
	0105020170	5	RR2.5	Existing Residence
		2.37	RR2.5	Existing Residence
	0105020240	2.74	RR2.5	Existing Residence
	0105020250	2.63	RR2.5	Existing Residence
		3.15	RR2.5	Existing Residence
51	0105020330	2.5	RR2.5	Existing Residence

52	0105020360	5	RR2.5	Existing Residence
	0105020370	5	RR5	Existing Residence
54	0105020380	5.35	RR5	Existing Residence
55	0105020460	7.44	RR5	Existing Residence
56	0105020470	5	RR2.5	Existing Residence
57	0105020480	5	RR2.5	Existing Residence
58	0105020490	5	RR5	Existing Residence
59	0105020500	5.86	RR5	Existing Residence
60	0105020510	5	RR5	Existing Residence
61	0105020530	5	RR5	Existing Residence
62	0105020540	4.99	RR5	Existing Residence
63	0105020550	4.99	RR5	Existing Residence
64	0105020570	4.69	RR5	Existing Residence
65	0105020610	3.99	RR5	Vacant
66	0105020620	4.93	RR5	Vacant
67	0105020630	6.87	RR5	Existing Residence
68	0105020640	4.71	RR5	Existing Residence
69	0105020660	5	RR2.5	Existing Residence
70	0105020730	7.55	RR2.5	Existing Residence
71	0105030090	5	RR2.5	Existing Residence
72	0105030350	9.67	RR2.5	Existing Residence
73	0105030810	5.02	RR2.5	Existing Residence
74	0105040080	15.63	A20	Vacant
75	0105040090	9.82	A20	Vacant
76	0105040200	5	RR5	Existing Residence
77	0105040210	5	RR5	Existing Residence
78	0105040220	5.02	RR5	Vacant
79	0105040260	5.05	RR5	Existing Residence
80	0105040410	5.3	RR5	Existing Residence
81	0105040420	5.0	RR5	Existing Residence
82	0105040460	5.13	RR5	Existing Residence
83	0105040470	5.87	A20	Existing Residence
84	0105040630	8.96	RR5	Vacant
85	0105040660	5.52	RR5	Existing Residence
86	0105040670	7.87	RR5	Existing Residence
87	0105040680	6.61	RR5	Existing Residence
88	0105040690	5	RR5	Existing Residence
89	0105040700	5	RR5	Existing Residence
	0105040720	5.21	RR5	Vacant
	0105040730	6.28	RR5	Existing Residence
_	0105040740	5.28	RR5	Existing Residence
	0105050080	9.51	RR2.5	Existing Residence
	0105050090	2.56	RR2.5	Existing Residence
	0105050100	2.57	RR2.5	Existing Residence
_	0105050110	3.34	RR2.5	Existing Residence
	0105050130	9.97	RR2.5	Existing Residence
	0105050180	2.27	RR2.5	Existing Residence
_	0105050190	2.27	RR2.5	Existing Residence
	0105050210	2.35	RR2.5	Existing Residence
	0105050230	2.35	RR2.5	Existing Residence
_	0105050240	2.19	RR2.5	Existing Residence
	0105050250	2.5	RR2.5	Existing Residence
	0105050280	5	RR2.5	Existing Residence
105	0105050340	3.07	RR2.5	Existing Residence

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169 0105110520 5	167 0105100050	23.01	RR5	Vacant
170 0105120020 5.92 RR5 Existing Residence 171 0105120040 8.3 RR5 Existing Residence 172 0105120200 5 RR5 Existing Residence 173 0105120210 5 RR5 Existing Residence 173 0105120210 5 RR5 Existing Residence 174 0105120220 5 RR5 Existing Residence 175 0105120240 5 RR5 Existing Residence 176 0105120310 4.93 RR5 Existing Residence 177 0105120330 4.85 RR5 Existing Residence 178 0105120360 4.63 RR5 Existing Residence 179 0105120400 4.69 RR5 Existing Residence 181 0105120100 4.69 RR5 Existing Residence 182 0105150180 2.5 RR2.5 Existing Residence 183 0105150180 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 185 0105150250 4.46 RR2.5 Existing Residence 185 0105150250 4.74 RR2.5 Existing Residence 187 0105150250 4.97 RR2.5 Existing Residence 188 0105160290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105180150 3.25 RR5 Existing Residence 190 0105180120 5.2 RR5.5 Existing Residence 191 0105180200 5.2 RR5.5 Existing Residence 192 0105180220 5 RR5 Existing Residence 193 0105180330 4.78 RR5 Existing Residence 195 0105180330 4.78 RR5 Existing Residence 195 0105180340 4.78 RR5 Existing Residence 196 0105180400 4.79 RR5 Existing Residence 197 0105180400 4.85 RR5 Existing Residence 198 0105180400 4.78 RR5 Existing Residence 198 0105180400 4.78 RR5 Existing Residence 199 0105180400 4.78 RR5 Existing Residence 199 0105180400 4.78 RR5 Existing Residence 199 0105180400 5 RR5 Existing Residence 200 0105180700 5 RR5 Existing Resid	168 0105100120	39.38	A20	Vacant
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173 0105120210 5 RR5 Existing Residence 174 0105120220 5 RR5 Existing Residence 175 0105120210 4.93 RR5 Existing Residence 176 0105120310 4.93 RR5 Existing Residence 177 0105120360 4.63 RR5 Existing Residence 179 0105120400 4.69 RR5 Vacant 180 0105140230 4 RR2.5 Existing Residence 181 0105150180 2.5 RR2.5 Existing Residence 182 0105150190 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 184 0105150250 4.46 RR2.5 Existing Residence 185 0105150250 4.97 RR2.5 Existing Residence 186 0105180250 4.97 RR2.5 Existing Residence	171 0105120040	8.3	RR5	Existing Residence
174 0105120220 5 RR5 Existing Residence 175 0105120240 5 RR5 Existing Residence 176 0105120310 4.93 RR5 Existing Residence 177 0105120330 4.85 RR5 Existing Residence 178 0105120300 4.63 RR5 Existing Residence 179 0105120400 4.69 RR5 Vacant 180 0105140230 4 RR2.5 Existing Residence 181 0105150180 2.5 RR2.5 Existing Residence 182 0105150190 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.43 RR2.5 Existing Residence 185 0105150260 4.74 RR2.5 Existing Residence 187 0105180260 4.97 RR2.5 Existing Residence 188 0105180030 3.25 RR5 Existing Residence <	172 0105120200	5	RR5	Existing Residence
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176 0105120310 4.93 RR5 Existing Residence 177 0105120330 4.85 RR5 Existing Residence 178 0105120360 4.63 RR5 Existing Residence 179 0105120400 4.69 RR5 Vacant 180 0105140230 4 RR2.5 Existing Residence 181 0105150180 2.5 RR2.5 Existing Residence 182 0105150190 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 185 0105150250 4.46 RR2.5 Existing Residence 186 0105150260 4.74 RR2.5 Existing Residence 187 0105180290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105180150 3.25 RR5 Existing Residence<	174 0105120220	5	RR5	Existing Residence
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178 0105120360 4.63 RR5 Existing Residence 179 0105120400 4.69 RR5 Vacant 180 0105140230 4 RR2.5 Existing Residence 181 0105150180 2.5 RR2.5 Existing Residence 182 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 184 0105150250 4.46 RR2.5 Existing Residence 185 0105150260 4.74 RR2.5 Existing Residence 186 0105150290 4.97 RR2.5 Existing Residence 187 0105150290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105180150 3.25 RR5 Existing Residence 190 0105180200 5.2 RR2.5 Existing Residence 191 0105180200 5.2 RR5 Existing Residence	176 0105120310	4.93	RR5	Existing Residence
179 0105120400 4.69 RR5 Vacant 180 0105140230 4 RR2.5 Existing Residence 181 0105150180 2.5 RR2.5 Existing Residence 182 0105150190 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 185 0105150250 4.46 RR2.5 Existing Residence 186 0105150260 4.74 RR2.5 Existing Residence 187 0105150290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105180150 3.25 RR5 Existing Residence 190 0105180200 5.2 RR2.5 Existing Residence 191 0105180220 5 RR5 Existing Residence 192 0105180330 4.78 RR5 Existing Residence <td>177 0105120330</td> <td>4.85</td> <td>RR5</td> <td>Existing Residence</td>	177 0105120330	4.85	RR5	Existing Residence
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181 0105150180 2.5 RR2.5 Existing Residence 182 0105150190 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 185 0105150250 4.46 RR2.5 Existing Residence 186 0105150260 4.74 RR2.5 Existing Residence 187 0105150290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105170170 5 RR5 Existing Residence 190 0105180150 3.25 RR2.5 Existing Residence 191 0105180200 5.2 RR2.5 Existing Residence 192 0105180300 4.78 RR5 Existing Residence 193 0105180330 4.78 RR5 Existing Residence 195 0105180370 4.85 RR5 Existi	179 0105120400	4.69	RR5	Vacant
182 0105150190 2.5 RR2.5 Existing Residence 183 0105150210 2.21 RR2.5 Existing Residence 184 0105150230 4.83 RR2.5 Existing Residence 185 0105150250 4.46 RR2.5 Existing Residence 186 0105150260 4.74 RR2.5 Existing Residence 187 0105150290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105170170 5 RR5 Existing Residence 190 0105180150 3.25 RR2.5 Existing Residence 191 0105180200 5.2 RR5 Existing Residence 192 0105180200 5. RR5 Existing Residence 193 0105180330 4.78 RR5 Existing Residence 194 0105180340 4.78 RR5 Existing Residence 195 0105180340 4.78 RR5 Existing Re	180 0105140230	4	RR2.5	Existing Residence
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185 0105150250 4.46 RR2.5 Existing Residence 186 0105150260 4.74 RR2.5 Existing Residence 187 0105150290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105170170 5 RR5 Existing Residence 190 0105180150 3.25 RR2.5 Existing Residence 191 0105180200 5.2 RR2.5 Existing Residence 192 0105180220 5 RR5 Existing Residence 193 0105180330 4.78 RR5 Existing Residence 194 0105180330 4.78 RR5 Existing Residence 195 0105180330 4.85 RR5 Existing Reside	183 0105150210	2.21	RR2.5	Existing Residence
185 0105150250 4.46 RR2.5 Existing Residence 186 0105150260 4.74 RR2.5 Existing Residence 187 0105150290 4.97 RR2.5 Existing Residence 188 0105160090 2.13 RR2.5 Existing Residence 189 0105170170 5 RR5 Existing Residence 190 0105180150 3.25 RR2.5 Existing Residence 191 0105180200 5.2 RR2.5 Existing Residence 192 0105180220 5 RR5 Existing Residence 193 0105180330 4.78 RR5 Existing Residence 194 0105180330 4.78 RR5 Existing Residence 195 0105180330 4.85 RR5 Existing Reside	184 0105150230	4.83	RR2.5	Existing Residence
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190 0105180150 3.25 RR2.5 Existing Residence 191 0105180200 5.2 RR2.5 Existing Residence 192 0105180220 5 RR5 Existing Residence 193 0105180330 4.78 RR5 Existing Residence 194 0105180340 4.78 RR5 Existing Residence 195 0105180350 4.78 RR5 Existing Residence 196 0105180370 4.85 RR5 Existing Residence 197 0105180410 4.79 RR5 Existing Residence 198 0105180430 4.8 RR5 Existing Residence 199 0105180440 4.43 RR5 Existing Residence 200 0105180570 5 RR5 Existing Residence 201 0105180640 5 RR5 Existing Residence 202 0105180700 5 RR5 Existing Residence 203 0105180730 5 RR5 Existing Residence	188 0105160090	2.13	RR2.5	Existing Residence
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198 0105180430 4.8 RR5 Existing Residence 199 0105180440 4.43 RR5 Existing Residence 200 0105180570 5 RR5 Existing Residence 201 0105180640 5 RR5 Existing Residence 202 0105180700 5 RR5 Existing Residence 203 0105180710 5 RR5 Existing Residence 204 0105180730 5 RR5 Existing Residence 205 0105180770 3.36 RR5 Existing Residence 206 0105180780 4.07 RR5 Vacant 207 0105180790 5 RR5 Existing Residence 208 0105180800 5 RR5 Existing Residence 209 0105190060 19.30 A20 Existing Residence 210 0105190070 1.24 A20 Existing Residence 211 0105190090 22.97 RR2.5 Existing Residence	196 0105180370	4.85	RR5	Existing Residence
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214	0105210310	4.39	RR5	Existing Residence
215	0105210320	4.98	RR5	Existing Residence
216	0105210330	4.98	RR5	Existing Residence
217	0105210450	5	RR5	Vacant
218	0105210480	5	RR5	Existing Residence
219	0105210500	5	RR5	Existing Residence
220	0105210510	5	RR5	Existing Residence
221	0105210570	5.26	RR5	Existing Residence
222	0105210600	5	RR5	Existing Residence
223	0105210630	5	RR5	Existing Residence
224	0105210670	5	RR5	Existing Residence
225	0105220030	5.14	RR5	Existing Residence
226	0105220080	4.73	RR5	Existing Residence
227	0105220090	5.1	RR5	Existing Residence
228	0105220110	4.24	RR5	Existing Residence
229	0105250030	12.3	RR2.5	Existing Residence
230	0123030020	6.65	RR5	Existing Residence
231	0123030370	5.5	RR5	Existing Residence
		0.00		

RESOLUTION NO. 16-XX

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO APPROVING THE SPHERE OF INFLUENCE UPDATE OF THE RURAL NORTH VACAVILLE WATER DISTRICT

WHEREAS, the Solano Local Agency Formation Commission (LAFCO) is required to amend spheres of influences of local governmental agencies whose jurisdictions are within Solano County in accordance the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) Government Code Section (G.C. §) 56000 et. seq.; and,

WHEREAS, every determination made by the Commission must be consistent with the spheres of influence (SOI) of the local agencies affected by those determinations in accordance with G.C. §56375.5; and,

WHEREAS, the Rural North Vacaville Water District filed an application with Solano LAFCO to update its sphere of influence; and

WHEREAS, the notice of the public hearing was published and mailed 21 days prior to the public hearing in accordance with the CKH Act; and,

WHEREAS, the Commission received and considered all written and oral testimony at said public hearing; and,

WHEREAS, the Executive Officer prepared an analysis and staff report including written determinations that concluded the SOI of the Rural North Vacaville Water District (RNVWD) shall be updated; and,

WHEREAS, the Commission acting as the responsible agency certifies it has reviewed and considered the Notice of Exemption prepared by the RNVWD acting as the lead agency under CEQA.

NOW, THEREFORE, BE IT RESOLVED that pursuant to G.C. §56425 the Commission makes the following determinations:

a) The present and planned land uses in the area, including agricultural and openspace lands. Exhibit A shows the present boundaries of the District as well as the proposed SOI. The District's boundary and proposed SOI lie within the unincorporated portion of Solano County. According to the County General Plan's land use designation, the majority of the area within the RNVWD's boundary and proposed SOI is designated as rural residential. A portion of the southwesterly area and the northernmost areas of the District's boundary are designated as agricultural.

The majority of the parcels within the proposal area are currently developed with single family residences; however, many of the areas are not currently developed to the maximum density allowed by the County's General Plan. County Zoning in the District proposed SOI varies from Rural Residential 2.5 acres, Rural Residential 5 acres, and Ag 20. The total acreage for the proposed SOI is 1,440 acres of which approximately 1,066 acres are zoned rural residential and 374 agricultural.

b) The present and probable need for public facilities and services in the area.

The District was formed in 1996 to address inadequate water sources in the area. Since District formation, LAFCO has received several annexation requests. The purposes of the annexation requests varied from needing to comply with the County's General Plan (as a result of parcel subdivision) to needing a more reliable source of potable water. In the near future it is likely that landowners may want to subdivide and need a reliable source of potable water. In addition there are 139 connections available that may need services as well.

c) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

RNVWD's water distribution system was constructed to support a maximum of 533 water service connections and the District has adopted a program to allocate those connections to property owners and thereby limit the demands on the system. All of those have been allocated. RNVWD currently serves approximately 394 customers with active water connections; the remaining 139 are not active. The RNVWD municipal service review found no capacity issues.

The California Department of Public Health (CDPH) requires the RNVWD to have sufficient storage and source capacity to meet the Maximum Day Demand (MDD). According to CDPH, the MDD in 2012 was 0.494 million gallons. Total production capacity of Well 1 (active well) is approximately 0.648 million gallons per day (MGD). An additional emergency source capacity of 0.648 MGD can be supplied by Well 2. RNVWD has approximately 0.6 million gallons in storage capacity, which is greater than the MDD. The District has sufficient capacity in normal, dry, and extended dry years.

d) The existence of any social or economic communities of interest in the area if

the commission determines that they are relevant to the agency.

The City of Vacaville and the Allendale CDP which is located adjacent to the service area of RNVWD may be considered a community of interest.

(e) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Disadvantaged Unincorporated Community (DUC) is defined as an inhabited territory (12 or more registered voters) with an annual median household income that is less than 80 percent of the statewide annual median household income. The subject area does not meet this definition.

NOW, THEREFORE, BE IT RESOLV	/ED AND ORDERED that Sphere of Influe	ence Map, included
herein as Exhibit A, designating t	he Sphere of Influence, is hereby adopte	ed by the Commission.
	rseconded by Commissioner _ y of March 2016 by the following vote:	, the foregoing
AYES: NOES: ABSENT: ABSTAIN:		
	John Saunderson, Chair Local Agency Formation Commission County of Solano, State of California	
	ATTEST:	
	Elliot Mulberg, Executive Officer	-

APPENDIX E: NOTICE OF EXEMPTION



APR 20 2015

Birgitta E. Corsello, Clerk of the Board of Supervisors of
the Board of Supervisors of
the County of Solene, State
Deputy: Fortma McLe
Deputy: The Transfer

Notice of Exemption	Appendix E	B
To: Office of Planning and Research P.O. Box 3044, Room 212	From: (Public Agency) Rural North Vacaville Water District	Ą
Sacramento. CA 95812-3044	D. O. Davi F007 Managella - O.A. 05000	Dee
County Clerk	P. O. Box 5097 Vacaville, CA 95696	200
County of Solano		
675 Texas St.		
Fairfield CA 94533		
Project Title: Sphere of Influence Update		
Project Location - Specific, North Vacaville CA Project Location - City: Project Loc	cation - County: Solano County	
Description of Nature, Purpose and Beneficiaries or Project	<u></u> a :	
Include "fire only" assessment parcels in	the Sphere of Influence	
Name of Public Agency Approving Project: Rural Nor	rth Vacaville Water District	
Name of or Agency Carrying Out Project: Rural	North Vacaville Water District	
Exempt Status: (cheek one)		
☐ Min isienal (Sec. 21080(bg i); 15268):		
 Declared Emergency (Sec. 21080tbX3); I S269(a1 	0);	
☐ Emergency Project (Sec. 210800041.15269tbrict	ty	
Categorical Exemption, State type and section nu	imber: 15061(b)(3)	
Siam;tory Exemptions, State code number		
Reasons why project is exempt: Already maintain the same service. No additional	receive water for fire hydrants and RNVWD desires to I service is planned.	
Lead Agency Contact Person: Gordon Stankowski	Ares Code/Telephone/Extension: 707-447-8420	
If filed by applicant: 1. Attach certified document of exemption finding. 2. Has a Notice of Exemption been filed by the public as	gency approving the project?	
(, 5)	1 duly some Have	47.00
Signature:	Date: 4/14/15 GENERAL /IMAR	ven_
	d for tiling at CAR:	
Signed by Applicant	Revised 2005	

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Document Posted From 4-20-15 to _____

Deputy Clerk of the Board



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

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48-2015-033	
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		STATE CL	EARIN	NG HOUSE# (If applicable)
EE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEA	ARLY			
EADAGENCY				DATE
Rural North Vacaville Water District				04/20/2015
OUNTY/STATE AGENCY OF FILING				DOCUMENT NUMBER
Solano				2015-033
ROJECT TITLE				
Sphere of Influence Update				
ROJECTAPPLICANT NAME				PHONE NUMBER
Rural North Vacaville Water District				(707) 447-8420
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE
P.O. Box 5097	Vacaville	CA		95696
PROJECT APPLICANT (Check appropriate box):				
Local Public Agency School District	Other Special District	State Ag	ency	Private Entity
 Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Application Fee Water Diversion (State Water Resour Projects Subject to Certified Regulatory Programs (Cf County Administrative Fee Project that is exempt from fees Notice of Exemption (attach) CDFW No Effect Determination (attach) Other 		\$2,210.00 \$850.00 \$1,043.75 \$50.00		0.00 0.00 0.00 50.00
PAYMENT METHOD: Cash Credit Check Other #	1512	TOTAL RECEIVED	\$	50.00
SIGNATURE	PRINTED NAME AND T	ITLE		
And In will CM or	Barbara McG	Gee, Deputy	y	

FAIRFIELD, CALIF., 4-20-15	101491
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