



Solano Local Agency Formation Commission

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October 16, 2023

TO: Solano Local Agency Formation Commission
FROM: Rich Seithel, Executive Officer
SUBJECT: **LAFCO Project No. 2021-08: Rural North Vacaville Water District Sphere of Influence Update**

Recommendation:

OPEN the public hearing on the item continued from the June 12, 2023 LAFCO meeting.

DIRECT staff to prepare and file Notice of Exemptions pursuant to CEQA §15061(b)(3) and §15301, based on findings stated in the environmental discussion within this report.

REVIEW and ADOPT, or MODIFY and ADOPT, the draft Resolution making determinations and updating the sphere of influence for Rural North Vacaville Water District.

Executive Summary:

The Rural North Vacaville Water District (RNVWD or District) Sphere of Influence (SOI) Update was scheduled and noticed as a public hearing item for the June 12, 2023 LAFCO meeting (Item 7C). On the morning of June 12, staff received an email requesting that the public hearing be continued (Attachment A). The Commission opened the hearing, received the staff report (Attachment B), received public comment, held a discussion, and agreed to continue the hearing to October 16, 2023. Subsequently, the October 16 meeting was canceled, and the RNVWD SOI Update was queued for LAFCO's December meeting¹.

As discussed at the June 12 meeting, there are two primary factors to establish an appropriate sphere for an agency: information and CEQA analysis.

- LAFCO must have adequate information on the area's present and future service needs and the agency's capabilities to meet those needs². Addressing these factors requires data regarding system-wide demand, potential future demand, current capacity, financial capability, and the agency's ability to serve the community, and;

¹ It is important to note that this Sphere of Influence Update report is an amendment of the original October 16 staff report that was posted and was available before the October 16 meeting was canceled.

² Government Code §56425

(e) In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following: (pertinent sections)

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

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

Commissioners

Nancy Shopay, Chair • Ron Kott, Vice-Chair • John Vasquez • Mitch Mashburn • Steve Bird

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Staff

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II • Tova Guevara, Office Administrator/Clerk • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

- A LAFCO sphere of influence determination is subject to review under the California Environmental Quality Act (CEQA) provision. An environmental review is required to be prepared concurrently with the establishment of a SOI to enable informed environmental considerations.

Both factors are dependent on the quality and quantity of information. These requirements fueled discussions with the RNVWD and resulted in the Recommended Conditions of Approval outlined in the August 8, 2022 Municipal Service Review report and repeated in the June 12, 2023 SOI report. The recommended Conditions of Approval include the following to address information gathering:

1. The District initiates a five to ten-year strategic plan (i.e. demand, potential demand, fiscal analysis, infrastructure needs/growth, etc.)
2. District outreach to District members and parcels within the SOI to gather potential demand information and to check the pulse of the District.
3. RNVWD water distribution system hydraulic modeling.³
4. Fire flow testing to confirm they are satisfying Vacaville Fire District standards.
5. Crafted language for will-serve and RNVWD Annexation Application Resolutions calling out standards and compliance confirmation.

RNVWD/LAFCO meetings, discussions, and presentations were frequently strained, stemming from: 1. The associated costs to the RNVWD to answer LAFCO's demand for state-required information and; 2. English Hills LLC (APN 0123-030-060 and 0123-070-020 owners) insisting that LAFCO's methodology and analysis were flawed and that their two parcels should be included in the sphere.

However, continuing discussions with RNVWD's Board, RNVWD's staff, and District contractors produced District commitments to satisfy the five conditions of approval noted above. At the time of this report, the District's efforts include:

1. Developed and shared a rough draft of a strategic plan and agreed to work with LAFCO on content; (Attachment C)
2. District executed a mail survey to RNVWD members and parcels currently located in the SOI; (Attachment D)
3. Contracted with Coastland Engineering to develop hydraulic modeling; (Attachment E)
4. Tested hydrant fire-flow performance against Vacaville FPD requirements (Attachment F) and;
5. Agreed to include language in the will-serve letter and the RNVWD Annexation Application Resolutions calling-out compliance with standards and system-wide impacts.

Given the District's commitment, staff considered 21 parcels for SOI inclusion. Staff is recommending that 19 of the 21 parcels be added to RNVWD's SOI. Staff determined that 9 parcels met CEQA exemption status under CEQA § 15061(b)(3) and 10 parcels were determined to be exempt under CEQA §15301 (see Parcel CEQA Analysis Tables 1 and 2 in the Environmental Review section of this report).

³ A hydraulic model is a mathematical model of a fluid flow system that uses physical attributes and equations to simulate flow conditions and analyze hydraulic behavior. A hydraulic model can also illustrate the effects of changing demand and climactic conditions, predict pressures and identify bottlenecks, and demonstrate the effectiveness of proposed solutions. Hydraulic models are often used in the design, operation, and optimization of drinking water systems, testing different scenarios and configurations of the water system components.

Discussion:

This section includes 1) a discussion of the issues and exchanges post-June 12, 2023, and 2) a recap and update of the June 12 report, and the following sections: I. Background, II. Recap of Analysis Factors, III. Environmental Review, IV. Options to Consider, and V. Recommendation.

Post-June 12, 2023:

Following the continuance of the June 12 meeting, staff hosted meetings with the District, RNVWD Board members, and Coastland Engineering. Staff also attended an RNVWD Board meeting and shared the June 12 SOI Update presentation. Staff also met with SID system operators regarding SID's role and to determine if SID serves as the District's engineer. Throughout, staff reinforced that the Commission was concerned about outreach, fire flow/protection status, hydraulic engineering report, RNVWD's "water rights," and the strategic plan. In response, the District countered with five packets of comments/responses. Staff has provided responses (in blue) to the District's and former RNVWD General Manager Stankowski's comments in Attachments G through K, as identified below. Additionally, staff further inquired about RNVWD's version of "water rights" in Attachment L.

- *8 LAFCO Recommendations from MSR Resolution No. 2022-09 (Attachment G)*
- *Topics for discussion regarding LAFCO SOI update (Attachment H)*
- *Reasons that the English Hills LLC property should be included in the RNVWD LAFCO sphere update (Attachment I)*
- *Key Points regarding APNs 0123-030-060, 0123-070-020 inclusion into the RNVWD Sphere of Influence (Attachment J)*
- *SOI Recommended Conditions of Approval 6/12/23 comments (Attachment K)*

I. Background:

LAFCOs establish, amend, and update SOIs to designate the territory that represents the appropriate and probable future service areas and jurisdictional boundaries of the affected agencies. All jurisdictional changes, such as annexations and detachments, must be consistent with the spheres of the affected local agencies.

To establish an appropriate SOI for an agency, LAFCO must have: 1. adequate information on present and future service needs and the agency's capabilities to meet those needs, and 2. a CEQA review and determination.

Information Harvesting:

The RNVWD MSR was adopted on August 8, 2022. Primary MSR findings and recommendations included:

- RNVWD was formed for two purposes: to provide potable water and water for fire suppression.
- In 1998, Vacaville Fire District (VFPD) advised RNVWD that they required that the system provides a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes.
- Due to potential water demand resulting from the subdivision of parcels and the construction of accessory dwelling units (ADUs), the MSR recommends that RNVWD develop a strategic plan including demand forecasts, an infrastructure plan, and a hydraulic modeling study.

To establish an appropriate SOI for an agency, LAFCO must have adequate information on present and future service needs and the agency's capabilities to meet those needs.

“Prior to updating the RNVWD Sphere of Influence, all the Recommendations shall be addressed.” ... August 2022 adopted MSR

At the MSR adoption hearing, staff strongly recommended that additional information is needed to update the SOI. The Commission agreed and adopted five recommended conditions of approval:

1. The district initiates a five to ten-year strategic plan (i.e. demand, potential demand, fiscal analysis, infrastructure needs/growth, etc.)
2. Conduct district outreach to district members and SOI parcels to gather potential demand information.
3. RNVWD distribution system modeling.⁴
4. Fire flow testing for VFPD compliance.
5. Crafted language for RNVWD Annexation Application Resolutions calling out standards and compliance confirmation.

Continuing discussions with RNVWD’s Board, RNVWD’s staff, and District contractors produced District commitments to satisfy the above five conditions of approval. At the time of this report, the District efforts include:

1. Developed and shared a rough draft of a strategic plan and agreed to work with LAFCO on content (Attachment C);

⁴ A hydraulic model is a mathematical model of a fluid flow system that uses physical attributes and equations to simulate flow conditions and analyze hydraulic behavior. A hydraulic model can also illustrate the effects of changing demand and climactic conditions, predict pressures and identify bottlenecks, and demonstrate the effectiveness of proposed solutions. Hydraulic models are often used in the design, operation, and optimization of drinking water systems, testing different scenarios and configurations of the water system components.

2. Executed a mail survey to RNVWD members and parcels currently located in the SOI (Attachment D);
3. Contracted with Coastland Engineering to develop a hydraulic model (Attachment E);
4. Tested hydrant fire-flow performance successfully against Vacaville FPD requirements (Attachment F) and;
5. Agreed to craft language for will-serve and RNVWD Resolutions that will call out compliance with standards and system-wide impacts.

CEQA Applicability:

Meeting the above conditions of approval addresses LAFCO's need for adequate information on present and future service needs and the agency's capabilities to meet those needs. However, it does not address CEQA review and analysis.

A SOI is defined by statute as a "plan for the probable physical boundary and service area of a local government agency as determined by the commission" (Government Code §56076). It is primarily a planning tool that will:

- Serve as a master plan for the future organization of local government within the County by providing long-range guidelines for the efficient provision of services to the public;
- Discourage duplication of services by two or more local governmental agencies;
- Guide the Commission when considering individual proposals for changes of organization;
- Identify the need for specific reorganization studies and provide the basis for recommendations to particular agencies for government reorganizations.

Adopting a SOI is a discretionary action that the LAFCO Commission can approve, approve with conditions, or deny. If supported by the MSR analysis, local jurisdictions and/or special districts can request to add/expand or remove properties from their SOI. Adding or removing property from an SOI can result in physical environmental impacts as part of a larger project. Thus, a CEQA review is required to establish or amend the SOI.

II. June 2023 Analysis Factors and Methodology Recap:

In the absence of the quality and quantity of the information requested and with the MSR shelf-life clock ticking, LAFCO staff developed a methodology to provide criteria to inform and stimulate the SOI update discussion. This methodology was detailed in the June 12, 2023, staff report and presentation and outlined four criteria : 1) Remnant parcels; 2) 50-foot water line halo; 3) Assessment Zone 2; and 4) CALFIRE high fire hazard severity zone (see Attachment M).

As presented in June, criteria that favor SOI inclusion are the “*remnant parcels*” and the “*APNs within the 50-foot halo.*” The CALFIRE High Hazard Fire Severity Zone and Assessment Zone APNs are less heavily weighted. Points were assigned by criteria to develop a metric for decision-making. Why score remnant parcels and 50-ft. proximity parcels higher?

In the absence of the quality and quantity of the information requested and with the MSR shelf-life clock ticking, LAFCO staff developed a methodology to provide criteria to inform and stimulate the SOI update discussion.

As noted in the June 12, 2023 report, remnant parcels are primarily parcels that are considered “legal lots”.

LAFCO and the Board of Equalization recognizes Assessor Parcel Numbers. The County Planning Department, Assessor, and RNVWD consider a parcel, *the RNVWD Rules and Regulations, a parcel is contiguous property under single ownership and of sufficient size to be considered buildable under Solano County’s land use and development regulations. A parcel may have one or more assessor’s parcel numbers assigned to it.* It is recommended that remnant parcels be added to the SOI particularly given the policy of one connection per legal lot, not one per APN. As Commission requested, Attachment N shows all the “legal lots” as determined by Solano County. As a clean-up item, this criterion is scored high.

The 50-foot water line halo identifies parcels with property boundary lines within 50 feet of the distribution line. This attribute addresses the concern that the impact system-wide must be considered. The District takes exception to this criterion.

The reasoning behind this factor is a reasonable inference based on the formation of the District. The District was formed by parcels that opted to be in the District, not drawn by geographic description and exterior boundary lines. Accordingly, the infrastructure was then designed to serve the original 533 parcels. At what point does the District need to extend the system to serve a parcel? How does that system extension impact the system as a whole? These issues would be addressed on an ongoing basis if a hydraulic model is instituted.

Based on General Manager Stankowski advising that the infrastructure map on the District’s website is accurate and current, LAFCO has been reviewing the RNVWD Board’s recommended SOI parcel inclusion through the lens of proximity. Furthermore, given that the District’s infrastructure map reflected a 25-foot average lateral, LAFCO believes a 50-foot distance criterion for analysis is a reasonable inference.

Assessment Zone 2 parcels are not in the District but benefit from fire suppression water. A case may be made for including Zone 2 parcels because they have already invested funds into the RNVWD system.

CALFIRE has updated the fire hazard severity zones. According to CALFIRE, fire hazard is a measure of how a fire will behave, based on the physical conditions of an area that create a likelihood an area may burn due to a wildfire. The best available science and data are used to evaluate these zones based on factors that include fire history, vegetation, flame length, blowing embers, terrain, weather, and the likelihood of buildings igniting. The updated severity zones will envelop more parcels within the District and may incentivize more reliable fire suppression action by landowners securing RNVWD water vs. private wells. This potential should be studied and included in a strategic plan. The CALFIRE High Hazard Fire Severity Zone and Assessment Zone APNs are less heavily weighted.

III. Environmental Review

Staff analyzed 21 parcels and is recommending 19 for SOI inclusion. Attachment O includes a map identifying all the parcels. The 19 parcels that staff recommend be added to the SOI are exempt from CEQA under two different exemptions, as follows:

Nine (9) Remnant parcels exempt under CEQA §15061(b)(3): Table 1 lists the nine parcels with the map reference number (Attachment O) and acreage. All nine parcels are exempt from CEQA under the commonsense exemption CEQA §15061(b)(3) because the parcels are consistent with the current Solano County General Plan and the 1995, 1993, and 2000 CEQA determinations; they are remnants of existing legal lots already within the District that have connections; they are generally too small for development on their own; and they are adjacent to the existing water supply system.

Parcel Analysis: Table 1				
	Map Ref #	APN	Acreage	CEQA
1	1	0104150350	1.10	CEQA § 15061(b)(3)
2	2	0104150450	1.54	
3	3	0105070310	0.16	
4	5	0105170100	1.64	
5	6	0105200180	0.37	
6	7	0105220120	0.58	
7	8	0105220130	0.08	
8	12	0105050950	0.34	
9	19	0104120850	0.19	

Ten (10) parcels exempt under CEQA §15301: Table 2 lists the ten parcels with the map reference number and acreage plus the two English Hills LLC parcels. The ten parcels are exempt from CEQA under §15301 – Existing Facilities because they are adjacent to existing water mains (facilities) within the existing right-of-way of the water supply system. Therefore, annexations for the purpose of domestic water supply connections would not require extensions or expansions to the existing water supply system, and therefore would not have any reasonably foreseeable impacts or cumulative impacts on the environment or on the system.

Parcel Analysis: Table 2				
	Map Ref #	APN	Acreage	CEQA
10	9	0102230070	18.16	CEQA §15301
11	10	0105050410	18.82	
12	11	0105050420	13.52	
13	13	0105060460	5.01	
14	4	0105170050	5.93	
15	20	0102070030	3.82	
16	21	0105180290	4.78	
17	22	0105060550	5.05	
18	23	0105150310	2.29	
19	24	0105150320	2.29	
20	15	123030060	77.77	X
21	16	120070020	54.29	

One of the comments staff received from the English Hills LLC is regarding including their parcels within the Sphere of Influence update. The property owners adamantly believe that no further CEQA review is necessary. PRC §21082.2 (a) [CEQA regulations] states that the lead agency shall determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record. The term “project”⁵ means “the whole of an action, which

⁵ CEQA §15378

has a potential for resulting in a reasonably foreseeable indirect physical change to the environment.”

LAFCO is the authority for making findings for adopting a Sphere of Influence (which is the planned growth of a jurisdiction) and, therefore is responsible for also making the CEQA determination for that project. Argument, speculation, unsubstantiated opinion or narrative, or evidence of social or economic impacts is not substantial evidence.⁶ CEQA determinations rely on empirical data, findings, and recommendations found in industry standard reports.

The English Hills LLC Request includes parcels/lands that were not originally included in the design analysis of the water supply system and would require an extension of the system that could be growth-inducing with subsequent impacts on water supply. Therefore, updated reports with findings, recommendations, and potential mitigation should be submitted for an updated CEQA analysis. Staff contends that the District must update several studies and do an updated CEQA review for the following reasons:

- The 1995 Negative Declaration was for the Formation of the new Community Service District for RNVWD and relied on water supply studies and groundwater studies based on current conditions at that time. Nearly thirty years has passed, thereby findings of the original CEQA review are likely outdated.
- The subsequent CEQA review, 1998 Supplemental Environmental Impact Report for Construction and Operation of Rural North Vacaville Water District Water System analyzed impacts on the actual construction and design of the physical water system. Further, the analysis built on that of all the previous CEQA reviews – specifically for cumulative impacts that were current at that time.
- The District does not have updated or current reports on water supply, groundwater impacts, or supply system operations that also compare the 1995/1998 findings to show that circumstances have not substantially changed. Additionally, extending the system that was analyzed in the 1995, 1998, and 2000 CEQA reviews may have significant cumulative impacts on water supply and growth-inducing considerations. Therefore, CEQA §15300.2 cannot support the commonsense exemption⁷ because it is not certain that there is no potential for impacts.
- This process for review is consistent with CEQA requirements and is also consistent with past considerations for SOI updates. As far back as 1999, LAFCO considered SOI amendments that would knowingly lead to annexations and approved or denied based on CEQA analysis. One such action denied the inclusion of a parcel on Timm Road because it would have required revisions to the water system design that were not included or considered in the 1998 Supplemental EIR for the Construction and Operation of Rural North Vacaville Water District Water System. Similarly, impacts on the changes/growth of the water system that have occurred outside LAFCO involvement, cumulative impacts to the water system on past and proposed water main extensions, and changes to water demand and water supply are unknown may be potentially significant with the inclusion of English Hills LLC. Basically, LAFCO does not know and therefore cannot make a recommendation with certainty.

⁶ PRC §21082.2

⁷ CEQA §15061(b)(3)

Attachment P is a detailed explanation of the history of the formation of the Community Service District – Rural North Vacaville Water District, and the construction and operation of the new domestic water system. Specifically, the explanation and table track the environmental documentation.

IV. Options to Consider:

Staff is offering three options for sphere inclusion.

Option 1: Parcels 1-9 “remnant parcels” of existing legal lots and meet CEQA § 15061(b)(3).

Option 2: Parcels 1-19 covers “remnant” and “existing structure” parcels. Parcels 10-19 meet CEQA § 15061(b)(3) and CEQA § 15301.

Option 3: No changes to the existing sphere.

V. Recommendation:

Given the District’s commitment and efforts to satisfy the conditions of approval, staff is recommending Option 2. Option 2 parcels positively answer the CEQA determination, clean up the legal lot issues, and align with the methodology and metric-based analysis presented at the June 2023 LAFCO meeting.

Staff recommends the following conditions:

- A. RNVWD Board Resolution of Applications shall include a clause confirming that the District has the capacity to meet the CCR §64554 Maximum Daily Demand requirements.
- B. RNVWD Board Resolution of Applications for annexations shall include a clause confirming that the proposed annexation/land has been tested through the hydraulic model.
- C. Prior to any future annexations over 2.5 acres or changes to the Sphere of Influence, a Strategic Plan that includes but is not limited to fiscal analysis, analysis of current water system and fire suppression operations, current water usage and demands, future anticipated water usage and demand (such as subdivision ability, accessory dwelling/secondary dwelling unit ability, and other growth), and consistent outreach plan.

Parcel Analysis				
	Map Ref #	APN	Acreage	CEQA
1	1	0104150350	1.10	CEQA § 15061(b)(3)
2	2	0104150450	1.54	
3	3	0105070310	0.16	
4	4	0105170050	5.93	
5	5	0105170100	1.64	
6	6	0105200180	0.37	
7	7	0105220120	0.58	
8	8	0105220130	0.08	
9	9	0102230070	18.16	
10	10	0105050410	18.82	CEQA §15301
11	11	0105050420	13.52	
12	12	0105050950	0.34	
13	13	0105060460	5.01	
14	19	0104120850	0.19	
15	20	0102070030	3.82	
16	21	0105180290	4.78	
17	22	0105060550	5.05	
18	23	0105150310	2.29	
19	24	0105150320	2.29	
20	15	123030060	77.77	
21	16	120070020	54.29	

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ATTACHMENTS:

Action Item: Resolution of the Local Agency Formation Commission of Solano County
Approving the Sphere of Influence Update of the Rural North Vacaville Water
District

Attachment A – RNVWD Request to Continue SOI Public Hearing on June 12, 2023

Attachment B – June 12, 2023 RNVWD SOI Staff Report Packet

Attachment C – Draft RNVWD Strategic Plan

Attachment D – RNVWD Outreach Survey Results

Attachment E – Coastland Engineering Letter Regarding Hydraulic Model Contract

Attachment F – Fire Hydrant Fire-Flow Test Results

Attachment G – 8 LAFCO Recommendation from MSR Resolution 2022-09 RNVWD Comments

Attachment H – September 27, 2023 Topics for Discussion Regarding LAFCO SOI Update

Attachment I – Reason that the English Hills LLC Property should be included in the RNVWD
LAFCO Sphere Update

Attachment J – RNVWD's Key Points Regarding APNs 0123-030-060, 0123-070-020 inclusion
into the RNVWD SOI

Attachment K – VII. Recommended Conditions of Approval, SOI Update 9/27/23

Attachment L – RNVWD's response to "water rights" inquires

Attachment M – June 2023 Parcel Analysis Chart

Attachment N – Map of "Legal Lots" within RNVWD

Attachment O – Map of the 21 Parcels Considered for SOI Update

Attachment P – RNVWD History Summary

RESOLUTION NO. 2023-XX**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY APPROVING THE SPHERE OF INFLUENCE UPDATE OF THE RURAL NORTH VACAVILLE WATER DISTRICT (LAFCO Project No. 2021-08)**

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization (CKH) Act, commencing with §56000, *et seq.* of the Government Code (GC), and specifically in accordance with GC §56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and,

WHEREAS, GC §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, GC §56430 requires that municipal services reviews (MSR) are conducted prior to or in conjunction with an SOI update; and

WHEREAS, the LAFCO adopted the LAFCO Resolution #2022-09 on August 8, 2022, which adopted the Rural North Vacaville Water District MSR and found it to be adequate and complete pursuant to the requirements of GC §56430 and the Commission's adopted standards and policies, and

WHEREAS, the municipal service review describes and discloses the information required for the review and SOI Update of the subject listed Districts; and

WHEREAS, no change in regulation, land use, or development will occur as a direct result of updating the District SOI; and

WHEREAS, the Solano LAFCO, acting as the Lead Agency under the California Environmental Quality Act, determines that the following nine (9) APNs of the subject sphere of influence update are exempt pursuant to §15061(b)(3) because the parcels are consistent with the current Solano County General Plan, and the 1995, 1993, and 2000 CEQA determinations, they are remnants of existing legal lots already within the District that have connections, they are adjacent to the existing water supply system, and are generally too small for development on their own:

0104-150-350; 0104-150-450; 0105-070-310; 0105-170-100; 0105-200-180;
0105-220-120; 0105-220-130; 0105-050-950; and 0104-120-850; and,

WHEREAS, the Solano LAFCO, acting as the Lead Agency under the California Environmental Quality Act, determines that the following ten (10) APNs of the subject sphere of influence update are exempt pursuant to §15301 – Existing Facilities because they are adjacent to existing water mains (facilities) within the existing right-of-way of the water supply system such that new connections would not require extensions or expansions to the existing water supply system, and therefore would not have any reasonably foreseeable impacts or cumulative impacts on the environment or on the system:

0105-150-320; 0105-170-050; 0102-230-070; 0105-050-410; 0105-050-420;
0105-060-460; 0102-070-030; 0105-180-290; 0105-060-550; and 0105-150-310;
and

WHEREAS, in the form and manner prescribed by law (GC§ 56427), the Executive Officer has given notice of the proposed SOI updates including: published in the Daily Republic, mailed to the District, emailed to affected agencies (Solano County Resource Management, Solano County Planning, and Solano Irrigation District), and posted on the Commission's website; and

WHEREAS, the SOI update was duly considered at a public hearing held on June 12, 2023, but the item was continued to October 16, 2023 to allow the District additional time to address concerns; and

WHEREAS, the October 16, 2023 meeting was cancelled after the Agenda was published because of COVID; and

WHEREAS, in the form and manner prescribed by law (GC§ 56427), the Executive Officer re-noticed the proposed SOI updates for public hearing to be held on December 11, 2023 by means of: published in the Daily Republic, mailed to the District, emailed to affected agencies (Solano County Resource Management, Solano County Planning, and Solano Irrigation District), and posted on the Commission's website; and

WHEREAS, upon the date, time, and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the sphere of influence, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, information and determinations of the municipal service review and the environmental documents and determination, and the Commission's adopted Standards and SOI policy.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. Pursuant to §15061(b)(3) and §15301 of the CEQA Guidelines, acting as Lead Agency, the LAFCO Commission finds that the project is exempt from CEQA since the project involves a sphere of influence update where the services provided by the RNVWD will not change as a result of this update and the Commission determines with certainty the update will have no possibility of significantly affecting the environment given no new land-use or municipal service authority is granted because:
 - (a) The following nine (9) parcels are exempt pursuant to §15061(b)(3) because the parcels are consistent with the current Solano County General Plan, and the 1995, 1993, and 2000 CEQA determinations, they are remnants of existing legal lots already within the District that have connections, they are adjacent to the existing water supply system, and are generally too small for development on their own:

0104-150-350; 0104-150-450; 0105-070-310; 0105-170-100; 0105-200-180;
0105-220-120; 0105-220-130; 0105-050-950; and 0104-120-850; and,
 - (b) The following ten (10) parcel are exempt pursuant to §15301 – Existing Facilities because they are adjacent to existing water mains (facilities) within the existing right-of-way of the water supply system such that new connections would not require extensions or expansions to the existing water supply system, and therefore would not have any reasonably foreseeable impacts or cumulative impacts on the

environment or on the system:

0105-150-320; 0105-170-050; 0102-230-070; 0105-050-410; 0105-050-420;
0105-060-460; 0102-070-030; 0105-180-290; 0105-060-550; and 0105-150-310.

2. The Executive Officer is hereby directed to file the Notice of Exemptions in compliance with the California Environmental Quality Act and local ordinances implementing the same.
3. The SOI for the subject District is determined and approved as shown on the attached map marked "Exhibit A" and attached hereto and are incorporated herein by this reference.
4. Determinations with respect to the Sphere of Influence for the subject District is set forth and described as "Option 2 – Parcels 1-19".
5. Pursuant to California Government Code Section (GC§ 56425(e)) the Commission hereby makes the following five findings and determinations:

CKH Mandatory Findings GC§ 56425 (5-Factors):

	FACTOR	FINDINGS AND DETERMINATION
1	<i>Present and planned land uses in the area, including agricultural and open space lands.</i>	Land use in the area includes a mix of agriculture uses on larger lots of 20+ acres and rural residential on smaller lots ranging in size from 2.5 to 5+ acres in what is generally referred to as the English Hills area. Adjustment of the District's SOI would not require a change to the County's current General Plan land use designations. Future lot splits done in accordance with existing zoning have the potential to significantly increase developable parcels.
2	<i>Present and probable need for public facilities and services in the area.</i>	RNVWD has adequate capacity to sustain the designed maximum transmission capacity for 533 water connections. Currently, the District consists of 417 "active connections" and has declared that they are not planning to expand the current system beyond 533 at this time. Potential subdivision growth includes 259 additional parcels within the District and 32 within the current SOI. In addition to potential subdivisions, many parcels are permitted by right to build up to 1,500 sq. ft. accessory dwelling units (ADUs), which would affect the average consumption rate per connection and may affect transmission capacity capabilities.
3	<i>Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide</i>	There are two purposes the District was formed to provide: 1. Residential water service connections, and 2. Fire suppression water consistent with Vacaville Fire Protection District standards. The present water system is adequate to meet the residential service meter demand. Recent documentation accepted by VFPD verifies that the fire hydrants meet the VFPD's fire flow standards.

	FACTOR	FINDINGS AND DETERMINATION
4	<i>Existence of social or economic communities of interest in the area</i>	There are no known social or economic communities of interest within or contiguous to the District’s boundaries or SOI.
5	<i>Present and probable need for public facilities and services for DUCS within the existing sphere of influence.</i>	There are no disadvantaged unincorporated communities (DUCs) within the District, the District’s sphere of influence, or contiguous to RNVWD boundaries.

6. Pursuant to the Commission’s adopted standards set forth under GC § 56375(h) and Conditions of Approval pursuant to GC § 56886(v), the Commission hereby adopts the following Conditions of Approval:
- A. RNVWD Board Resolution of Applications shall include a clause confirming that the District has the capacity to meet the CCR §64554 Maximum Daily Demand requirements.
 - B. RNVWD Board Resolution of Applications for annexations shall include a clause confirming that the proposed annexation/land has been tested through the hydraulic model.
 - C. Prior to any future annexations or changes to the Sphere of Influence, a Strategic Plan that includes but is not limited to fiscal analysis, analysis of current water system and fire suppression operations, current water usage and demands, future anticipated water usage and demand (such as subdivision ability, accessory dwelling/secondary dwelling unit ability, and other growth), and consistent outreach plan.

The foregoing Resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 11th day of December, 2023 by the following votes:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Nancy Shopay, Chair
 Presiding Officer Solano Local Agency
 Formation Commission

ATTEST:

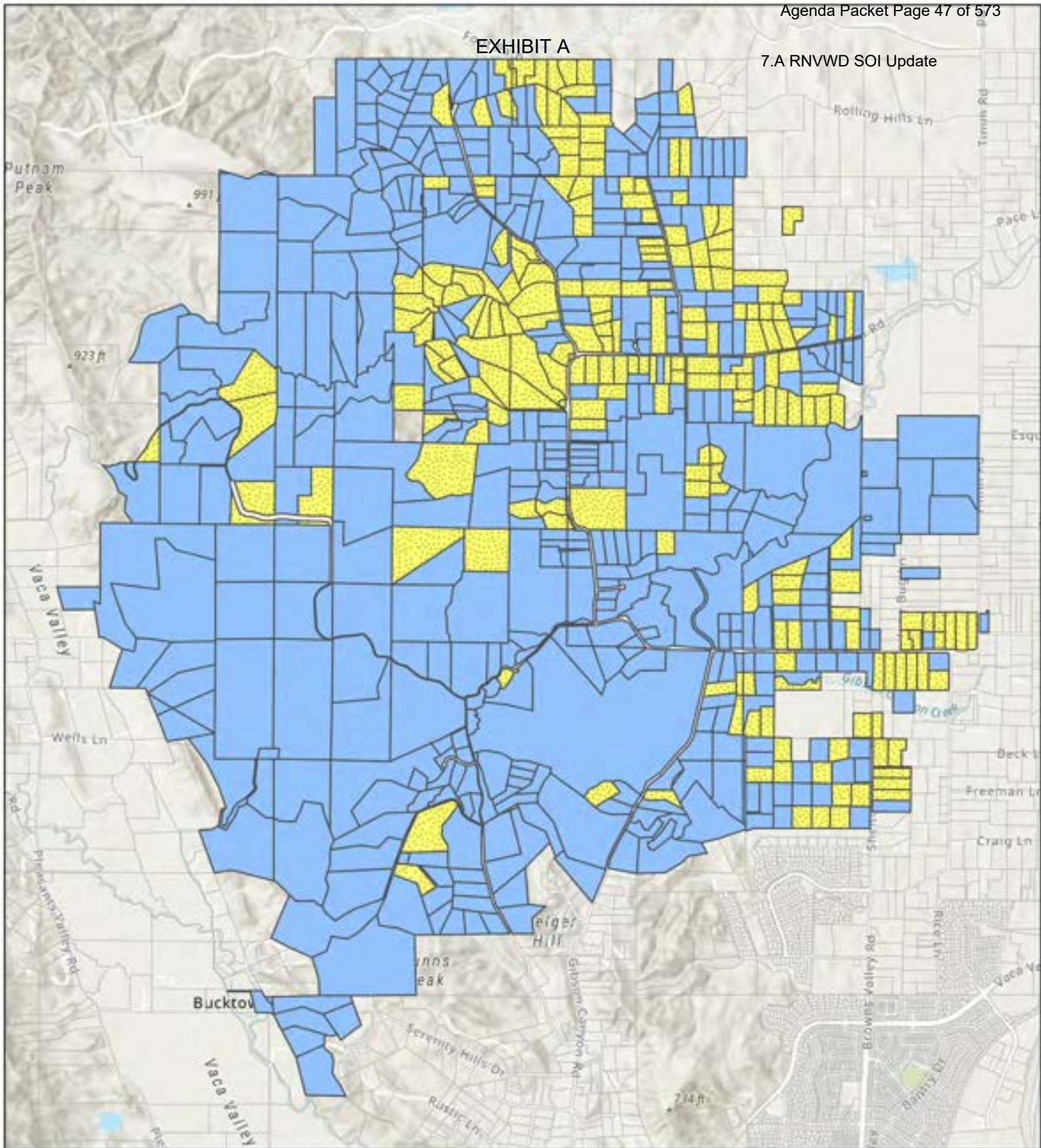
Tova Guevara, Clerk to the Commission

Exhibit A – Updated District Maps with List of APNs as Determined by LAFCO Commission on
October 16, 2023

Exhibit B – Determinations for RNVWD SOI

EXHIBIT A

7.A RNVWD SOI Update



Rural North Vacaville Water District 2023 District and Sphere of Influence

Legend

RNVWD Parcels

■ In District

■ In SOI



List of APNs within Rural North Vacaville Water District
Sphere of Influence

	APN		APN		APN		APN		APN
1	0105220070	47	0105180350	93	0105040690	139	0105060440	185	0105150250
2	0105050060	48	0105180410	94	0105040700	140	0105030810	186	0105020020
3	0105210350	49	0105180430	95	0105050250	141	0105040220	187	0105150260
4	0105050030	50	0104120840	96	0105050490	142	0105060470	188	0105060120
5	0104150080	51	0105190060	97	0105050920	143	0105040260	189	0105050540
6	0105050320	52	0105070340	98	0105050990	144	0105060540	190	0105050560
7	0105040630	53	0105120330	99	0105060250	145	0105220090	191	0105150230
8	0105040090	54	0105180370	100	0105060260	146	0105050090	192	0105150290
9	0105090040	55	0105010110	101	0105060270	147	0105040460	193	0105010170
10	0105180770	56	0105010100	102	0105060280	148	0105050100	194	0105020170
11	0104150440	57	0105010450	103	0105060320	149	0105040720	195	0105020360
12	0104150360	58	0105020620	104	0105060330	150	0105020250	196	0105020470
13	0105040080	59	0105120310	105	0105060410	151	0105210570	197	0105020480
14	0105020610	60	0102230100	106	0105060510	152	0105040740	198	0105030090
15	0105050850	61	0105050760	107	0105060530	153	0105040410	199	0105050280
16	0105220110	62	0105050770	108	0105070150	154	0104150410	200	0105050530
17	0105160090	63	0105210320	109	0105080200	155	0105020090	201	0105200210
18	0105050240	64	0105210330	110	0105080210	156	0105020380	202	0105180200
19	0105210310	65	0105020540	111	0105080220	157	0105040660	203	0105020050
20	0105150210	66	0105020550	112	0105080230	158	0105020500	204	0105050910
21	0105180440	67	0104120340	113	0105080280	159	0105040470	205	0105050940
22	0105050180	68	0104120450	114	0105080290	160	0105120020	206	0105050080
23	0105050190	69	0104120460	115	0105110520	161	0105050340	207	0105030350
24	0105060060	70	0104120560	116	0105120200	162	0105050350	208	0105050130
25	0105050670	71	0104120570	117	0105120210	163	0105050360	209	0105100050
26	0105060040	72	0104120580	118	0105120220	164	0105050680	210	0104150350
27	0105120360	73	0104120590	119	0105120240	165	0105050690	211	0104150450
28	0105020570	74	0104120600	120	0105150180	166	0105060010	212	0105070310
29	0105120400	75	0104120610	121	0105150190	167	0105040730	213	0105170050
30	0105050210	76	0104120720	122	0105170170	168	0105020320	214	0105170100
31	0105050230	77	0104120730	123	0105180220	169	0105180150	215	0105200180
32	0105050860	78	0104120740	124	0105180570	170	0105040680	216	0105220120
33	0105050870	79	0104120750	125	0105180640	171	0123030020	217	0105220130
34	0105050880	80	0104120770	126	0105180700	172	0105050110	218	0102230070
35	0105070430	81	0104120800	127	0105180710	173	0105080450	219	0105050410
36	0105020640	82	0104120810	128	0105180730	174	0105010360	220	0105050420
37	0105220080	83	0104120820	129	0105180790	175	0105020630	221	0105050950
38	0102230090	84	0104120830	130	0105180800	176	0105100030	222	0105060460
39	0105020180	85	0105020330	131	0105200300	177	0105060310	223	0104120850
40	0102230050	86	0105020370	132	0105210480	178	0105020460	224	0102070030
41	0105050620	87	0105020490	133	0105210500	179	0105050970	225	0105180290
42	0105020130	88	0105020510	134	0105210510	180	0105040670	226	0105060550
43	0105020140	89	0105020530	135	0105210630	181	0105010030	227	0105150310
44	0105020150	90	0105040200	136	0105210670	182	0105120040	228	0105150320
45	0105180330	91	0105040210	137	0105060420	183	0105050500		
46	0105180340	92	0105040420	138	0105060430	184	0105070070		

ATTACHMENT A

Attachment A

Request for Continuation of RNVWD SOI item 7C June 12 Agenda

From: Gordon Stankowski (gm@rnvwd.com)

To: rseithel@solanolafco.com; clove@solanolafco.com

Cc: dale@rnvwd.com; weston@rnvwd.com; pjsweeney@rnvwd.com


Date: Monday, June 12, 2023 at 07:53 AM PDT

We (our board members, legal, engineering etc) have not had enough time to evaluate the data and other information prepared by LAFCO regarding the update of RNVWD Sphere of Influence. Please continue this item to the next LAFCO meeting and remove it from the Agenda today. Thanks.

--

Gordon Stankowski
General Manager
Rural North Vacaville Water District
cell 707-689-3184

ATTACHMENT B



Solano Local Agency Formation Commission
 675 Texas St. Ste. 6700 • Fairfield, California 94533
 (707) 439-3897 • FAX: (707) 438-1788

STAFF REPORT

DATE: June 12, 2023
 TO: Solano Local Agency Formation Commission
 FROM: Rich Seithel, Executive Officer
 SUBJECT: **LAFCO Project No. 2021-08: Rural North Vacaville Water District Sphere of Influence Update**

Recommendation:

DETERMINE that the sphere of influence update is exempt pursuant to Title 14 California Code of Regulations, Chapter 3 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15061(b)(3).

DIRECT staff to prepare and file a Notice of Exemption pursuant to CEQA Guidelines Section 15062.

REVIEW the staff draft determinations contained in the attached Action Item - draft LAFCO Resolution.

ADOPT attached LAFCO Resolution making determinations and updating sphere of influence amendment as detailed in the draft resolution.

DIRECT the Executive Officer to complete the necessary filings and transmittals as required by statute.

Executive Summary:

LAFCOs establish, amend, and update SOIs to designate the territory that represents the appropriate and probable future service areas and jurisdictional boundaries of the affected agencies. According to Government Code Section (GC § 56430), "in order to prepare and to update SOIs, the Commission shall conduct a service review (MSR) of the services provided and shall prepare a written statement of its determinations."

On August 8, 2022, the Commission adopted the Rural North Vacaville Water District's (RNVWD or District) MSR. Among several findings, the MSR determined that the RNVWD was formed in 1996¹ for two purposes: 1) to provide potable water and 2) water for fire suppression².

¹ January 8, 1996 Resolution 96-2

² Vacaville Fire Protection District requires that system should provide a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes (Attachment B). Chief Howard Wood, VFPD, reconfirmed in January 2023.

Commissioners

Nancy Shopay, Chair • Ron Kott, Vice-Chair • John Vasquez • Mitch Mashburn • Steve Bird

Alternate Commissioners

Robert Guerrero • Alma Hernandez • Wanda Williams

Staff

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II •

Mala Subramanian, Lead Legal Counsel

The MSR determined that the District has the source capacity for a maximum of 533 connections. Currently, the District has 398 active connections and a balance of 135 available connections to serve approximately 300 parcels that have no connection (90 in-District and 210 in current SOI).

The MSR also encouraged RNVWD to develop a strategic plan to prepare for potential residential growth due to parcel subdivision and accessory dwelling units. Staff is continuing to work with the District on this recommendation.

While discussions continue, the RNVWD Board adopted Resolution 2023-68 on April 22 (Attachment A) identifying 18 parcels for consideration in the SOI Update.

In making SOI decisions and updates, LAFCOs are required to prepare written statements addressing five specific planning factors listed under GC § 56425. In addition to these factors, staff has developed a framework for evaluating and identifying potential parcels for possible inclusion.

Following is a discussion including I. Background, II. Project Description III. Statutory CKH mandatory findings, IV. Framework, V. Parcel Identification and Analysis Methodology, VI. Options, VII. Environmental Determination, VIII. Recommended Conditions of Approval, and IX. Conclusion. Generally, this discussion and analysis concluded that SOI candidates should be probable annexations and within close proximity to the main water line. Options are provided for the Commission's consideration.

Discussion:

I. Background:

As noted in the Executive Summary, LAFCOs establish, amend, and update SOIs to designate the territory that represents the appropriate and probable future service areas and jurisdictional boundaries of the affected agencies. Importantly, all jurisdictional changes, such as annexations and detachments, must be consistent with the spheres of the affected local agencies.

In making sphere determinations, LAFCOs are required to prepare written statements addressing five specific planning factors listed under GC § 56425. These mandatory factors range from evaluating current and future land uses to the existence of pertinent communities of interest. The intent in preparing the written statements is to orient LAFCOs in addressing the core principles underlying the sensible development of local agencies consistent with the anticipated needs of the affected communities.

Solano LAFCO's SOI policy is "to discourage the inclusion of land in an agency's SOI if a need for services provided by that agency within a 5 to 20-year period cannot be demonstrated."

The Solano Local Agency Formation Commission (LAFCO or Commission) adopted the RNVWD Municipal Service Review (MSR). The Commission adopted the MSR but an SOI update was delayed at the Commission's direction until recommendations adopted in LAFCO Resolution #2022-09 were addressed and until more information is developed regarding the District's capabilities to meet their two formation edicts.

The primary MSR findings and recommendations for consideration in this report include:

- The RNVWD is a 5,150+ acre Community Service District (CSD) with approximately 1,118 residents;
- The RNVWD was formed in 1996 for two purposes: 1) to provide potable water and 2) water for fire suppression.
- The RNVWD operates and manages a public water system whose sole source of water comes from two groundwater wells, drilled to a depth of approximately 1,400 feet, located in the basal zone of the Tehama Formation aquifer with adequate capacity for the system designed 533 service connections; and
- Given potential parcel growth from subdividing lots and Accessory Dwelling Units (ADUs), the MSR recommends that RNVWD develops a strategic plan that includes 5-year and 10-year demand forecasts, an infrastructure plan, and a hydraulic modeling study. The strategic plan would greatly inform the near-term SOI, as well as, provide a blueprint for the future.

RNVWD was formed in 1996 for two purposes: 1) to provide potable water and 2) water for fire suppression. Vacaville Fire Protection District requires that the system provides a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes.

(Attachment B)

The strategic plan recommendation is particularly significant and has been discussed at length with RNVWD General Manager Stankowski, Coastland Engineering, CalWater, RNVWD's Counsel, and the RNVWD Board Presidents (former President Calvert and current President Sweeney). Discussions included a hydraulic-modeling study, fire-flow documentation, and a 5 and 10-year business plan that would include a demand/supply study, potential expansion, and other important information for annexation considerations moving forward.

As noted, administratively, LAFCOs are required to prepare written statements addressing five specific planning factors and to act as the lead agency under CEQA. To augment this information, staff has been thoroughly and systematically analyzing and evaluating data culled from several sources, including 1) MSR parcel inventory, 2) District provided infrastructure distribution map, 3) CALFIRE's November 2022 draft severity zone update map, 3) assessment district formation documents, 4) fire hydrant maps 5) RNVWD formation documents and design requirements, and 5) potential lateral distances.

II. Project Description:

While most agencies have contiguous parcels, it has been remarked that RNVWD looks more like "Swiss cheese". This is a result of the infrastructure being designed to serve the parcels that chose to "opt-in"³ – not to effectively serve an entire geographic area. In other words, the system was not designed to serve all the parcels within an exterior boundary. This leaves demonstrable gaps between "opt-in" parcels and punctuates the distance between a parcel and the infrastructure, which is problematic for connections. The gaps in the District map draw attention but make it necessary to evaluate where the actual infrastructure line runs when updating a sphere of influence. Staff finds this advisable in the absence of an engineering

³ "opt in" – on October 16, 1995, the Commission directed staff to exclude from the SOI any parcels which specifically requested exclusion. Parcels that opted in were included in the District.

report that documents adherence to the VFPD requirement and a hydrology model that can predict the effects of additional connections given that pipe length can drop flow rate. This raises a question - *If you are not close to the infrastructure, should you be in the SOI or District?*

III. CKH Mandatory Findings GC§ 56425 (5-Factors):

	FACTOR	FINDINGS AND DETERMINATION
1	<i>Present and planned land uses in the area, including agricultural and open space lands.</i>	Land use in the area includes a mix of agriculture uses on larger lots of 20+ acres and rural residential on smaller lots ranging in size from 2.5 to 5+ acres in what is generally referred to as the English Hills area. Adjustment of the District’s SOI would not require a change to the County’s current General Plan land use designations. Future lot splits done in accordance with existing zoning have the potential to significantly increase developable parcels.
2	<i>Present and probable need for public facilities and services in the area.</i>	<p>RNVWD has adequate capacity to sustain the designed maximum transmission capacity for 533 water connections. Currently, the District consists of 398 “active connections” and has declared that they are not planning to expand the current system beyond 533.</p> <p>Potential subdivision growth includes 259 additional parcels within the District and 32 within the current SOI. In addition to potential subdivisions, many parcels are permitted by right to build up to 1,500 sq. ft. accessory dwelling units (ADUs), which would affect the average consumption rate per connection and may affect transmission capacity capabilities.</p>
3	<i>Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide</i>	<p>There are two purposes the District was formed to provide:</p> <p>1. Residential water service connections, and 2. Fire suppression water consistent with Vacaville Fire Protection District standards. The present water system is adequate to meet the residential service meter demand. There is no documentation that the District is meeting the fire flow requirement.</p>
4	<i>Existence of social or economic communities of interest in the area</i>	There are no known social or economic communities of interest within or contiguous to the District’s boundaries or SOI.
5	<i>Present and probable need for public facilities and services for DUCS within the existing sphere of influence.</i>	There are no disadvantaged unincorporated communities (DUCs) within the District, the District’s sphere of influence, or contiguous to RNVWD boundaries.

IV. Framework:

In conjunction with the CKH mandatory findings, the following 10 observations, assumptions, and determinants help frame and inform the SOI update discussion and explain RNVWD's situation and salient issues:

1. The District was formed by parcels that voted to be in the District, not drawn by geographic description.
2. The infrastructure was designed to serve the parcels that voted “yes”. It appears it was not designed, as constructed, to serve all the parcels within a specific geographically described exterior jurisdictional boundary.
3. Assumes that the water distribution pipeline map that was requested by LAFCO staff and provided by RNVWD is accurate.
4. 533 connections/parcels is the system design capacity. The fire flow requirement determined by VFPD is a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes.
5. RNVWD policy is no more than one connection per parcel. Post MSR, RNVWD has 697 assessor parcel numbers (APNs): 486 in-District proper and 211 APNs n their SOI. According to the District, they are not concerned about the significant number of non-served in-District parcels due to their “First Come – First Served” policy and they espouse that being in the District does not guarantee a connection.
6. Of the 533 maximum connections, they have 398 “active”⁴ connections, leaving 135 available for connection.
7. There is potential subdivision growth of 290 additional parcels within the current District/SOI.
8. Accessory dwelling units (ADUs) are permitted by right and available to the vast majority of parcels.
9. RNVWD wants to increase the SOI for two major reasons: because they have identified potential customers that are not in the SOI that desire a connection and to address legal lot clean-up issues.
10. Solano LAFCO's policy is “to discourage the inclusion of land in an agency's SOI if a need for services provided by that agency within a 5 to 20 year period cannot be demonstrated.

PARCEL BREAKDOWN	
<i>How many parcels are there in the RNVWD service area?</i>	
APNs in the District	486
APNs in the current SOI	211
Total Parcels in the RNVWD service area	697
<i>How many service connections/meters are left?</i>	
Maximum # Connections	533
Active Connections	-398
Availabe Connections	135
<i>How many parcels are already in the District without a connection/meter?</i>	
Total APNs within the District	486
Current APNs with "Active Connections"	-398
APNs already in District without a connection	88
<i>How many current available parcels are there in the District including the SOI?</i>	
APNs already in District without a connection	88
APNs already in SOI	211
Total current available APNs	299

⁴ “active” indicates that a connection has been established NOT that the parcel is drawing water

V. Parcel Identification and Analysis Methodology:

Fifty-three parcels were identified for analysis. Eighteen were requested by the District in RNVWD Resolution 2023-68, adopted on April 22. An additional thirty-five were identified by LAFCO staff. A methodology was developed that would provide criteria to inform the discussion. Following are four identified criteria that are important to consider in the parcel evaluations: 1) remnant parcels; 2) 50-foot water line halo; 3) assessment zone 2; and, 4) CALFIRE high fire hazard severity zone. These criteria are described as follows:

- Remnant parcels are primarily parcels that are considered “legal lots”. LAFCO and the Board of Equalization recognize Assessor Parcel Numbers. The County Planning Department, Assessor, and RNVWD consider a parcel, "As used in the RNVWD Rules and Regulations, a parcel is contiguous property under single ownership and of sufficient size to be considered buildable under Solano County’s land use and development regulations. A parcel may have one or more assessor’s parcel numbers assigned to it." This is a clean-up item and it is recommended that remnant parcels should be added to the SOI, particularly given the policy of one connection per lot, not one per APN.
- 50-foot water line halo identifies parcels with property boundary lines that are within 50 feet of the distribution line. This attribute addresses two concerns: elimination of long laterals that may negatively impact fire-flow pressure requirement and may not require an extension of the mainline to provide service.
- Assessment Zone 2 parcels are not in the District but receive the benefit of fire suppression water. In updating the District map, it was determined that several parcels in Zone 2 were not included in the 2016 update. A case may be made for the inclusion of Zone 2 parcels because they have already invested funds into the RNVWD system.
- CALFIRE high fire hazard severity zone. According to CALFIRE, fire hazard is a measure of how a fire will behave, based on the physical conditions of an area that create a likelihood an area may burn due to a wildfire. The best available science and data are used to evaluate these zones based on factors that include fire history, vegetation, flame length, blowing embers, terrain, weather, and the likelihood of buildings igniting. The updated severity zones will envelop more parcels within the District and may incentivize more reliable fire suppression action by landowners securing RNVWD water vs. private wells.

Before territory can be annexed to a city or special district, it must be within the agency’s sphere (GC § 56375.5). However, a sphere is only one of several factors the Commission considers when evaluating changes of organization. Being in the SOI does not guarantee annexation.

Following is a table (Table 1: Parcel Analysis) of the 53 APNs separated into two categories: 18 District recommended parcels and 35 additional APNs that staff identified for consideration (Other Parcels Analyzed). Each parcel is then evaluated by the four criteria. Criteria that favor SOI inclusion are the remnant parcels and the APNs within the 50-foot halo. Less heavily weighted are the CALFIRE High Hazard Fire Severity Zone and Assessment Zone APNs. Points were assigned by criteria to develop a metric for decision-making.

TABLE 1: PARCEL ANALYSIS

	CRITERIA						OPTIONS			
	APN	Remainder Parcel (4 Points)	Within 50' Water Line Halo (3 Points)	CAL FIRE High Fire Hazard Severity Zone (2 Points)	In Assessment Zone 2 (3 Points)	Total Score	Option 1: Clean-up Parcels	Option 2: Point System	Option 3: Option 2 + Balance of District Recommendation	Option 4: Commission Recommendation
District Proposed Parcels	1	0104100360	✓	✓	✗	✓	✓	✓	✓	✓
	2	0104150450	✓	✗	✗	✓	✓	✓	✓	✓
	3	0105010310	✓	✓	✓	✓	✓	✓	✓	✓
	4	0105110100	✓	✓	✓	✓	✓	✓	✓	✓
	5	0105200180	✓	✓	✓	✓	✓	✓	✓	✓
	6	0105200130	✓	✓	✓	✓	✓	✓	✓	✓
	7	0105220120	✓	✓	✓	✓	✓	✓	✓	✓
	8	0105220120	✓	✓	✓	✓	✓	✓	✓	✓
	9	0102200010	✗	✓	✓	✓	✗	✓	✓	✓
	10	0105050410	✗	✓	✓	✓	✗	✓	✓	✓
	11	0106010400	✗	✓	✓	✓	✗	✓	✓	✓
	12	0105050980	✗	✓	✓	✓	✗	✓	✓	✓
	13	0105080480	✗	✓	✗	✓	✗	✓	✓	✓
	14	0105070310	✗	✗	✓	✓	✗	✗	✓	✓
	15	0120030080	✗	✗	✓	✗	✗	✗	✓	✓
	16	0120010020	✗	✗	✓	✗	✗	✗	✓	✓
	17	0105110730								NA
	18	0105110280								NA
Other	19	0104120850	✓	✗	✗	✓	✓	✓	✓	✓
	20	0102010080	✗	✓	✓	✗	✗	✓	✓	✓
	21	0105180290	✗	✓	✗	✓	✗	✓	✓	✓
	22	0105060450	✗	✓	✗	✓	✗	✓	✓	✓
	23	0105130310	✗	✓	✗	✓	✗	✓	✓	✓
	24	0105150320	✗	✓	✗	✓	✗	✓	✓	✓
	25	0105180520	✗	✓	✗	✗	✗	○	○	
	26	0105180180	✗	✓	✗	✗	✗	○	○	
	27	0105180110	✗	✓	✗	✗	✗	○	○	
	28	0105180180	✗	✓	✗	✗	✗	○	○	
	29	0105180520	✗	✓	✗	✗	✗	○	○	
	30	0105150130	✗	✓	✗	✗	✗	○	○	
	31	0105150060	✗	✓	✗	✗	✗	○	○	
	32	0105130320	✗	✓	✗	✗	✗	○	○	
	33	0105140080	✗	✓	✗	✗	✗	○	○	
	34	0105140110	✗	✓	✗	✗	✗	○	○	
	35	0105140020	✗	✓	✗	✗	✗	○	○	
	36	0105140180	✗	✓	✗	✗	✗	○	○	
	37	0105140020	✗	✓	✗	✗	✗	○	○	
	38	0105140080	✗	✓	✗	✗	✗	○	○	
	39	0105080620	✗	✓	✗	✗	✗	○	○	
	40	0105020750	✗	✓	✗	✗	✗	○	○	
	41	0104120470	✗	✓	✗	✗	✗	○	○	
	42	0104120320	✗	✗	✗	✓	✗	✗	✗	✗
	43	0104120380	✗	✗	✗	✓	✗	✗	✗	✗
	44	0104120450	✗	✗	✗	✓	✗	✗	✗	✗
	45	0104120410	✗	✗	✗	✓	✗	✗	✗	✗
	46	0104120420	✗	✗	✗	✓	✗	✗	✗	✗
	47	0104120430	✗	✗	✗	✓	✗	✗	✗	✗
	48	0104120440	✗	✗	✗	✓	✗	✗	✗	✗
	49	0104120510	✗	✗	✗	✓	✗	✗	✗	✗
	50	0104120880	✗	✗	✗	✓	✗	✗	✗	✗
	51	0105030400	✗	✗	✗	✓	✗	✗	✗	✗
52	0105080280	✗	✗	✗	✓	✗	✗	✗	✗	
53	0105180080	✗	✗	✗	✓	✗	✗	✗	✗	

Yes
 No

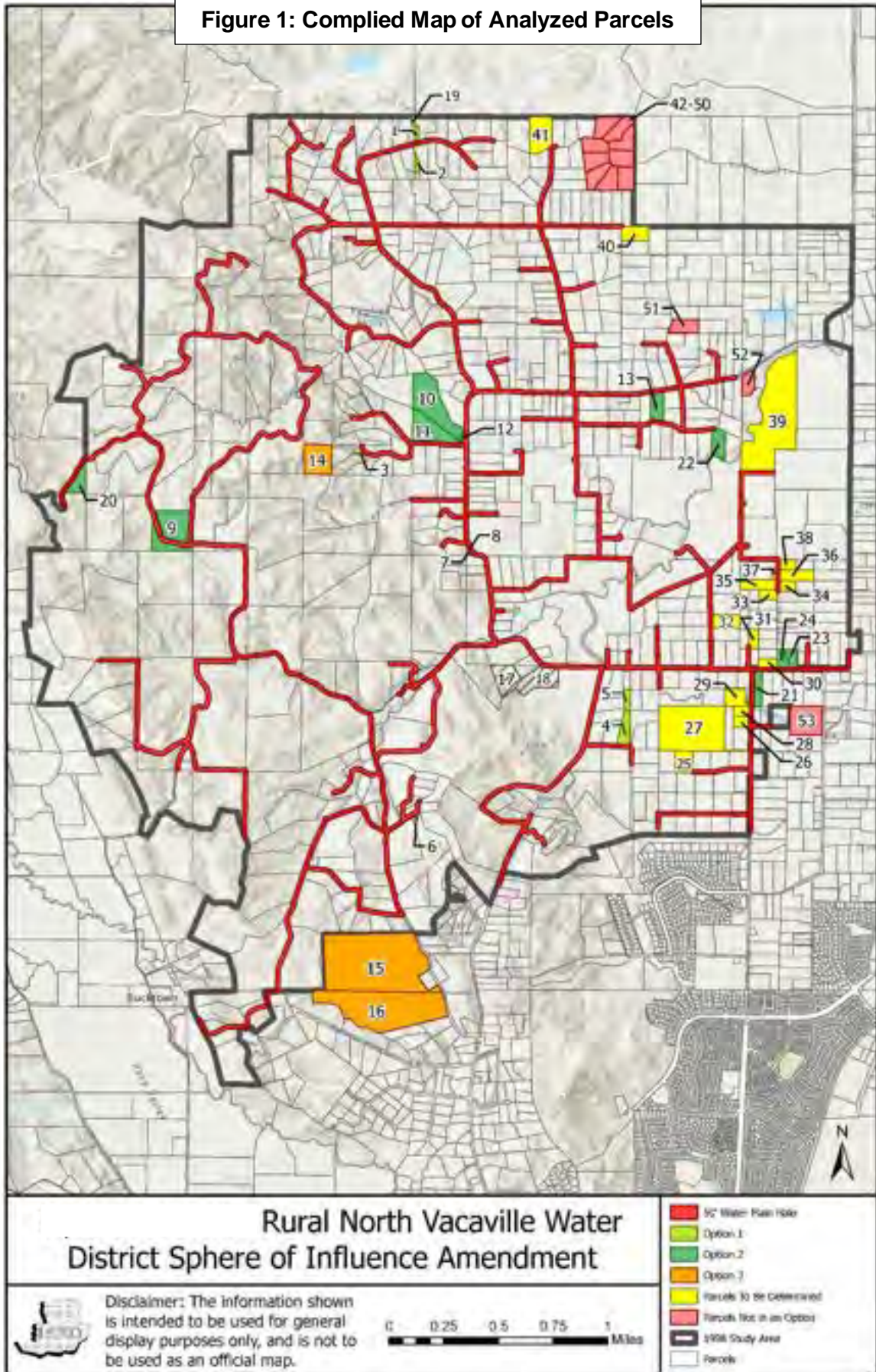
Yes
 To Be Determined
 No

Note: These three parcels are not being recommended by staff primarily due to their distance from the existing water delivery infrastructure. (approx. 207', 434', and 842' respectively)

Note: These two parcels are already in the district. They are the product of a subdivision, and the original parcel was in the district. Therefore, no

Note: The inclusion of these parcels is up for discussion because they have close proximity to the existing water delivery infrastructure, but do not fall within any of the other attributes analyzed. Proximity to the water main was weighted heavily when determining staff recommendations, but it is unclear whether being within this halo automatically constitutes being an area of "probable" growth.

Figure 1: Complied Map of Analyzed Parcels



VI. Options:

Two of the 18 APNs submitted by the RNVWD Board Resolution are not applicable for SOI analysis. As noted in the table, APN 0105110730 and APN 01051700250, are already in the District rendering an SOI evaluation unnecessary. Therefore, the analysis will be considering 16 District recommended APNs and 35 Other Parcels (51 total).

After evaluating each parcel against the criteria, four options were developed for SOI inclusion: 1) Cleanup Parcels; 2) Point System; 3.) Option 2 plus Balance of District Request, and; 4) Commission Recommendation. Following are the pros and cons of Options 1, 2, 3, and 4:

- Option 1 - Cleanup Parcels

Pros – Cleaning up the remnant parcels is necessary. As described in the criteria section, remnant parcels are primarily parcels that are considered legal lots. It is recommended that remnant parcels should be added to the SOI, particularly given the policy of one connection per lot, not one per APN. In addition, these parcels scored 5 or higher in the point system.

The Clean-up Option recommends 9 parcels: 8 of the 16 parcels that RNVWD is requesting and 1 of the Other Parcels.

Cons – No cons identified. Cleaning up legal lots is required.

- Option 2 – Point System (Staff Recommendation)

Pros - The point system is a metric-based methodology with an emphasis on “appropriate and probable” as defined in the Government Code. Parcels earn points based on meeting criteria. Criteria are weighted by necessity (4 points), consideration of fire flow requirement through transmission line proximity (3 points), parcel located in the high fire hazard severity zone (2 points), and parcel located in Benefit Assessment Zone 2 (1 point). Parcels scoring 4 or higher were judged to be qualified for inclusion.

The Point System Option includes 19 parcels: 13 of the 16 parcels RNVWD is recommending and 6 of the Other Parcels.

Cons – LAFCO staff analyzed and mined data from the GIS layers provided by CalCad. We are assuming that the infrastructure maps are accurate. We are also assuming that 50 feet or less is a reasonable lateral line distance and lessens the reduction of fire flow. According to calculations based on the CalCad layers, the average lateral distance for the existing system is 25 feet.

- Option 3 – Option 2 plus Balance of District Request

Pros – Satisfies RNVWD’s request.

The Point System Option + Valance of District request includes 22 parcels: 16 of the 16 parcels RNVWD recommends and 6 Other Parcels.

Cons – The added 3 remaining properties that the District is recommending are a concerning distance from the existing infrastructure. Utilizing the infrastructure map layers forwarded by the District and CalCad, LAFCO staff plotted the distance from the existing

water delivery infrastructure to the closest parcel boundary point. Measurements for the three parcels are approximately 200 ft., 434 ft., and 842ft. respectively. There is also concern that since the two southern properties were specifically excluded from the District, adding them may trigger a need for CEQA and main infrastructure extension.

▪ Option 4 – LAFCO Commission Recommendation

Pros – Informed recommendation including info from the public hearing.

The Commission Recommendation, as outlined, it is Option 2 (Point System Option) + additions/deletions as directed by the Commission.

Point System Option includes 22 parcels: 16 of the 16 parcels RNVWD is recommending and 6 of the Other Parcels.

VII. Environmental Determination:

SOI updates are projects and subject to environmental review under CEQA. An exemption under Section 15061(b)(3) is appropriate as this finding is based on the Commission determining with certainty the update will have no possibility of significantly affecting the environment given no new land-use or municipal service authority is granted. Consequently, a Notice of Exemption (NOE) was prepared for the adoption of the SOI Update.

VIII. Recommended Conditions of Approval

1. RNVWD Will-Serve Letters shall have a sign-off signature/stamp from a licensed qualified engineer with appropriate expertise confirming that, with the annexation, the RNVWD will continue to fulfill the Vacaville Fire Protection District's minimum requirement that the system provides a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes.
2. RNVWD Board adopted Resolutions of Application shall include a clause confirming that the District has the capacity to meet the CCR §64544 Maximum Daily Demand requirements.
3. RNVWD Board adopted Resolutions of Application shall include a clause confirming that the District has the pressure to meet the Vacaville Fire Protection District's minimum requirement that "the system provides a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes."
4. Given that there are a limited number of available connections (135) and approximately 300 APNS without a connection (\approx 90 in-District and 210 in the existing SOI), District shall survey parcels to determine intent/interest in RNVWD services.
5. The District shall regularly publish connection information in the District Newsletter, prominently on the website, and/or through direct mailing.

Conclusion:

A Sphere of Influence is defined as the probable physical boundary and service area of a local agency. Solano LAFCO's policy is "to discourage the inclusion of land in an agency's SOI if a need for services provided by that agency within a 5 to 20-year period cannot be demonstrated."⁵ As designed, the RNVWD can serve a maximum of 533 connections. Currently, the District is at 398 active connections with a balance of 135 available connections to serve approximately 300 parcels (90 in-District and 210 in current SOI) that have no connection. Given this surplus of parcels and Solano LAFCO's policy, should the District's SOI be expanded? If yes, which parcels should be included?

There remains a significant number of landowners that continue to be reliant on, and comfortable with, their private wells, eschewing RNVWD service. In order to fill that gap, adding parcels to the SOI in anticipation of a probable annexation potentially adds connections, spreads the operational fixed costs, lowers the cost per unit, and improves efficiency. LAFCO staff encourages such an effort. What is strongly discouraged is adding parcels that are not probable annexations or parcels that require mainline extension or denigrate fire flow.

In conclusion, staff recommends:

- ❖ The Commission approves option #2 outlined in this report. Option #2 is a metric-based analysis that includes clean-up items, parcels that are within 50 feet of the mainline, and 13 of the 16 District recommendations (81%), and 6 Other Parcels.
- ❖ The Commission adopts the five Recommended Conditions of Approval outlined in Section VIII.
- ❖ RNVWD develop a strategic plan as outlined in the Municipal Service Review.
- ❖ Adopt the attached Resolution finding the project exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, acting as Lead Agency, the LAFCO determines that the project is exempt from CEQA.

Attachments:

Action Item – Resolution of the Local Agency Formation Commission of Solano County
Approving the Rural North Vacaville Water District Sphere of Influence Update
Exhibit A – Updated District Maps with List of APNs as Determined by LAFCO
Commission on June 12, 2023 (To be determined)

Attachment A – Rural North Vacaville Water District Resolution 2023-68
Attachment B – Vacaville Fire Protection District: Fire Suppression Standards
Attachment C – Two Maps of Existing RNVWD: Parcels only, Map with water line
Attachment D – Three Maps of Analyzed Options: Option 1, Option 2, Option 3
Attachment E – Memorandum Citing LAFCO Purpose and Authority

⁵"GUIDELINES FOR ESTABLISHING SPHERES OF INFLUENCE IN SOLANO COUNTY", Amended by the Local Agency Formation Commission April 8, 2013

RESOLUTION NO. 2023-XX

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY APPROVING THE SPHERE OF INFLUENCE UPDATE OF THE RURAL NORTH VACAVILLE WATER DISTRICT (LAFCO Project No. 2021-08)

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization (CKH) Act, commencing with §56000, *et seq.* of the Government Code (GC), and specifically in accordance with GC §56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and,

WHEREAS, GC §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, GC §56430 requires that municipal services reviews (MSR) are conducted prior to or in conjunction with an SOI update; and

WHEREAS, the Solano Local Agency Formation Commission (LAFCO) adopted LAFCO Resolution #2022-09 on August 8, 2022, which adopted the Rural North Vacaville Water District MSR and found it to be adequate and complete pursuant to the requirements of GC §56430 and the Commission’s adopted standards and policies, and

WHEREAS, the municipal service review describes and discloses the information required for the review and SOI Update of the subject listed Districts; and

WHEREAS, no change in regulation, land use, or development will occur as a result of updating the District SOI; and

WHEREAS, the Solano LAFCO, acting as the Lead Agency under the California Environmental Quality Act, determines that the subject sphere of influence update is exempt pursuant to Section 15061(b)(3); and,

WHEREAS, in the form and manner prescribed by law (GC§ 56427), the Executive Officer has given notice of the proposed SOI updates including: published in the Daily Republic, mailed to the District, and posted on the Commission’s website; and

WHEREAS, the SOI update was duly considered at a public hearing held on June 12, 2023; and

WHEREAS, upon the date, time, and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the sphere of influence, including but not limited to comments, objections, the Executive Officer’s written and oral report and recommendation, information and determinations of the municipal service review and the environmental documents and determination, and the Commission’s adopted Standards and SOI policy.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. Pursuant to Section 15061(b)(3) of the CEQA Guidelines, acting as Lead Agency, the LAFCO Commission finds that the project is categorically exempt from CEQA since the project involves a sphere of influence update where the services provided by the RNVWD will not change as a result of this update and the Commission determines with certainty the update will have no possibility of significantly affecting the environment given no new land-use or municipal service authority is granted.
2. The SOI for the subject District is determined and approved as shown on the attached map marked “Exhibit A” and attached hereto and are incorporated herein by this reference.
3. Determinations with respect to the Sphere of Influence for the subject District is set forth and described as “Option 2 – Point System” in the attached marked “Exhibit B” and is incorporated herein by this reference.
4. The Executive Officer is hereby directed to file a Notice of Exemption in compliance with the California Environmental Quality Act and local ordinances implementing the same.
5. Pursuant to California Government Code Section (GC§ 56425(e)) the Commission hereby makes the following five findings and determinations:

CKH Mandatory Findings GC§ 56425 (5-Factors):

	FACTOR	FINDINGS AND DETERMINATION
1	<i>Present and planned land uses in the area, including agricultural and open space lands.</i>	Land use in the area includes a mix of agriculture uses on larger lots of 20+ acres and rural residential on smaller lots ranging in size from 2.5 to 5+ acres in what is generally referred to as the English Hills area. Adjustment of the District’s SOI would not require a change to the County’s current General Plan land use designations. Future lot splits done in accordance with existing zoning have the potential to significantly increase developable parcels.
2	<i>Present and probable need for public facilities and services in the area.</i>	RNVWD has adequate capacity to sustain the designed maximum transmission capacity for 533 water connections. Currently, the District consists of 398 “active connections” and has declared that they are not planning to expand the current system beyond 533. Potential subdivision growth includes 259 additional parcels within the District and 32 within the current SOI. In addition to potential subdivisions, many parcels are permitted by right to build up to 1,500 sq. ft. accessory dwelling units (ADUs), which would affect the average consumption rate per connection and may affect transmission capacity capabilities. ⁴

	FACTOR	FINDINGS AND DETERMINATION
3	<i>Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide</i>	There are two purposes the District was formed to provide: 1. Residential water service connections, and 2. Fire suppression water is consistent with Vacaville Fire Protection District standards. The present water system is adequate to meet the residential service meter demand. There is no documentation that the District is meeting the fire flow requirement.
4	<i>Existence of social or economic communities of interest in the area</i>	There are no known social or economic communities of interest within or contiguous to the District's boundaries or SOI.
5	<i>Present and probable need for public facilities and services for DUCS within the existing sphere of influence.</i>	There are no disadvantaged unincorporated communities (DUCs) within the District, the District's sphere of influence, or contiguous to RNVWD boundaries.

6. Pursuant to the Commission's adopted standards set forth under GC § 56375(h) and Conditions of Approval pursuant to GC § 56886(v), the Commission hereby adopts the following Conditions of Approval:
 - A. RNVWD Will-Serve Letters shall have a sign-off signature from a licensed qualified engineer with appropriate expertise confirming that, with the annexation, the RNVWD will continue to satisfy the Vacaville Fire Protection District's minimum requirement that the system provides a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes.
 - B. RNVWD Board Resolution of Applications shall include a clause confirming that the District has the capacity to meet the CCR §64544 Maximum Daily Demand requirements.
 - C. RNVWD Board adopted Resolutions of Application shall include a clause confirming that the District has the pressure to meet the Vacaville Fire Protection District's minimum requirement that "the system provides a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes."
 - D. Given that there are a limited number of available connections (135) and approximately 300 APNS without a connection (≈ 90 in-District and 210 in the existing SOI), District shall survey parcels to determine intent/interest in RNVWD services.
 - E. The District shall publish connection information in the District Newsletter, prominently on the website, and/or direct mailing.

Continued on the next page

The foregoing Resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 12th day of June, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

Nancy Shopay, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:

Christina Love, Clerk to the Commission

Exhibit A – Updated District Maps with List of APNs as Determined by LAFCO Commission on
June 12, 2023

7A

RESOLUTION NO. 2023-68

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RURAL NORTH VACAVILLE WATER DISTRICT REQUESTING LAFCO APPROVE THE UPDATED DISTRICT BOUNDRY AND SPHERE OF INFLUENCE.

WHEREAS, Solano LAFCO updates the Municipal Service Review (MSR) and Sphere of Influence (SOI) every 5 years; and,

WHEREAS the MSR has been updated by LAFCO dated final April 22, 2022; and,

WHEREAS, the SOI update remains to be completed by LAFCO; and,

WHEREAS, LAFCO requires that the District provide a request to LAFCO for an updated Boundary and updated SOI ; and,

WHEREAS, there have been many revisions to the SOI since the Formation of the District ; and,

WHEREAS, the District wants to clear up the discrepancies in the data relating to properties in the Sphere and,

WHEREAS,; the District has employed the services of a land mapping company, CalCad to have the most current information regarding assessor parcel numbers and,

WHEREAS ; The District and it's consultant CalCad have fully evaluated all the current study and reports from LAFCO regarding status of in the current sphere; and,

WHEREAS, District Resolutions 2021-50 and 2021-51 have District approved annexation requests pending LAFCO updated SOI; and

WHEREAS, this updated SOI does not expand the number connections in any way nor obligate the District to any infrastructure improvements and it is the interest of the District to provide the requested information to LAFCO;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Rural North Vacaville Water District as follows:

1. The recitals set forth above are true and correct.
2. This Board finds the updated Boundary and SOI is a reasonable request as presented in Exhibit A Proposed Boundary, Exhibit B current LAFCO parcel designations, Exhibit C list of APNs to add to the sphere.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Directors of the Rural North Vacaville Water District, this 11th day of April 2023, by the following vote

AYES: Patrick Sweeney, Ken Swenson, Steve Strickland
NOES: Elizabeth Miles
ABSENT: Bob Whitehouse
ABSTAIN:

DocuSigned by:
Patrick J. Sweeney
(674 401 294 0103 0171)
Pat Sweeney - President
RNVWD Board of Directors

ATTEST:

Nancy A. Veerkamp
Nancy Veerkamp
RNVWD Board Clerk



Rural North Vacaville Water District

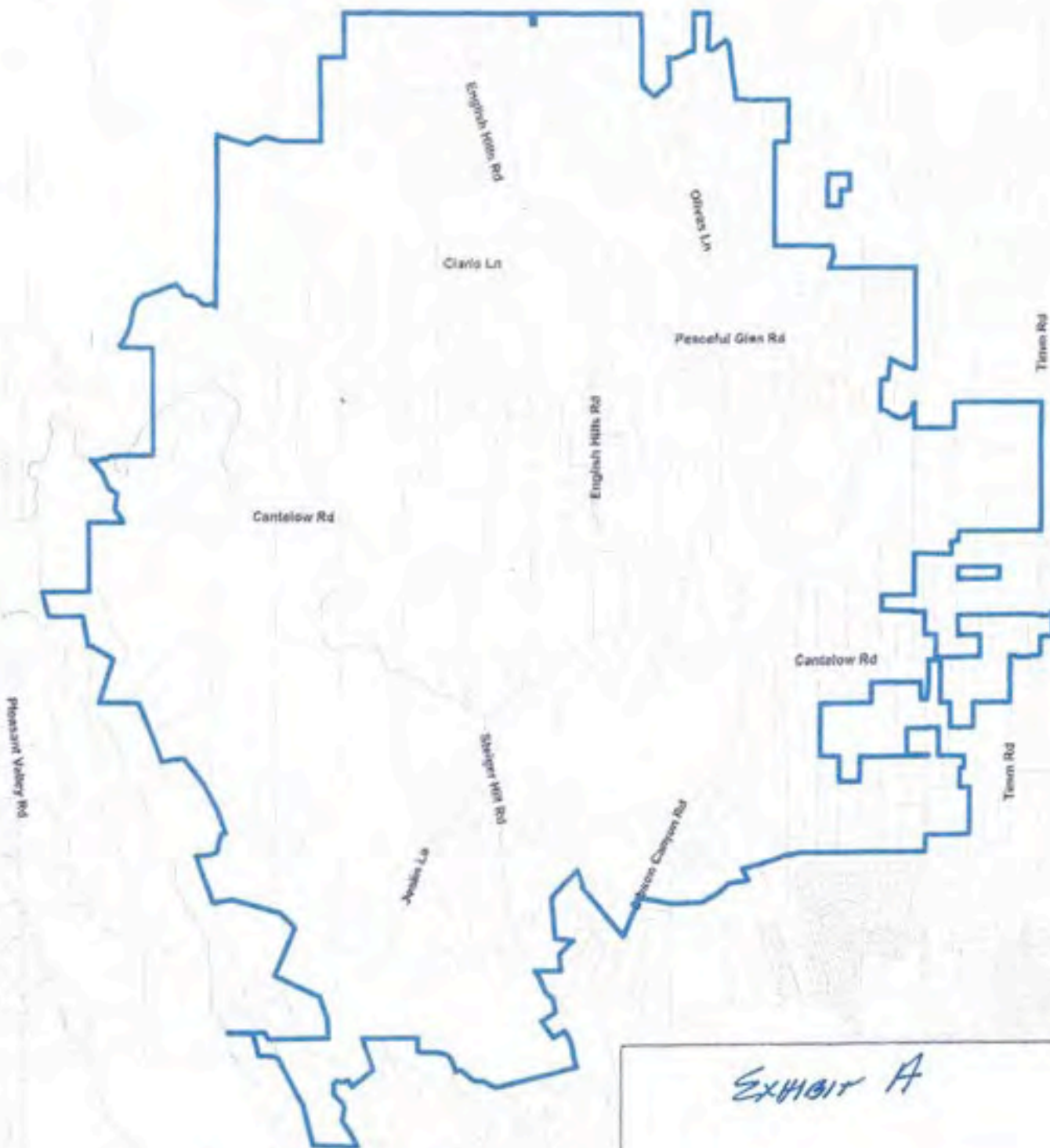


EXHIBIT A

 RNVWD Updated Boundary

February
2023





Rural North Vacaville Water District

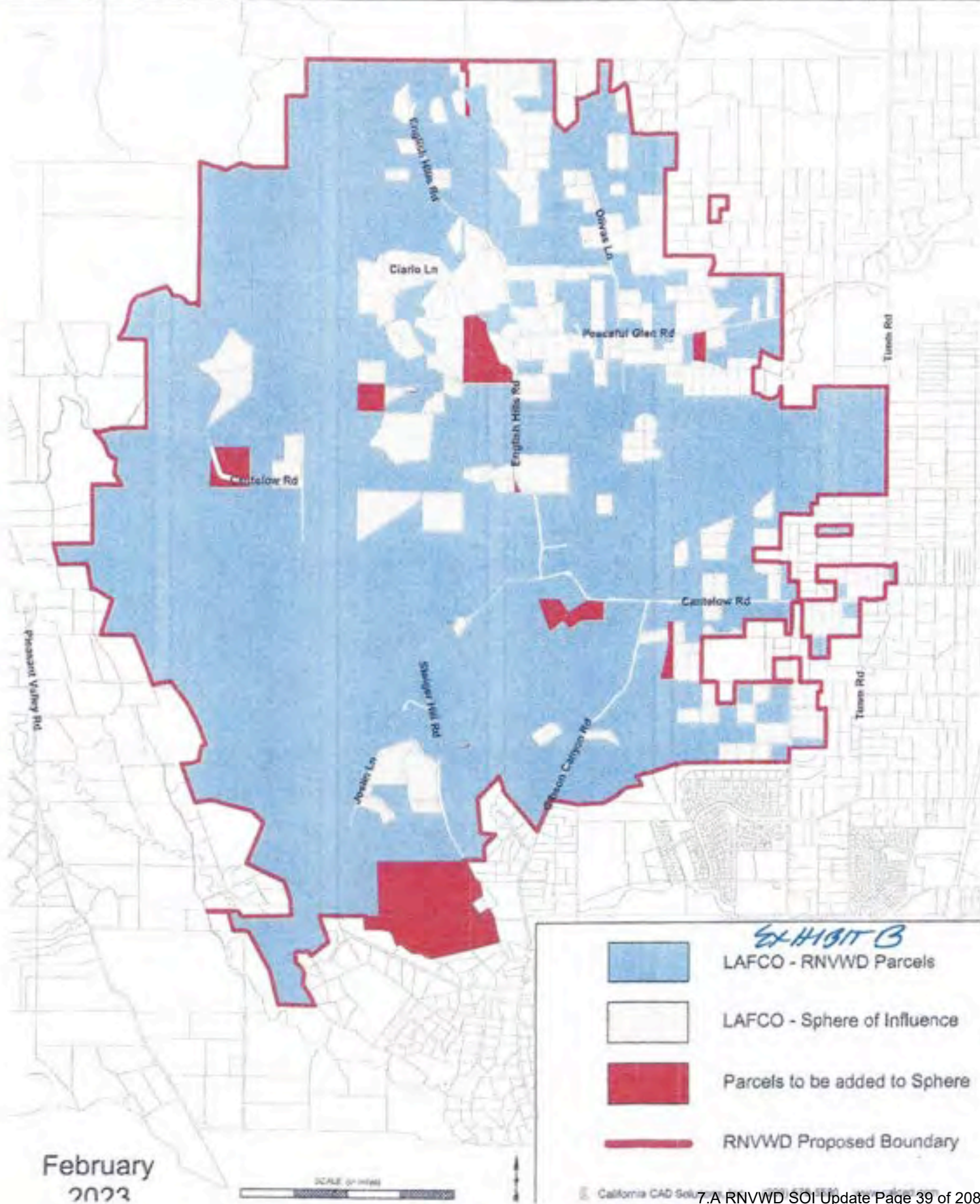


EXHIBIT C

EXHIBIT C

#	ACRES	APN	2016 sphere map designation	Legal with NOTES	*Total APN's making up the legal property	2023 RECOMMENDED DESIGNATION	COLOR KEY
1	0.17	0105200180	NO DESIGNATION	REWARD RESOLUTION 2017-50 PERMITS	SEE RESO	Add_to_Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
2	77.77	0121030060	NO DESIGNATION	REWARD RESOLUTION 2011-51 ENGLISH HILLS LLC	SEE RESO	Add_to_Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
3	54.29	0121070020	NO DESIGNATION	REWARD RESOLUTION 2011-51 ENGLISH HILLS LLC	SEE RESO	Add_to_Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
4	18.16	0102230070	IN DISTRICT	WENT TO "NO DESIGNATION WITH A WATER RIGHT" ON BOUNDARY LAUNO LUNA MAP FROM 2017	1	CONFORM TO 2016 MAP	LEGAL PROPERTY CURRENTLY "IN THE DISTRICT" IN 2016 MAP
5	1.10	0104150350	NO DESIGNATION	LEGAL W/ 305-450-360 (already in sphere 2016 "fire")	2	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
6	1.54	0104150450	NO DESIGNATION	LEGAL W/ 304-150-460 (already in sphere 2016 "fire")	2	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
7	18.82	0105050410	NO DESIGNATION	E	1	Add_to_Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
8	13.52	0105050420	NO DESIGNATION	LEGAL W/ 305-040-090 (already in sphere 2016 "fire")	2	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
9	0.34	0105050950	NO DESIGNATION	E	1	Add_to_Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
10	5.01	0105060460	IN SPHERE/FIRE	WENT TO "NO DESIGNATION" ON MOUNTAIN LAUNO LUNA MAP FROM 2017	1	CONFORM TO 2016 MAP	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
11	0.16	0105070310	NO DESIGNATION	LEGAL W/ 305-070-320 (already in sphere 2016 "fire")	2	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
12	11.40	0105070870	NO DESIGNATION	LANDLOCKED ACCESS TRUCK IN	1	Add_to_Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
13	8.40	0105110750	IN DISTRICT	MORGAN PHASE 1 "NEW PARCELS"	1	UPDATE RECORDS	LEGAL PROPERTY CURRENTLY "IN THE DISTRICT" IN 2016 MAP
14	5.93	0105170050	NO DESIGNATION	LEGAL W/ 305-180-780 THEN THE 2016 DESIGNATION WAS "IN SPHERE" IN FIRE	2	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
15	1.64	0105170100	NO DESIGNATION	LEGAL W/ 305-180-770 THE 2016 DESIGNATION WAS "IN SPHERE" IN FIRE	1	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
16	9.72	0105170250	IN DISTRICT	MORGAN PHASE 1 "NEW PARCELS"	1	UPDATE RECORDS	LEGAL PROPERTY CURRENTLY "IN THE DISTRICT" IN 2016 MAP
17	0.58	0105220120	NO DESIGNATION	LEGAL W/ 0105-210-130, 130, SEE ADDITIONAL BREAKDOWN BELOW, part of #18	3	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP
18	0.08	0105220130	NO DESIGNATION	LEGAL W/ 0105-210-110 (14.24 acres) already in sphere 2016 "fire" AND LEGAL WITH 0105-210-120 (in 2016 listed as "no designation") Part of #17 above	3	Add_to_Sphere	LEGAL PROPERTY IN CURRENT SPHERE/FIRE IN 2016 MAP

VACAVILLE FIRE PROTECTION DISTRICT

420 Vine Street
Vacaville, CA 95688
(707) 447-2252



HOWARD F. WOOD
FIRE CHIEF

February 13, 1998

Frank P. Volpi
Local Manager, Dixon District
California Water Service Company
110 E. Mayes Street
Dixon, CA 95620

Dear Mr. Volpi:

After our Discussion on the Rural North Vacaville Water District, the following would be the minimum requirement for service to the area of the existing homes.

1. System should be able to provide a minimum of 250 G.P.M. at a minimum of 60 P.S.I. for 20 minutes.
2. The area would require approximately 60 to 100 Hydrants as recommended by the Advisory Committee.
3. Hydrant style would be equal to 6" Long Beach Hydrants as approved by the Advisory Committee.
4. The final location of the Hydrants would be done at the time the project starts. We have calculated the Hydrants on the basis of the existing area and the recommendation of the Advisory Committee. It should be noted that this would only be for the existing homes, and any future development would require to be built under current codes.

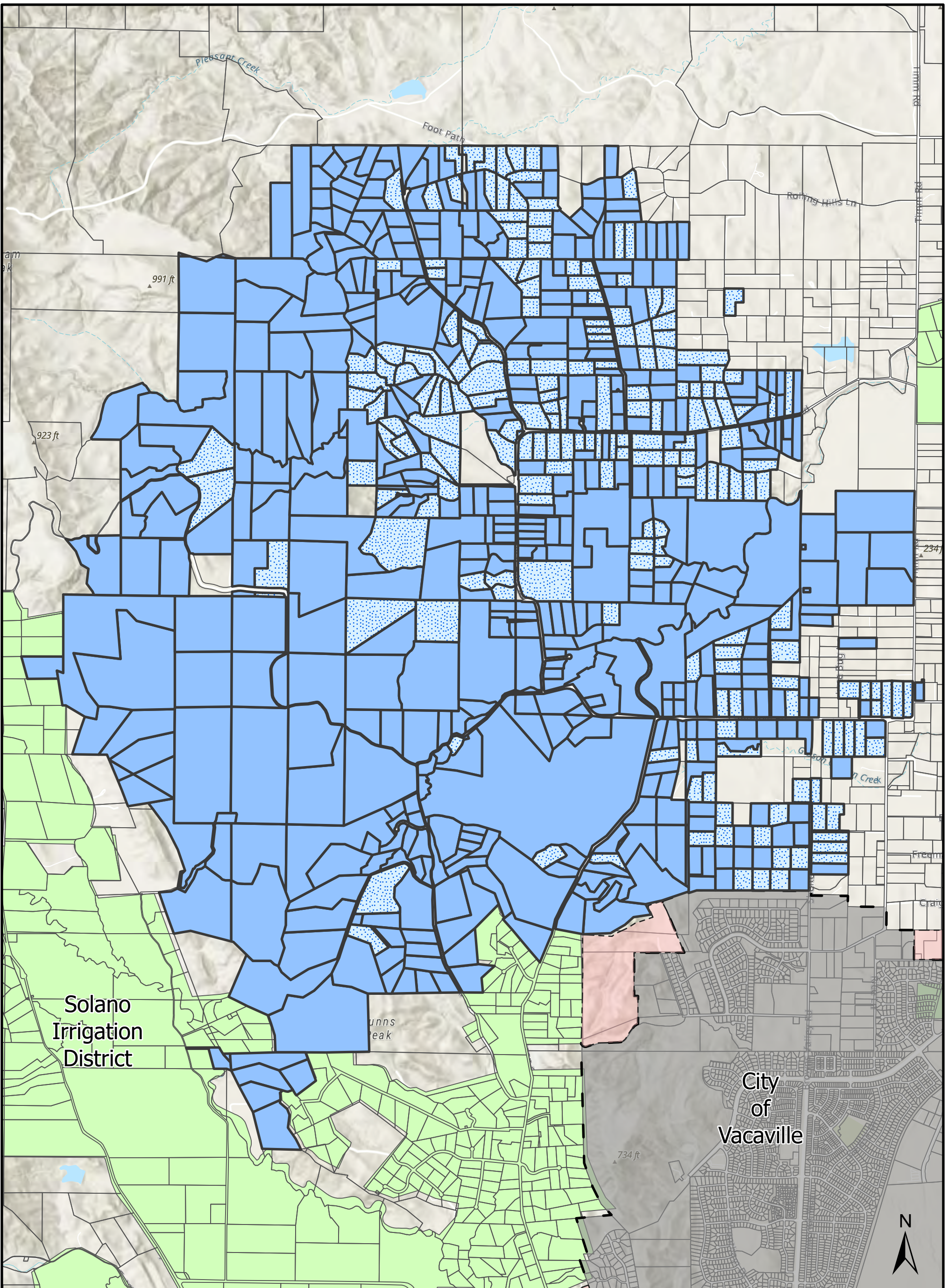
If you have any further questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Howard F. Wood".

Howard F. Wood
Fire Chief

cc: Englebright



Rural North Vacaville Water District Current Boundary and SOI

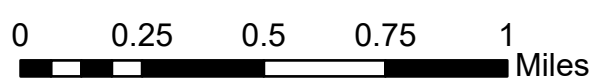
RNVWD Parcels

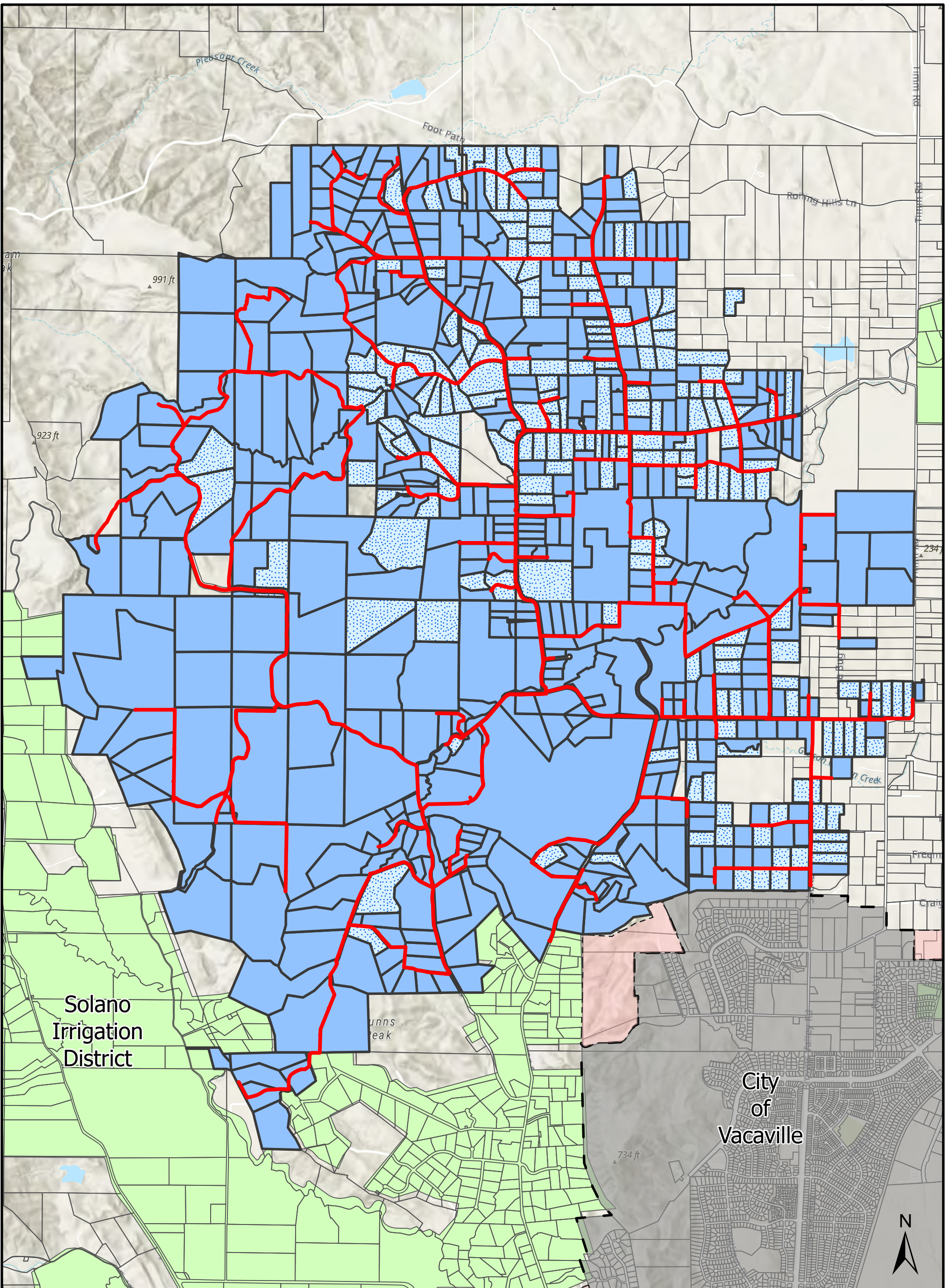
- In District
- In SOI

- SID Boundary
- Vacaville Boundary
- Vacaville SOI
- Parcels



Disclaimer: The information shown is intended to be used for general display purposes only, and is not to be used as an official map.





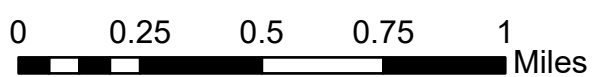
Rural North Vacaville Water District Current Boundary, SOI, and Water Lines

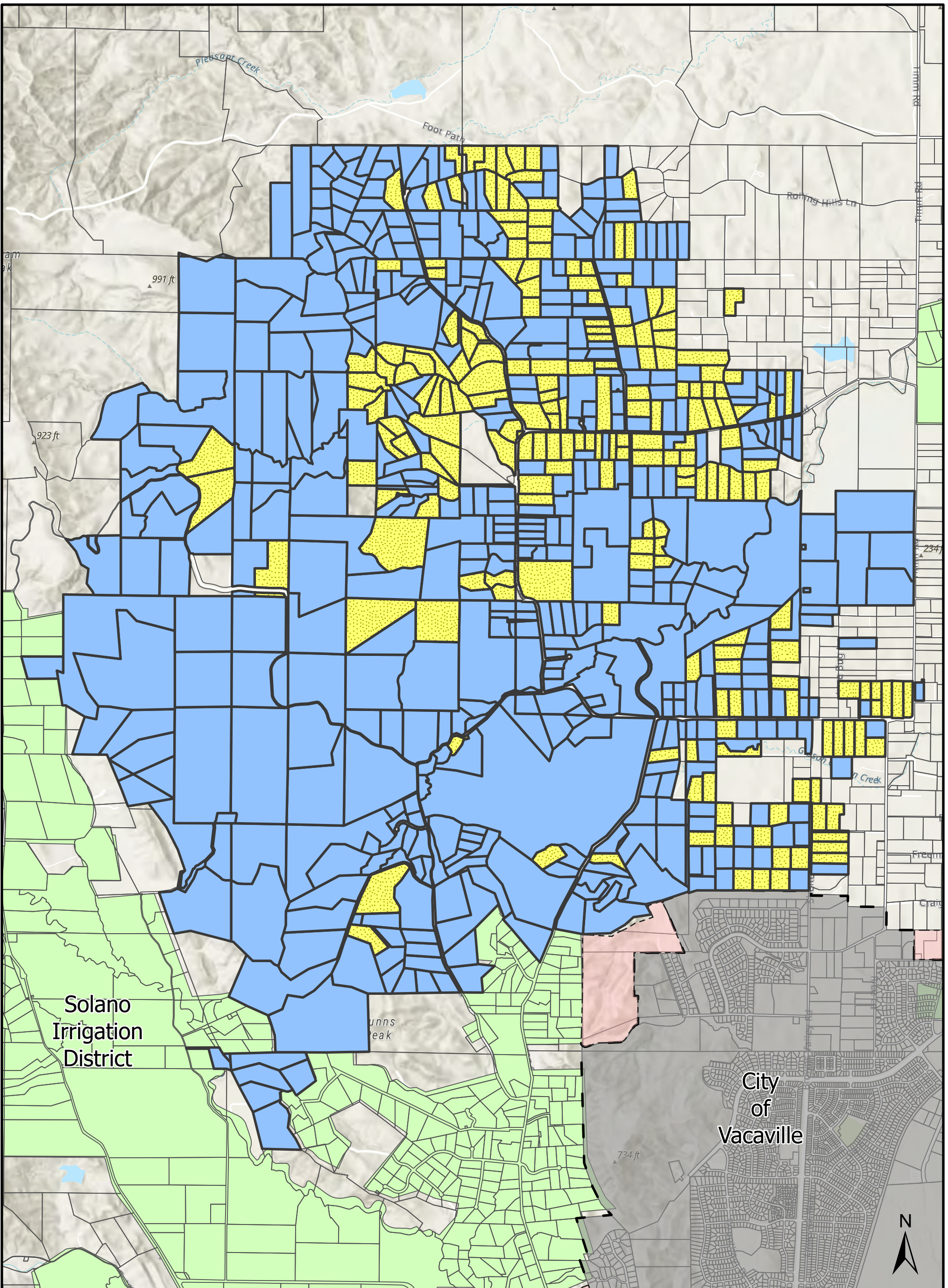
RNVWD Parcels

- In District
- In SOI
- Water Lines
- SID Boundary
- Vacaville Boundary
- Vacaville SOI
- Parcels



Disclaimer: The information shown is intended to be used for general display purposes only, and is not to be used as an official map.





Rural North Vacaville Water District Current Boundary and SOI

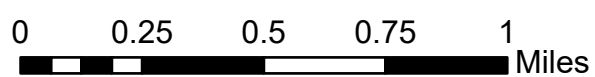
RNVWD Parcels

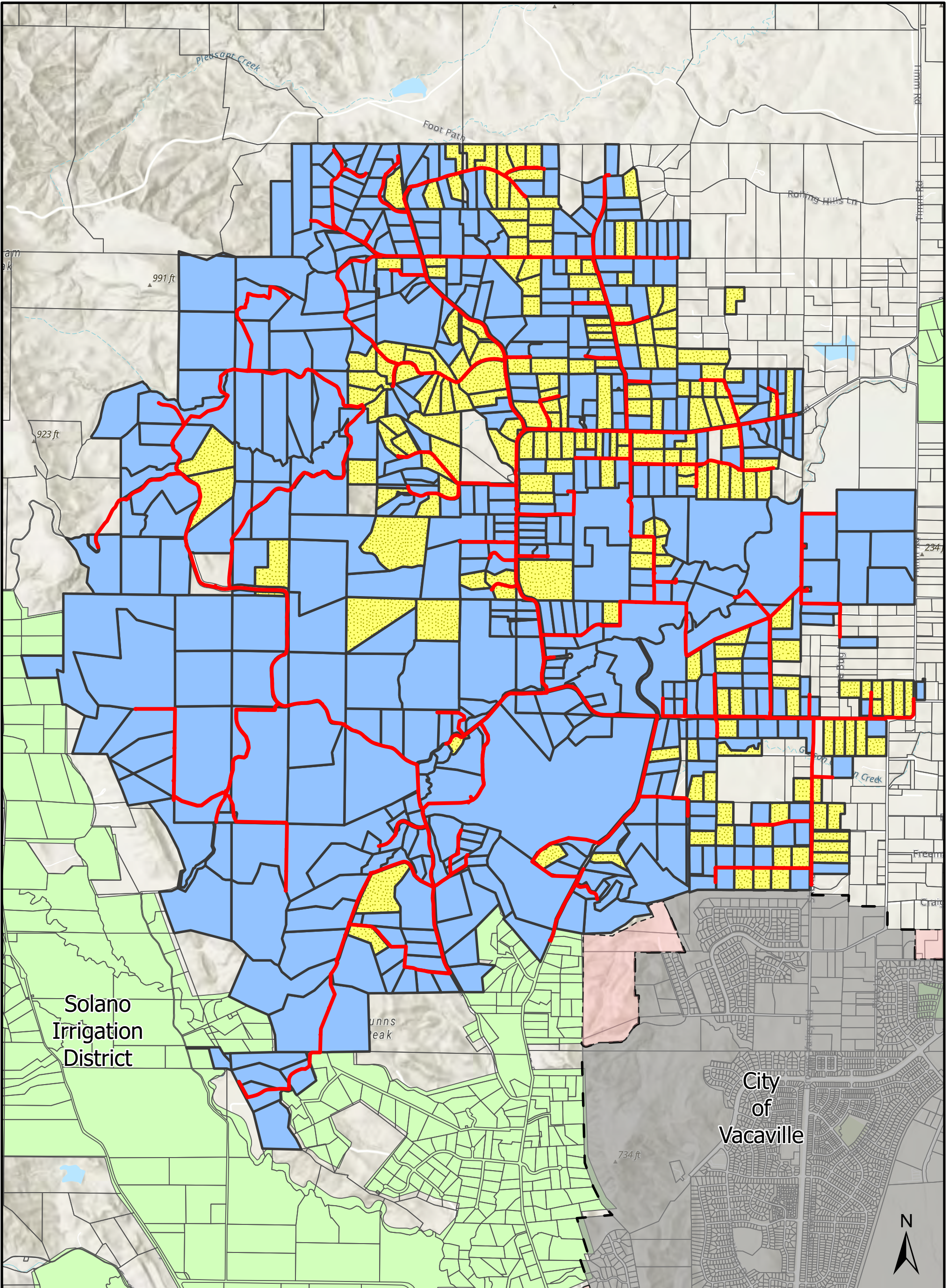
- In District
- In SOI

- SID Boundary
- Vacaville Boundary
- Vacaville SOI
- Parcels



Disclaimer: The information shown is intended to be used for general display purposes only, and is not to be used as an official map.





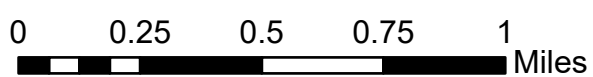
Rural North Vacaville Water District Current Boundary, SOI, and Water Lines

RNVWD Parcels

- In District
- In SOI
- Water Lines
- SID Boundary
- Vacaville Boundary
- Vacaville SOI
- 7.A RNVWD SOI Update Page 45 of 208
Parcels



Disclaimer: The information shown is intended to be used for general display purposes only, and is not to be used as an official map.



Memorandum identifying Government Code sections related to LAFCO purpose and authority

This is an informational attachment that outlines the sections of LAFCO Law, also called Cortese -Knox-Hertzberg (CKH), that state LAFCO's purpose and authority to conduct Service Reviews, Sphere of Influence Updates, and any related requests for documentation or evidence that LAFCO deems necessary to evaluate a special district and their ability to provide the services they were formed to.

All emphasis was added to more precisely identify the related sections.

Legislative Findings and Determinations

56001 [...] Therefore, the Legislature further finds and declares that this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible.

[...] The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services.

General – purpose of commission

56301. Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, encouraging the efficient provision of government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances. One of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities.

Spheres of Influence

56425. (a) In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the sphere of influence of each city and each special district, as defined by Section 56036, within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.

(h) In determining a sphere of influence, the commission may assess the feasibility of governmental reorganization of particular agencies and recommend reorganization of those agencies when reorganization is found to be feasible and if reorganization will further the goals of orderly development and efficient and affordable service delivery. The commission shall make all reasonable efforts to ensure wide public dissemination of the recommendations.

(i) When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts.

(j) When adopting, amending, or updating a sphere of influence for a special district, the commission may require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.

Service Reviews

56430. (a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

- (1) Growth and population projections for the affected area.
- (2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- (3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- (4) Financial ability of agencies to provide services.
- (5) Status of, and opportunities for, shared facilities.
- (6) Accountability for community service needs, including governmental structure and operational efficiencies.
- (7) Any other matter related to effective or efficient service delivery, as required by commission policy.

(d) The commission may request information, as part of a service review under this section, from identified public or private entities that provide wholesale or retail supply of drinking water, including mutual water companies formed pursuant to Part 7 (commencing with Section 14300) of Division 3 of Title 1 of the Corporations Code, and private utilities, as defined in Section 1502 of the Public Utilities Code

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ATTACHMENT C



Rural North Vacaville Water District

DRAFT

STRATEGIC PLAN

2023-2028



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Strategic Plan Participants

Forward District Description



The District was formed in June of 1996 to provide water for residential uses and water for fire protection. A permit to supply water was issued by the State of California in June 2000. Water deliveries began in 2003.



The District covers approximately 5,163 acres and is located north of the City of Vacaville. Existing land uses are primarily zoned rural residential (approximately 39 percent) and agricultural uses (approximately 59 percent). The remaining 2% are public purpose uses. Boundaries for the District encompasses geographical areas generally described as English Hills, Gibson Canyon and Steiger Hill.



Potable water for residential use was originally designed to provide for a total maximum daily demand of 660 gpm and a maximum of 533 parcels within the extent of the Service Area for the District. Currently, the District has 417 active residential service connections. Property owners within the area of the District can opt out of taking delivery of potable water. Therefore, some of the Service Area parcels are considered 'island parcels' disconnected from the majority contiguous parcels within the Service Area. The District's Service Area boundaries are currently being confirmed by Solano Local Agency Formation Commission.



Property owners can also opt out of fire water service. Water for fire protection is currently provided for a total of 711 parcels located within the District's larger Sphere of Influence. Some of the fire service parcels are also considered 'island parcels' disconnected from the majority contiguous parcels within the District's Sphere of Influence.

OVERVIEW AND TIMELINE

Original Water Facilities

- ▶ Water supply for the District is provided by two water wells. Well #1 is the primary water source and has an associated electrical generator, motor control center, chlorine addition system and surge protection facilities at the well head. Well #2 is currently awaiting permitting from the Division of Drinking Water with the approval of the arsenic removal system. The commissioning process is scheduled to end on October 5, 2023 when Well #2 is expected to begin operating on a regular basis. Water from Well #2 is passed through Well #1 facilities for chlorination, arsenic reduction and hydraulic surge protection.
- ▶ Water is distributed to parcels within the District via an underground piping network with piping ranging from 4 inches to 12 inches in diameter. Five pressure zones are present in the system. Well pumps lift source water to a steel reservoir in Zone 1. Water from this reservoir is lifted to another steel reservoir in Zone 3 using pumps at Station 3. Zones 1 and 2 can receive water directly from the wells or via gravity from the steel reservoir in Zone 3. Pressure reducing valves keep the pressure in zones 1 and 2 at usable levels. Water from the steel reservoir in Zone 3 is also lifted to zones 4 and 5 using pumps located at Station #4. The steel hydro-pneumatic tank at Station 4 provides pressure surge protection for zones 4 and 5. Additional pressure for water delivered to Zone 5 by Station 4 is provided by small booster pumps at Station 5. Station 5 is also equipped with a hydro-pneumatic tank to reduce hydraulic surge and maintain a more constant pressure in this zone.

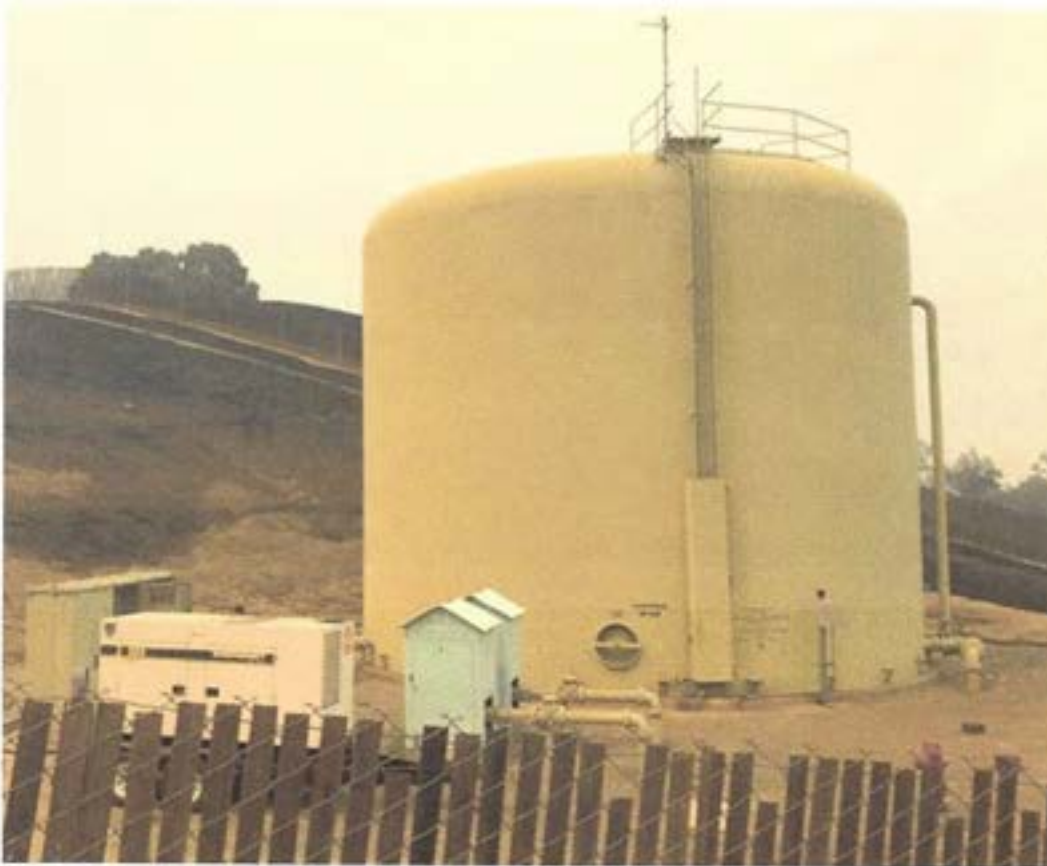
OVERVIEW AND TIMELINE CONT...

Replacement Capital Cost Projections

- ▶ The District maintains a 10 year capital replacement plan. The plan includes projections to the useful life of the current system. Replacement of the facilities are usually smoothed over several years to limit the disruption to service and limit the financial burden on users of the system.
- ▶ Useful service of facilities depends on the quality of materials, original installation and actual use conditions. Groundwater wells and hydro-pneumatic distribution systems generally experience more wear than stored water gravity systems. Changes in groundwater levels increase horsepower requirements on a frequent basis generating additional heat in electrical components. Suspended solids in the aquifer water also wear impellers at the bottom of the wells. Pressure surge transients occur frequently in hydro-pneumatic systems causing greater cycling of regulating valves and rapid changes in stress on pipe walls. Facilities are replaced sooner in water wells and distribution piping under these conditions.
- ▶ Funding options greatly affect the timing of future improvements. Accruing money over time is the cheapest funding approach. Large capital improvements can be funded with bonds, loans or grants.

Mission Statement

- ▶ The mission of the Rural North Vacaville Water District is to deliver efficiently and reliably, for many years, quality water for domestic use and fire protection



Strategic Objectives

Proposed Capital Improvements

- ▶ Twenty years of daily operation has already resulted in major maintenance and replacement efforts for the system. Maintenance and replacements will continue as equipment approaches its useful life. Improvements to reduce operating effort and improve system reliability are also planned by the District.
- ▶ Much of the District's recent repairs and maintenance have focused on the source wells. Pumps in wells #1 and #2 were replaced, the chlorine addition system located at supply well #1 was replaced and an arsenic removal system was added so well #2 could regularly be used in the system. A spare pump and motor were purchased for use in the supply wells to reduce the time these wells are out of service.
- ▶ Capital improvements and major repairs forecast for the future include new coating and corrosion repairs for the steel reservoirs at Station 3 and 4, replacement piping for in the landslide area on Cantelow Road and recurring pressure testing of the hydro-pneumatic tanks at Stations 4 and 5. Inspection of wells #1 and #2 could also result in major repairs.

Added Water Storage

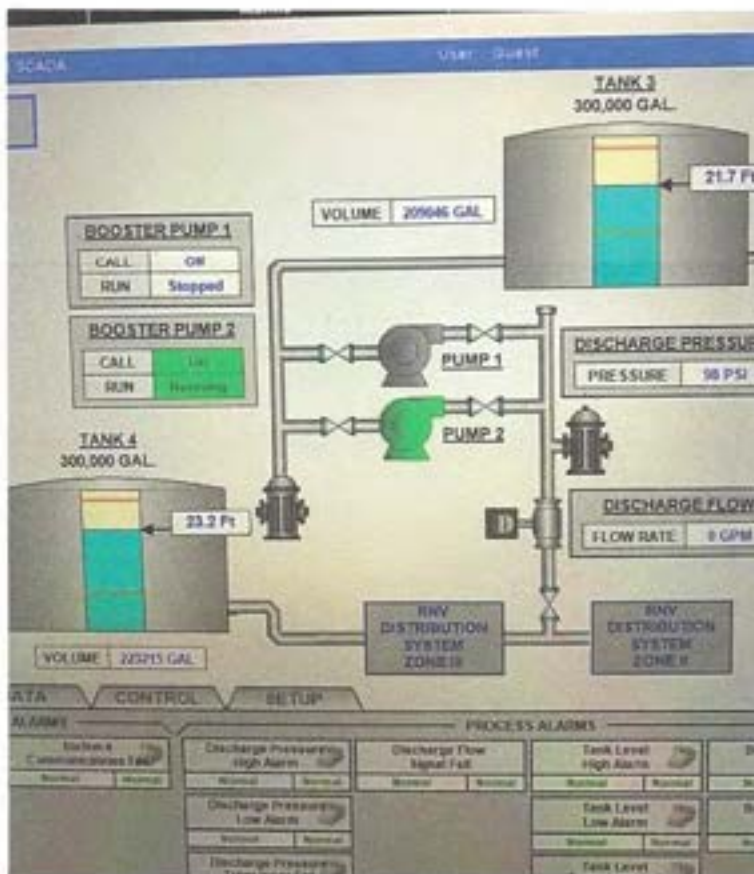
- ▶ Another failure point is limited storage in the system for unforeseen events such as fire, landslides or pipeline breaks. State required redundancy is satisfied by the existing tanks. However, the northerly portion of the distribution system lacks any storage. Additional storage in zones 4 and 5, or both, would provide needed fire storage in the northerly area that would also simplify operations if one of the existing tanks were emptied for repairs and maintenance. Modeling and operations assessment would determine the quantity and location for added storage. Bypassing potential failure points in the system is also an important criterion for the location of added storage.

Future Water Supply

- ▶ Groundwater is the only supply for the system. The source has been reliable since 2003 and continues to approach a stable drawdown in the Solano SubBasin per the most recent groundwater monitoring report. Population growth in Solano County will increase the use of ground water in the future. Identifying secondary sources of the water for the future is prudent because agreements for water sources can take years to negotiate and receive State approvals. Starting conversations with potential sources will be considered by the District. In addition to alternate long-term sources, providing a short-term emergency source of potable water will be considered for catastrophic events within the District's system.

SCADA and System-Wide Computer Model

- ▶ One method to increase reliability of the overall system is to integrate the data from remote monitoring into the computer model. Keeping the complexity of the model to a minimum would provide quick assessment of changes in water age and pressure throughout the system. Models can be used to evaluate locations where added storage or emergency water sources are effective. Databases within the models can also identify facilities maintenance and replacement schedules. These systems also provide continuity during changes in staff or transitions in management.



Goal A: Provide a High-Quality Reliable Water Supply by Ensuring it is Sustainable and Safe



Protect current water rights from external threats through oversight and collaboration on legislative actions.



- Improve conservation through enhanced customer education and incentive programs.



- Maintain and replace aging infrastructure based on condition assessment and planning documents to ensure equipment sustains its lifespan and is replaced at the optimal time.



- Evaluate new water supply options.



- Meet or exceed regulations for clean and safe water including developing a comprehensive groundwater and contaminates plan.



- Improve water quality with such actions as determining fluoridation practices per California Division of Drinking Water; managing aquifer health through regional collaboration.

Goal B: Optimize Operational and Organizational Efficiencies

- ▶ • Develop an annual Capital Improvement Program that is developed and prioritized based on risk, condition assessment, capital assets and aligned with approved budget.
- ▶ • Update Operations and Maintenance Programs and enhance technology that focuses on Prioritized, Protective and Preventative Maintenance.
- ▶ • Ensure water conservation and use efficiency strategies through proven cost-effective measures.
- ▶ • Use technology/innovation to improve staff efficiency of operations (e.g. GIS, SCADA, GPS, etc.).
- ▶ • Optimize Equipment and Assets (e.g. create collective purchasing agreements and annual asset purchasing plans).
- ▶ • Create stronger alignment among Board of Directors, Management and Staff by aligning vision and goals.
- ▶ • Strive for a unified work force by streamlining internal processes and improving communication.
- ▶ • Develop resource (staffing/budget) plan for all projects to inform on appropriate levels of outsourcing.
- ▶ • Increase knowledge of best management practices for asset management by interacting with other agencies and participating in educational venues.

7. Goal C: Ensure Fiscal Responsibility and Affordable Rates

- ▶ *Strategic Objectives*
- ▶ **Ensure Sustainable Water Supply**
- ▶ Continue updating established Fiscal/Funding management practices.
- ▶ Develop Annual Financial Plans that align CIP projects with the approved rate structure.
- ▶ Provide semi-annual forecasting of budget-to-actual financial data to the public and Board of Directors.
- ▶ Seek opportunities for alternate funding sources to augment revenue.
- ▶ Review approved water rates annually in concert with the Budget setting process.

Goal D: Maintain Excellent Customer Service



- Train all staff to be ambassadors of customer service to improve internal and external connectivity.



- Engage customers through a variety of venues/methods to create broader based outreach,



- Educate and inform customers on relevant real time topics.



- Provide customers with expedient feedback by utilizing technology and engagement platforms (e.g. leak notification, water outages, board meetings and CIP project updates).



- Include language in contractors' contracts on customer service protocols and procedure expectations to provide seamless customer service and accountability (e.g. uphold standards when working on District members' streets).

Rural North Vacaville Water District Projected 5 year CCF Demand



Strategic Plan Participants

BOARD OF DIRECTORS

Patrick Sweeney, President

Steven Strickland, Vice President

Robert Whitehouse, Director

Elizabeth Miles, Director

Ken Swenson, Director

RNVWD STAFF

Dale Motiska, General Manager/Treasurer

Nancy Veerkamp, Admin/Clerk

Lori Mazzella, Legal

Brenda Kane, Billing Manager

Rick Trites, Meter Reading

Larry Shaw, Accountant

Randall Larson-Maynard, Webmaster

Fetcher Company, Auditor

Solano Irrigation District, Facilities Operator