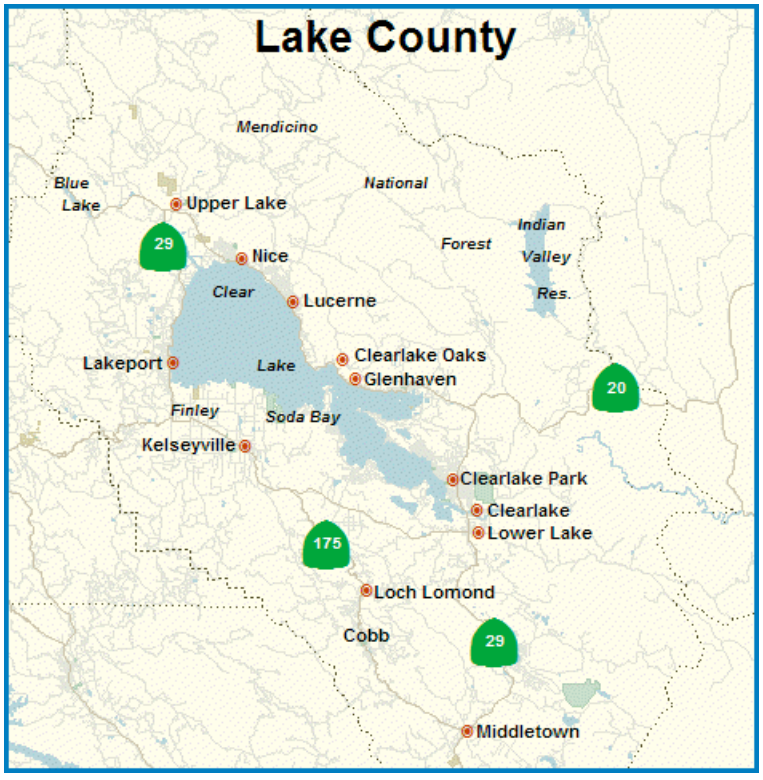
# Lake County

## County Service Areas for Water Service

## Spheres of Influence

1. *CSA No. 2 Spring Valley*
2. *CSA No. 6 Finley*
3. *CSA No. 7 Bonanza Springs*
4. *CSA No. 13 Kono Tayee*
5. *CSA No. 16 Paradise Valley*
6. *CSA No. 18 Starview (Cobb)*
7. *CSA No. 20 Soda Bay*
8. *CSA No. 22 Mt. Hannah*
9. *CSA No. 23 Konocti Bay*




**Adopted December 17, 2009**
**Resolution 2008-08**

## Lake LAFCO

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# *1 INTRODUCTION*

This Sphere of Influence is prepared for nine County Service Areas in Lake County providing domestic water service. The Municipal Service Review (MSR) analyzes the water service offered by the each County Service Area and each CSA's capability to serve existing and future residents in the area. Information contained in this Sphere of Influence is only as of the date of adoption

## *1.1 LAFCO's Responsibilities*

Local Agency Formation Commissions are quasi-legislative local agencies created in 1963 to assist the State in encouraging the orderly development and formation of local agencies.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.) is the statutory authority for the preparation of an MSR, and periodic updates of the Sphere of Influence of each local agency. The Governor's Office of Planning and Research has issued Guidelines for the preparation of an MSR. This MSR adheres to the procedures set forth in the MSR Guidelines.

A Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the affected Local Agency Formation Commission (Government Code §56076). Government Code §56425(f) requires that each Sphere of Influence be updated not less than every five years, and §56430 provides that a Municipal Service Review shall be conducted in advance of the Sphere of Influence update.

## *1.2 Sphere of Influence Requirements*

In determining the Sphere of Influence for each local agency, LAFCO must consider and prepare a statement of determinations with respect to each of the following:

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

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 which the agency provides, or is authorized to provide; and

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

## *1.3 Possible Approaches to the Sphere of Influence*

LAFCO may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations. Based on review of the guidelines of Lake LAFCO as well as other LAFCOs in the State, various conceptual approaches have been identified from which to choose in designating an SOI. These seven approaches are explained below:

1) Coterminous Sphere:

   The sphere for a city or special district that is the same as its existing boundaries. This is the recommendation for eight of the CSAs examined in this report.

2) Annexable Sphere:

   A sphere larger than the agency's boundaries identifies areas the agency is expected to annex. The annexable area is outside its boundaries and inside the sphere. This is the recommendation for CSA No.7 Bonanza Springs.

3) Detachable Sphere:

   A sphere that is smaller than the agency's boundaries identifies areas the agency is expected to detach. The detachable area is the area within the agency bounds but not within its sphere. This is the recommendation for CSA No.2 Spring Valley.

4) Zero Sphere:

   A zero sphere indicates the affected agency's public service functions should be reassigned to another agency and the agency should be dissolved or combined with one or more other agencies.

5) Consolidated Sphere:

   A consolidated sphere includes two or more local agencies and indicates the agencies should be consolidated into one agency.

6) Limited Service Sphere:

   A limited service sphere is the territory included within the SOI of a multi-service provider agency that is also within the boundary of a limited purpose district which provides the same service (e.g., fire protection), but not all needed services. Territory designated as a limited service SOI may

be considered for annexation to the limited purpose agency without detachment from the multi-service provider.

This type of SOI is generally adopted when the following conditions exist:

a) the limited service provider is providing adequate, cost effective and efficient services,

b) the multi-service agency is the most logical provider of the other services,

c) there is no feasible or logical SOI alternative, and

d) inclusion of the territory is in the best interests of local government organization and structure in the area.

Government Code §56001 specifically recognizes that in rural areas it may be appropriate to establish limited purpose agencies to serve an area rather than a single service provider, if multiple limited purpose agencies are better able to provide efficient services to an area rather than one service district.

Moreover, Government Code Section §56425(i), governing sphere determinations, also authorizes a sphere for less than all of the services provided by a district by requiring a district affected by a sphere action to "establish the nature, location, and extent of any functions of classes of services provided by existing districts" recognizing that more than one district may serve an area and that a given district may provide less than its full range of services in an area.

7) Sphere Planning Area:

LAFCO may choose to designate a sphere planning area to signal that it anticipates expanding an agency's SOI in the future to include territory not yet within its official SOI.

### *1.4 SOI Update Process*

LAFCO is required to establish SOIs for all local agencies and enact policies to promote the logical and orderly development of areas within the SOIs. Furthermore, LAFCO must update those SOIs every five years. In updating the SOI, LAFCO is required to conduct a municipal service review (MSR) and adopt related determinations.

This report identifies preliminary SOI policy alternatives and recommends SOI options for the ten CSAs providing water service. Development of actual SOI

updates will involve additional steps, including opportunity for public input at a LAFCo public hearing, and consideration and changes made by Commissioners.

LAFCO must notify affected agencies 21 days before holding a public hearing to consider the SOI and may not update the SOI until after that hearing. The LAFCO Executive Officer must issue a report including recommendations on the SOI amendments and updates under consideration at least five days before the public hearing.

### *1.5 SOI Amendments and CEQA*

LAFCO has the discretion to limit SOI updates to those that it may process without unnecessarily delaying the SOI update process or without requiring its funding agencies to bear the costs of environmental studies associated with SOI expansions. Any local agency or individual may file a request for an SOI amendment. The request must state the nature of and reasons for the proposed amendment, and provide a map depicting the proposal.

LAFCO may require the requester to pay a fee to cover LAFCO costs, including the costs of appropriate environmental review under CEQA. LAFCO may elect to serve as lead agency for such a review, may designate the proposing agency as lead agency, or both the local agency and LAFCO may serve as co-lead agencies for purposes of an SOI amendment. Local agencies are encouraged to consult with LAFCO staff early in the process regarding the most appropriate approach for the particular SOI amendment under consideration.

Certain types of SOI amendments are likely exempt from CEQA review. Examples are SOI expansions that include territory already within the bounds or service area of an agency, SOI reductions, and zero SOIs. SOI expansions for limited purpose agencies that provide services (e.g., fire protection, levee protection, cemetery, and resource conservation) needed by both rural and urban areas are typically not considered growth-inducing and are likely exempt from CEQA. Similarly, SOI expansions for districts serving rural areas (e.g., irrigation water) are typically not considered growth-inducing.

Remy et al. write

> In *City of Agoura Hills v. Local Agency Formation Commission* (2d Dist.1988) 198 Cal.App.3d480, 493-496 [243 Cal.Rptr.740] (*City of Agoura Hills*), the court held that a LAFCO's decision to approve a city's sphere of influence that in most respects was coterminous with the city's existing municipal boundaries was not a "project" because such action did not entail any potential effects on the physical environment.[1]

[1] Remy, Michael H., Tina A. Thomas, James G. Moose, Whitman F. Manley, Guide to CEQA, Solano Press Books, Point Arena, CA, February 2007, page 111.

## *1.6 Spheres of Influence for nine CSAs for Water Service*

The CSA boundary and the sphere of influence are shown on a map at the conclusion of the relevant section for each CSA in this report. For seven of the CSAs, the Sphere of Influence is recommended to stay the same as boundary of the CSA.

Only two of the CSAs have Sphere of Influence recommendations that are different from the existing boundary:

- CSA No.2 Spring Valley shows a sphere that is smaller than the CSA--

  209 acres within the boundary of CSA No.2 Spring Valley
  171 acres within the SOI—32 acres could be detached

- CSA No.7 Bonanza Springs shows a sphere that is slightly larger than the CSA

  239.7 acres within the boundary of CSA No.7 Bonanza Springs
  243 acres within the SOI--3.3 acres could be annexed

Two of the CSAs may be considered for a change of organization:

- CSA No.2 Spring Valley since the CSA provides more than just water service

- CSA No.6 Finley may need to be combined with Kelseyville County Waterworks District #3.

# *2 LAKE COUNTY*

## *2.1. Lake County Location*

Lake County is located in northern California, situated between north of Napa and northeast of Sonoma counties. As home to the State's largest natural freshwater lake, Clear Lake, the area has been a strong attraction for family vacations, fishing tournaments, and general tourism destinations for many generations.

There are two incorporated cities within the County: Clearlake, on the Lake's eastern shore, and Lakeport, on the western shore. Many unincorporated communities dot the landscape, and provide year-round and summer homes, camping, hotels, and bed and breakfast inns, specialty retail, and access to outdoor recreational activities.

Elevations in Lake County range from 1,000 feet above sea level in the Hidden Valley Lake area to 7,056 feet at Snow Mountain located in the Mendocino National Forest. Government Preserves, Bureau of Land Management areas, Snow Mountain Wilderness, Mendocino National Forest and other public lands encompass 381,193 acres of the 857,000 total acreage of Lake County.

Three major drainages exist within Lake County as follows:

- The Eel River Drainage
- The Putah Creek Drainage
- The Cache Creek Drainage

The Eel River Drainage is located in the northern portion of the County, and goes north to Humboldt County and southwest to Mendocino County. The Putah Creek Drainage is located in the southern portion of the County, with a watershed that includes the Mayacmas Mountains, and flows in an east-southeast direction into Lake Berryessa in Napa County and then into the Central Valley.

The third, Cache Creek Drainage, is the most dominant hydrologic feature of the County. The Clear Lake Basin area is the primary producer of waterflows to the Cache Creek drainage. This drainage collects water from the western and central portions of the County, and includes approximately 40 percent of the County's drainage area within its boundaries. Clear Lake is located within the Cache Creek Drainage.

## *2.2 Lake County Climate*

The climate in Lake County is generally described as semi-arid. Summers are typically dry, with high daytime temperatures and warm nights. Winters are typically wet, with an average annual rainfall of approximately 28 inches. Almost all precipitation falls between October and April. The mean annual high and low temperatures are 94 degrees and 30 degrees Fahrenheit, with extremes recorded of 109 and 12 degrees. The wildland fire season varies, but it usually runs from late May to late October.

## *2.3 Lake County Cities*

Lake County includes two incorporated cities: Clearlake and Lakeport, each of which is located adjacent to the Shore of Clear Lake. Most of the populated areas of Lake County are located near Clear Lake; with the exception of the Middletown area, located in the southern portion of the County, and small communities in the Cobb area located in, and adjacent to, the Mayacmas Mountains.

## *2.4 Lake County Highways*

The primary means of access to Lake County is via automobile, and the roadway system within Lake County serves as the primary means of movement between communities. The major service routes are Highway 20, providing access to Sacramento/Bay Area and Santa Rosa; Highway 29, providing access to the Napa region; and Highway 175, which also provides access to Napa.

State Highways 29 and 175 traverse mountainous areas, and are narrow and winding. State Highways 20 and 53 are major routes of travel, and are well maintained, but are also heavily traveled and present travel hazards to motorists.

## *2.5 Lake County Land Use*

Most of the land area in Lake County is undeveloped. Of the total 857,000 acres included within the County, approximately 77 percent, or 664,000 acres, consists of wildland areas of forest or brushland.

Approximately 36,000 acres in Lake County are committed to cultivated agricultural production. Of this total, approximately 24,000 acres are irrigated. Some crops, such as pears, walnuts and almonds have decreased in acreage on a steady basis since the mid-1970s. In 1997 the County was still No. 5 in the Nation for pear production.[2] Other crops, including alfalfa, nursery and truck crops, and wine grapes have increased in acreage during that period.

[2] http://www.buylakecountyrealestate.com/lake-county/demographics.asp

Recreational opportunities in Lake County attract a substantial number of visitors to the area, especially in the summer. Estimates provided by service providers and police agencies within the County indicate that the summer population in the County sometimes exceeds twice the resident population, especially on holiday weekends. The areas most affected by the population increase are located in the immediate vicinity of Clear Lake, and in the Middletown area.

State Highway 20 along the north shore of Clear Lake is narrow, and provides access to the communities of Clearlake Oaks, Glenhaven, Lucerne and Nice, each of which is settled on a narrow strip of land between Clear Lake and the mountain areas immediately to the north.

These communities were developed with motor lodges and mobile homes in past decades, and present unique challenges in terms of fire protection. Redevelopment of existing structures and development of vacant parcels in the areas north of State Highway 20 has tended to increase the density of development in these areas.

The configuration of State Highway 20 along the north shore, and the proximity of the route to the Lake, creates substantial concerns regarding the transportation of hazardous materials through the County. Trucks carrying hazardous materials are directed to use State Highways 29 and 53 via the Upper Lake-Lakeport-Lower Lake-Clearlake route to avoid the risks posed by the north shore route.

Residential development in Lake County is concentrated in areas near the shore of Clear Lake, and in the Middletown area. In recent years the development pattern has also included residential nodes in isolated areas of the County. These nodes are predominated by single-family residences that provide either summer residences or year-round residences.

## *2.2 Lake County Population and Growth*

The population of Lake County, according to the 2000 U.S. Census, was 58,309. The estimated population in 2004 was 64,446. This was an increase of 10.52% from the 2000 Census.[3] It is projected that the Lake County population will increase to 93,000 by the year 2020. From 1990 to 2000, Lake County and California's population increased by 15.2 percent and 13.8 percent respectively.

According the 2000 Census, the number of Lake County housing units was estimated to be 32,525. According to the 2000 Census, the unincorporated portion of the County had a permanent population of 40,347 and the estimated number of existing housing units was 22,529.

[3] http://www.buylakecountyrealestate.com/lake-county/demographics.asp

Population characteristics throughout the study area (Lake County) are substantially affected by seasonal variations, distinct user groups and the abundance of second homes. According to the 2000 census, there were 8,884, unoccupied units representing a 26.30% vacancy rate at that time.

To illustrate the effect part-time residents have on the County, projections are provided for the County with and without inclusion of part-time residents as follows:

| Year | 2000 | 2005 | 2010 | 2015 | 2020 |
|---|---|---|---|---|---|
| **Lake County Population** | 59,100 | 69,200 | 77,620 | 84,400 | 93,000 |
| **Lake County Peak Population** | 79,518 | 89,618 | 98,038 | 104,818 | 113,418 |
| (Assuming that the existing vacant units will be seasonally occupied.) | | | | | |

The percentage of those 65 or older is the highest in the State of California.[4] The median age was 43 years. For every 100 females there were 97.60 males. For every 100 females age 18 and over, there were 94.70 males in Lake County.

The median income for a household in the county was $29,627, and the median income for a family was $35,818. Males had a median income of $35,771 versus $24,026 for females.

The per capita income for the county was $16,825. About 12.90% of families and 17.60% of the population were below the poverty line, including 22.80% of those under age 18 and 7.30% of those aged 65 or over.

[4] http://www.buylakecountyrealestate.com/lake-county/demographics.asp

# *3 CSA NO.2 SPRING VALLEY*

## *3.1 CSA No.2 Spring Valley Background*

CSA No.2 Spring Valley encompasses an extensive subdivision called Spring Valley Lakes located at the junction of Cache Creek and Wolf Creek about three miles north of State Highway 20 in eastern Lake County. Mail is addressed to Clearlake Oaks. CSA No.2 was formed in 1965 to provide water and road maintenance services.

Water supply is from a surface water-right on Wolf Creek[5] and through an agreement (contract) with Yolo County Flood Control and Water Conservation District. (The Yolo County Flood Control and Water Conservation District [34274 State Highway 16, Woodland CA 95695-9371 Phone: (530) 662-0265] was created in 1951 by the State Legislature to provide an entity to purchase the private Clear Lake Water Company.

The CSA No.2 Spring Valley is located in the Clear Lake Cache Formation and Long Valley groundwater basins. The water supply for these groundwater basins is very poor so it is best for this CSA to depend on surface water supplies. The new well for this CSA will take water from the Round Mountain Volcanic Unit overlying the Franciscan Formation.[6]

On September 5, 2006, the Lake County Board of Supervisors passed "An Urgency Ordinance adopting Emergency Water Conservation Restrictions for County Service Area No.2 Spring Valley Lakes." This Ordinance added a surcharge for water use exceeding 600 cubic feet per month and prohibited new connections to the water system.[7] This Ordinance has been amended since its passage due to significant water conservation practices implemented by the customers.[8]

In 2008 CSA No.2 Spring Valley had 406 active residential connections, 2 commercial connections and 85 standby connections for a total of 493 total connections (compared with 416 as stated in the Build-out Analysis prepared by Lake County Special Districts in 2006). These connections served a population of 987.[9]

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[5] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[6] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, October 22, 2008.
[7] Lake County, Ordinance No. 2791, "An Urgency Ordinance Adopting Emergency Water Conservation Restrictions for County Service Area No. 2, Spring Valley Lakes", September 5, 2006.
[8] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[9] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/18/2008.

The CSA is managed by the County Special Districts Administration, which oversees ten of the County Service Areas in Lake County. Contact information for CSA No.2 Spring Valley is as follows:

Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453
Phone: (707) 263-0119 Fax: (707) 263-3826

## *3.2 CSA No.2 Spring Valley Sphere of Influence*

The Boundary of the CSA No.2 Spring Valley and the proposed Sphere of Influence are shown on the map at the end of this section. The Sphere of Influence is smaller than the Boundary of the CSA and excludes land that is not developed and is not expected to be developed.

There are 209 acres within the boundary of CSA No.2 Spring Valley and 171 acres within the SOI—32 acres could be detached. A detachable Sphere of Influence is recommended.

### *3.2.1 Present and Planned Land Uses in the CSA No.2 Spring Valley Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning Spring Valley Area*

The Lake County General Plan shows the Spring Valley area as "Rural Residential" and the surrounding area as Rural Land and Public Land. The zoning conforms to the General Plan. The zoning within the CSA is mainly RR (Rural Residential). The surrounding zoning is Open Space (O), Agriculture (A) and Rural Residential (RR).[10]

The "Build-out Analysis" shows that there are 856 vacant acres in 427 vacant parcels within the CSA. These vacant parcels would allow 427 dwelling units with 1038 additional residents if developed.[11]

*B. SOI Determinations for Present and Planned Land Use*
*CSA No.2 Spring Valley*

1-1] There is a moratorium on new connections to the CSA No.2 Spring Valley water system while the Urgency Ordinance is in place and the Department of Public Health is also expected to place a moratorium on new connections.

1-2] Because there is a limited water supply for the Spring Valley Area it is logical that the Sphere of Influence should be smaller than the CSA Boundary and that the CSA should ultimately be reduced in size.

[10] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p15 and 23.
[11] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p11.

### *3.2.2 Municipal Services—Present and Probable Capacity and Need*

*A. Present and Probable Capacity and Need Background for CSA No.2 Spring Valley*

The infrastructure system within CSA No.2 Spring Valley consists of water treatment, storage and distribution facilities. Surface water is supplied from Wolf Creek and by contract with Yolo County Flood Control and Water Conservation District. The current contractual agreement allows the CSA to purchase up to 1,200 acre feet of untreated water annually.

The CSA maintains a water treatment plant, with a treatment capacity of 380,000 gallons per day.[12] Distribution lines include water mains three-inches to six-inches in diameter, with laterals serving individual connections. There are booster pumps connected to the system to maintain adequate pressure.

The water system reached treatment plant capacity in July 2006 and the Board of Supervisors passed an Urgency Ordinance that includes a connection moratorium.[13] Water quality standards are met within the system.

*B. SOI Determinations—Present and Probable Capacity and Need- CSA No.2 Spring Valley*

2-1] The CSA No.2 Spring Valley could not meet the needs for water for the residents as of 2006 due to the system nearing its maximum capacity, coupled with a very high summer demand period and a power outage during that time.

2-2] The need for the Spring Valley water system will continue because there are 493 water connections depending on this water service.[14]

[12] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[13] Lake County, Ordinance No. 2791, "An Urgency Ordinance Adopting Emergency Water Conservation Restrictions for County Service Area No. 2, Spring Valley Lakes", September 5, 2006.
[14] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/5/2007.

### *3.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by CSA No.2 Spring Valley*

*A. CSA No.2 Spring Valley Facilities*

The current CSA No.2 Spring Valley water storage, treatment and distribution system capacity is inadequate to meet peak summer demands and to provide fire flows acceptable to the Department of Public Health.

This CSA has experienced a significant level of growth over the past three years. As a result, a system-wide capacity analysis and distribution assessment was prepared. The results of this work are the foundation for a master plan and capital improvement project. A funding application was submitted to the Department of Public Health (DPH) in January 2008.[15]

According to the Lake County Budget 2007-2008; $35,000 is budgeted for maintenance of equipment and buildings.[16] The Foresight Consulting "Water and Sewer Rate Study Report" states that this CSA will need a treatment plant or alternative water source costing $2 million.[17]

*B. SOI Determinations on Adequacy of Services for CSA No.2 Spring Valley*

3-1] According to the Urgency Ordinance for CSA No.2 Spring Valley there is insufficient water "to provide for human consumption, sanitation and fire protection."

3-2] The water rates for the Spring Valley CSA have been increased and the additional income will allow the CSA to improve the facilities to meet the needs for water service in the future.

[15] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008
[16] Lake County Budget 2007-2008, p. 124.
[17] foresight consulting, "Water and Sewer Rate Study Report", Appendix page 15, Table WFP-4A July 22, 2008

### *3.2.4 Social or Economic Communities of Interest*

*A. Spring Valley Community Background*

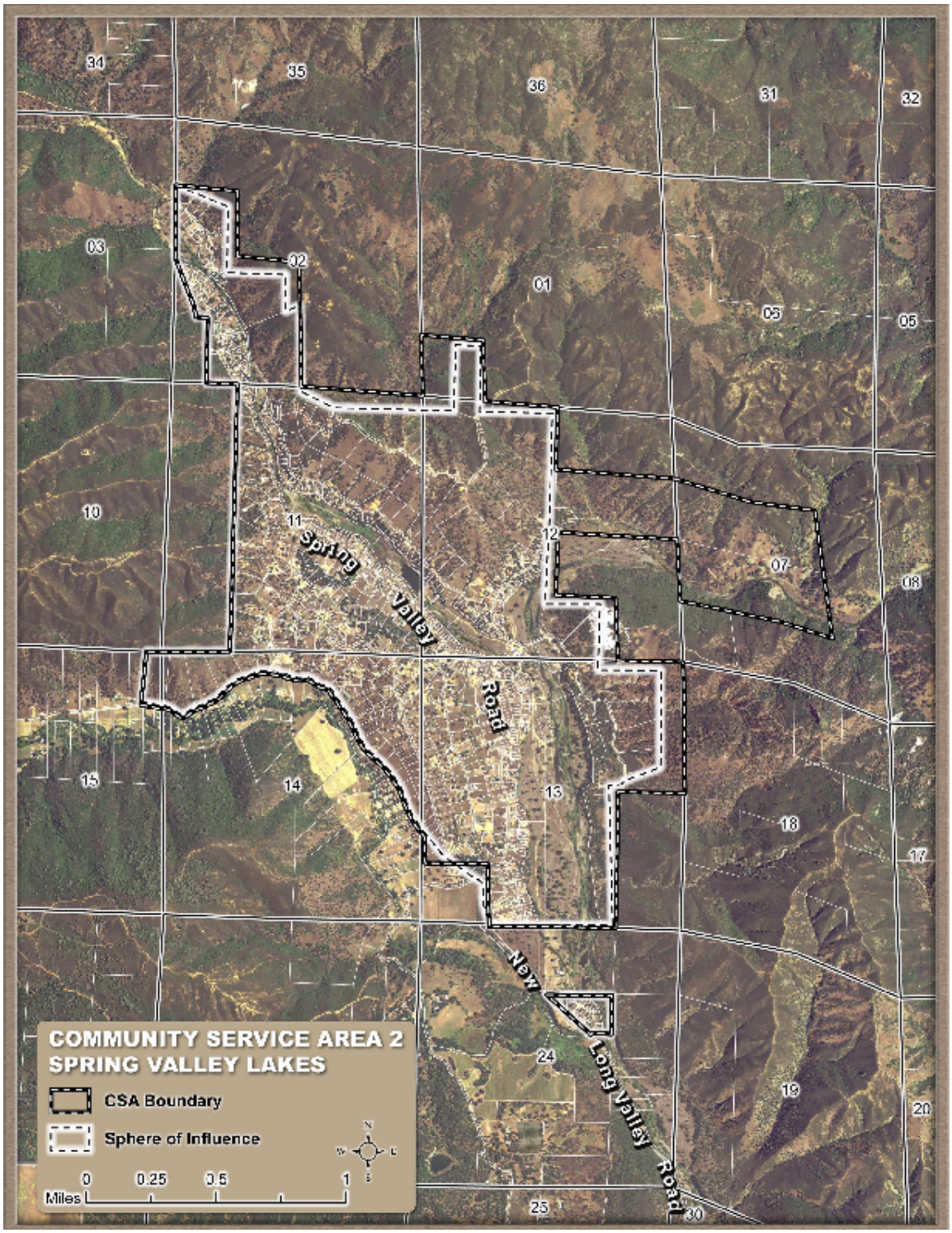
Spring Valley is a geographically separate subdivision and has an identity because of its location east of Clearlake Oaks. However, the residents depend on Clearlake Oaks for many services. The CSA is served by a Special Districts Utility Area (#1) for day to day field operations. The Utility Area is managed by a superintendent and ten employees.

*B. SOI Determinations—Social or Economic Communities of Interest- CSA No.2 Spring Valley*

4-1] Spring Valley will continue to be a separate community but it will not be able to expand or grow without adequate water treatment capacity and system storage for fire flows.

4-2] The Sphere of Influence for CSA No.2 Spring Valley should remain the same as the previously adopted Sphere of Influence which is smaller than the CSA Boundary. LAFCO hereby adopts a detachable sphere.

## Figure 1 SPHERE OF INFLUENCE FOR CSA NO.2 SPRING VALLEY



# *4 CSA NO.6 FINLEY*

## *4.1 CSA No.6 Finley Background*

Finley is located south of Lakeport and north of Kelseyville on the southwest side of Clear Lake. The Lake County Service Area No.6 Finley provides domestic water to 286 acres in the northwest area of Big Valley, inclusive of the community of Finley and development in the Reeves Point area of Clear Lake Holiday Cove and Lands End.

The CSA was formed in 1969. In August 2008, CSA No.6 Finley had 204 active residential connections, 5 commercial connections, and 16 standby connections for 225 total connections (compared with 167 as stated in the Build-out Analysis prepared by Lake County Special Districts in 2006) serving a population of 596.[18] The Foresight Consulting Study reports 239 connections in 2008.[19]

Contact information for CSA No.6 Finley is as follows:
Mark Dellinger, Special Districts Administrator
230A Main Street Lakeport, CA 95453 Phone: (707) 263-0119

The CSA had an operating budget for FY 2003-04 of $228,206. The 2007-08 Budget is $133,334. The budget is also funded by $15,270 of Indian gaming money provided in 2006-07.[20]

The CSA charges users of the system rates for the provision of water services. Basic charges include a monthly meter fee of $11.12, and a fee for water of $0.71 per 100 cubic feet of water. There are additional charges for high water usage (beyond 1,500 cubic feet per month), out of district service, and other miscellaneous services. Additionally CSA No.6 customers are assessed $14.86 for infrastructure loan repayment in addition to the $11.12 meter charge with each billing.[21]

CSA No.6 Finley participates in facilities and infrastructure sharing with the KCWWD #3. The CSA No.6 is served by a Special Districts Utility Area (#2) for day to day field operations. The Utility Area is managed by a superintendent and eight employees.

[18] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/48/2008
[19] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008
[20] Lake County Budget 2007-2008, p.126.
[21] Lake County Special Districts, "Special District System Fees 2007".

## *4.2 CSA No.6 Finley Sphere of Influence*

The proposed Sphere of Influence for CSA No.6 Finley is the same as the CSA Boundary and contains 286 acres. This will be the Sphere of Influence for all time frames. The boundaries of the CSA have not changed since the last LAFCO analysis of Spheres of Influence, in 1985. The map of the Boundary and the Sphere of Influence is shown at the end of this section.

Consideration should be given to creating a zero sphere of influence for this CSA if the County files an application with LAFCO to combine this CSA with the Kelseyville County Waterworks District #3. Likewise, the adopted Sphere of Influence for the Kelseyville County Waterworks District #3 would be required prior to merging the two districts.

### *4.2.1 Present and Planned Land Uses Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for Finley Area*

The Lake County General Plan shows the area of Finley designated for residential development but the surrounding area is designated for agricultural use. The zoning within CSA No.6 Finley is Suburban Residential (SR) and Agricultural Preserve (APZ), with a small area of commercial zoning. The surrounding area is Agriculture (A), Agricultural Preserve (APZ) with a small area of Suburban Residential (SR).[22]

Finley is located in the Big Valley Groundwater Basin which is the largest and has the most wells of all the groundwater basins in the County. There is a large amount of water used for agriculture in the area.

*B. SOI Determinations for Present and Planned Land Use*

1-1] The Lake County General Plan is not showing an area for growth around CSA No.6 Finley since adjacent areas are prime agricultural lands or in the flood zone. Therefore, it is logical that the Sphere of Influence should remain the same as the previously adopted Sphere and be the same as the CSA Boundary.

[22] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p73.

### *4.2.2 Municipal Services—Present and Probable Need*

*A. Present and Probable Need Background for CSA No.6 Finley*

CSA No.6 served 228[23] connections, representing a total estimated service population of 631 in 2006. The Special Districts Administration reported 238 single family dwellings billed in 2007.[24] The CSA has added an average of three connections per year for the last five years, although population growth has been very low within CSA boundaries. The Foresight Consulting Study reports 239 connections in 2008.[25]

It is estimated that the population within the CSA has grown from 500 persons in 1985 to its current level of 581.[26] There are no population projections specific to the area. There are no approved/non-constructed connections. The "Build-out Analysis" states that there are 22 vacant acres with 39 vacant parcels in this CSA. These vacant parcels could have 58 future dwelling units with and additional 184 residents.[27]

The Foresight Consulting Study estimates 83 future service connections will be needed by 2026.[28] There is a need for this water system to continue to serve these customers. This need is expected to continue into the future.

*B. SOI Determinations—Present and Probable Need for CSA No.6 Finley*

2-1] There will be a need for services provided by CSA No.6 Finley water system for the foreseeable future. At a minimum the 239 existing connections will need continued water service.[29]

[23] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p70.
[24] Lake County Special Districts, "Special District System Fees 2007".
[25] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008
[26] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/5/2007.
[27] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p69.
[28] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008
[29] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008

### *4.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by CSA No.6 Finley*

*A. Adequacy of Services Provided by CSA No.6 Finley*

The water service provided by CSA No.6 Finley is adequate and will be adequate in the future because the system is now connected with the Kelseyville Water Works District #3 water system. Kelseyville County Water Works District water was provided to CSA No.6 as a measure to eliminate the use of non-potable water and was exempt from the provisions of Section 56133 of the Government Code since the service was not intended to be an alternative to, or substitute for, services already being provided by an existing public service provider and where the level of services to be provided is consistent with the level of service contemplated by the existing service provider.

The Finley water system is explained in more detail below:

1. Finley Water Supply

CSA No. 6 provides for collection, storage, and distribution of domestic water in the Big Valley area. The CSA has two wells, although only one is currently available as a standby source. This is due to connection with Kelseyville. The standby well has a pumping capacity of 432,000 gallons per day.

2. Finley Water Storage

Historically, CSA No.6 Finley has pumped water from its well to a 5,000 gallon storage tank, from which water is distributed to 228[30] customers through a series of water mains and lateral lines. All connections are metered. Decisions regarding potential replacement and repair have been made incrementally based on inspections.

3. Connection with Kelseyville County Water Works District #3

CSA No.6 operates at 39 percent of its 0.307 mgd capacity with peak demand having reached 70 percent of capacity, resulting in no water shortages or service stoppages in recent years.

Major capital improvement work in neighboring Kelseyville County Water Works District #3 (KCWWD #3) including the addition of a 1 million gallon water storage tank, a new production well, and over 18,000 lineal feet of new water pipeline was completed in April 2006. It will connect the KCWWD#3 and the Lake County

[30] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p70.

Special Districts CSA No. 6 Finley water systems for enhanced system reliability, improved pressure and increased fire flows for both systems.

Subsequent to connection of the two systems, CSA No. 6 pays its proportional share of the cost to provide the water to the Finley system from the improved KCWWD#3 system. One of the wells at CSA No. 6 will be available only has a backup in case of emergencies.

Connection of the two systems has resulted in improved water quality for CSA No. 6 due to elevated levels of Iron and Manganese found in the CSA No. 6 wells one of which will revert to backup status. Finley water pressure has increased as well. According to the "Build-out Analysis" this water system has a capacity of 524 connections but at total Build-out would only have 412 connections.[31]

*B.* *SOI Determinations on Adequacy of Services Provided by CSA No. 6 Finley*

3-1] The CSA No.6 Finley is adequate for the existing and future customers within the existing County Service Area Boundary.

### *4.2.4 Social or Economic Communities of Interest*

*A.* *Finley Community Background*

Finley is a small community and depends on the City of Lakeport for most services. The current CSA boundaries and SOI are geographically distinct.

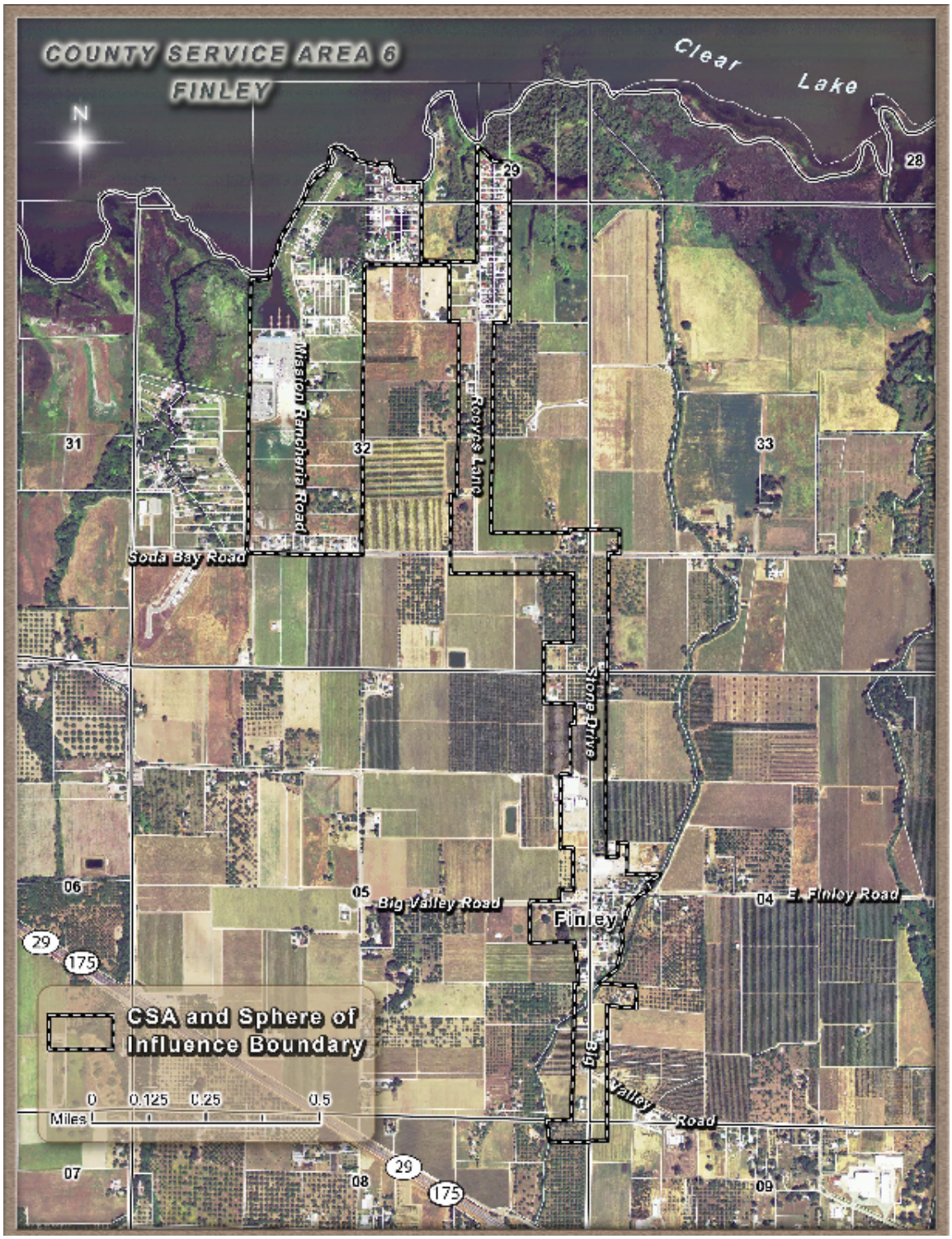
*B.* *SOI Determinations—Social or Economic Communities of Interest for CSA No.6 Finley*

4-1] Finley has a unique small rural community character.

4-2] The Sphere of Influence should remain the same as the Boundary of CSA No.6 Finley. LAFCO thereby adopts a coterminous sphere.

[31] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p70.

## FIGURE 2 COUNTY SERVICE AREA NO.6 FINLEY SPHERE OF INFLUENCE



# 5. CSA No.7 BONANZA SPRINGS

## 5.1 CSA No.7 Background

County Service Area No.7 Bonanza Springs provided domestic water to 167[32] parcels in 2007 in the Loch Lomond area in southern Lake County near State Highway 175. The CSA was formed in 1971 through purchase of private water companies in the area. Bonanza Springs is located in the Clear Lake Volcanics Groundwater Source Area which has a variable water supply.

In August 2008 CSA No.7 Bonanza Springs served 158 active residential connections, no commercial connections and 19 standby connections for a total of 177 connections in 2008 (compared to 167 connections stated in the system capacity study from FY 2006-2007) and a population of 435.[33] The Foresight Consulting Study reports 176 connections in 2008.[34]

According to the Lake County Budget for 2007-08 the Bonanza Springs Budget is described as follows:

> This budget provides the funding for operation and maintenance of the potable water system in the Bonanza Springs Area on Cobb Mountain. The main goal is to provide drinking water that complies with the regulations in the most cost-effective manner possible.
>
> The Special Districts Administration Department has applied to the Department of Health Services for funding (80% grant, 20% loan) to implement necessary system wide improvements. To qualify for this funding, CSA No.7 must propose a water rate increase to support the required capital improvement program and loan repayment.[35]

Contact information for CSA No.7 Bonanza Springs is as follows:
Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453 Phone: (707) 263-0119

The Special Districts Administration Department is pursuing grant and/or loan funding to make improvements in the system. If obtained, the funding would be used to replace well No.1, add storage capacity, replace some water mains, and to replace "wharf" hydrants with large capacity hydrants more suitable for use by the local fire district.

[32] Lake County Special Districts, "Special District System Fees 2007".
[33] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/18/2008
[34] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008
[35] Lake County 2007-2008 Budget, p.127.

The CSA had an operating budget for FY 2003-04 of $116,266, of which $34,578 was dedicated to reserves. The 2007-08 Budget is $186,453.[36]

The funding is explained as follows:

> The budget is funded by property taxes and user fees. There is sufficient unreserved fund balance carry-over from the prior year to finance the difference as well as to provide $48,411 in General Reserves and $50,000 to the Capital Improvement Reserve.[37]

CSA No.7 has 167 active connections. CSA No.7 Bonanza Springs rates are a basic meter charge of $16.20, plus $1.74 per 100 CF, up to 750 CF. Water usage rates increase for high water volume customers. The CSA also charges rates for miscellaneous services, such as standby fees, hydrant costs, and shut-off charges.[38] Implementation of the improvements program to upgrade the distribution system and fire hydrants will require a water rate increase in the 2007-08 fiscal year.[39]

## *5.2 CSA No.7 Bonanza Springs Sphere of Influence*

The boundaries of the Bonanza Springs CSA encompass 239.7 acres. The Sphere of Influence for CSA No.7 Bonanza Springs includes a small area outside of the CSA Boundary and is the same as the Sphere of Influence adopted in 1985. Although the Sphere would allow annexations, the annexations should not take place until infrastructure improvements are made.

The Sphere of Influence for CSA No.7 Bonanza Springs is summarized as follows:

- 239.7 acres within CSA No.7 Bonanza Springs
- 243 acres within the SOI--3.3 in the SOI which could be annexed

Although the CSA No.7 Boundary includes some areas that are not served there would be virtually no benefit to go through a detachment of this area. A map showing the CSA Boundary and the Sphere of Influence is shown at the end of this section.

[36] Lake County 2007-2008 Budget, p.148.
[37] Lake County 2007-2008 Final Budget, C-7, C-10.
[38] Lake County Special Districts, "Special District System Fees 2007".
[39] Lake County 2007-2008 Budget, p.127.

### *5.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for the Bonanza Springs Area*

Bonanza Springs is located in the Cobb Mountain Planning Area for the Lake County General Plan. The residential area is designated for "Rural Residential" land use and the surrounding area is designated "Rural Lands". The zoning is mostly Suburban Residential (SR) in the area served with vacant land zoned Rural Land (RL) and Rural Residential (RR).[40] There are many large vacant parcels within CSA No.7 Bonanza Springs.

*B. SOI Determinations for Present and Planned Land Use*

1-1] The community of Bonanza Springs is recognized in the General Plan.

1-2] The large vacant parcels in the service area will probably not be developed.

[40] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.59, 64.

### *5.2.2 Municipal Services—Present and Probable Capacity and Need*

*A. Present and Probable Capacity and Need Background*

There is a need for CSA No.7 to serve the residents of the Bonanza Springs area. This need will continue for the foreseeable future.

CSA No. 7 has experienced only minimal growth in recent years. In the five year period 1998-2005, the CSA increased connections to its system from 152 connections to 163 (167 as noted in FT 2006-2007 Capacity Analysis), an average of about two new connections annually. The estimated population is 424.[41]

According to the "Build-out Analysis" there are 893 vacant acres in the CSA having a potential for an additional 196 dwelling units housing 539 residents.[42] This could more than double the number of connections. However, the Foresight Consulting Study estimates that only 14 new connections will be needed by 2026 for a total of 190 at that time.[43]

*B. SOI Determinations—Present and Probable Capacity and Need*

2-1] There is a need for the water system operated by CSA No.7 Bonanza Springs and this need will continue into the future.

2-2] The Sphere of Influence for CSA No.7 Bonanza Springs should remain the same as the previously adopted Sphere which is larger than the CSA Boundary.

[41] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/5/2007
[42] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.55.
[43] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008

### *5.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency*

*A. Adequacy of Services/Facilities Provided by CSA No.7 Bonanza Springs*

The Special Districts Administration had the Bonanza Springs Water System evaluated by Brelje & Race, Consulting Civil Engineers and a Preliminary Engineering Report was prepared in December 2006. This Report states that "The areas of deficiency include insufficient water supply, coating failure on an existing storage tank, insufficient water storage and transmission capacity for fire protection and possible well water quality degradation."[44] The Report examines various options for improving the water system and estimates the cost at over $2.1 million for either option.[45]

The Bonanza Springs water system is described in more detail below:

1. Bonanza Springs Water Supply

CSA No.7 Bonanza Springs provides water service to its residents through operation and maintenance or two wells as follows:

- Well No.2 was originally drilled in 1977 and deepened in 1989
- Well No. 3 was originally drilled in 1985 and deepened in 1988 and in 1992.[46]

Well No.3 is the main well used and produces 44 gallons per minute (gpm). The original well, Well No. 1 which adjoins the operating wells, has not been properly abandoned in a manner to assure that surface water cannot enter the casing and travel directly down to groundwater.

Well No.2 lacks a sanitary seal and therefore, does not meet well construction standards. Well No.2 is used only when Well No.3 cannot keep up with the system demand. The Department of Health Services requires daily turbidity tests and maintenance of a chlorine residual of 0.8 ppm at the ends of the system when Well No.2 is operated because it has no sanitary seal.[47]

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[44] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 1.
[45] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006,
[46] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 2.
[47] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 2.

Because Well No.2 does not meet the well construction criterion, there is a deficit of approximately 21 gpm in the water supply. Additional water supply needs to be secured. The Brelje & Race Consulting Civil Engineers Report for Bonanza Springs examines three options and recommends that a new well be constructed.[48]

2. Bonanza Springs Water Treatment

Water treatment for the Bonanza Springs Water System consists of filtration and disinfection. The filtration is accomplished using two hurricane type cartridge filters in series. The treatment building is in poor condition. The roof leaks and the foundation have been undermined.[49] The Brelje & Race Consulting Civil Engineers Report for Bonanza Springs does not recommend improvements to the Bonanza Springs water treatment system; however, it is possible that treatment for aluminum may be required in the future.[50]

3. Bonanza Springs Water Storage

The Brelje & Race Consulting Civil Engineers Report describes the Bonanza Springs water storage as follows:

> Water is stored in a 100,000 gallon (nominal capacity--working capacity is approximately 87,000 gallons.) welded steel tank built in 1989. The tank is 18 feet high and 30.75 feet in diameter, with an inlet centered about 0.75 feet off the floor. The tank provides steady water pressure and serves as a reservoir in case of pump failure or fire flows.
>
> Tank inspections were performed by Aqua-Tech Company in 21003 and in 2006. Inspections were performed by a diver who visually inspected and videoed the interior of the tank. The 2006 inspection report identified numerous corrosion sites and recommended that the tank interior coating be replaced within 12 months.[51]

According to the Brelje & Race Consulting Civil Engineers Report for Bonanza Springs "The required storage capacity is calculated using the design criteria, and includes allowance for stand-by domestic capacity and for fire flow capacity." The storage requirements will vary depending on the source of the water supply but in any case a new storage tank will be required and the interior coating on the

[48] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, pages 6-7.
[49] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 3.
[50] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 9.
[51] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, pages 3-4.

existing Bonanza Springs Storage Tank should be replaced as recommended in the 2006 inspection report.[52]

4. Bonanza Springs Water Distribution

Water is distributed to the 167[53] active Bonanza Springs connections through a series of one-inch to eight-inch diameter water mains and associated lateral lines. A capacity analysis Master Plan was completed during FY 06/07. The System Capacity was reported at 190 connections compared to 498 connections at total build-out.[54] The Brelje & Race Consulting Civil Engineers Report for Bonanza Springs states the following:

> Hydraulic calculations were performed for the Bonanza Springs distribution system to determine the pipe sizes needed to deliver water at adequate flowrates and pressures....The calculations revealed that, while current domestic demands can be met by the existing mains in most of the system, larger diameter pipes are needed to convey fire flows. With the current sized piping, water could not be delivered at either the flowrate or the pressure needed for fire-fighting. Services at higher elevations would experience low pressure problems during fire flow.
>
> Deficiencies of the existing Bonanza Springs distribution system are summarized below:
> 1) High frequency of leaks in mains
> 2) Mains undersized for fire protection flows
> 3) Insufficient number of fire hydrants[55]

*B. SOI Determinations on Adequacy of Services Provided by CSA No. 7 Bonanza Springs*

3-1] The CSA No.7 Bonanza Springs water system has a 107,856 gallon-per-day capacity which is barely adequate for the 176 existing connections and does not allow for expansion of more than 14 additional connections.

3-2] Improvements to the CSA No.7 Bonanza Springs water system are needed to replace Well No. 1, add storage capacity, replace some water mains, and to replace "wharf" hydrants with large capacity hydrants more suitable for use by the local fire districts.

[52] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, pages 9-10.
[53] Lake County Special Districts, "Special District System Fees 2007".
[54] County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.56.
[55] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, pages 10-11.

### *5.2.4 Social or Economic Communities of Interest*

*A. Bonanza Springs Community Background*

The community of Bonanza Springs is small and isolated. The residents must travel to reach services. CSA No.7 does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies.

As part of the DPH improvement program, Special Districts Administration evaluated the possibility of consolidating with the Loch Lomond Mutual Water Company. However, the Loch Lomond Mutual Water Company believed that it would not be in their best interests to have a physical connection to CSA No.7.

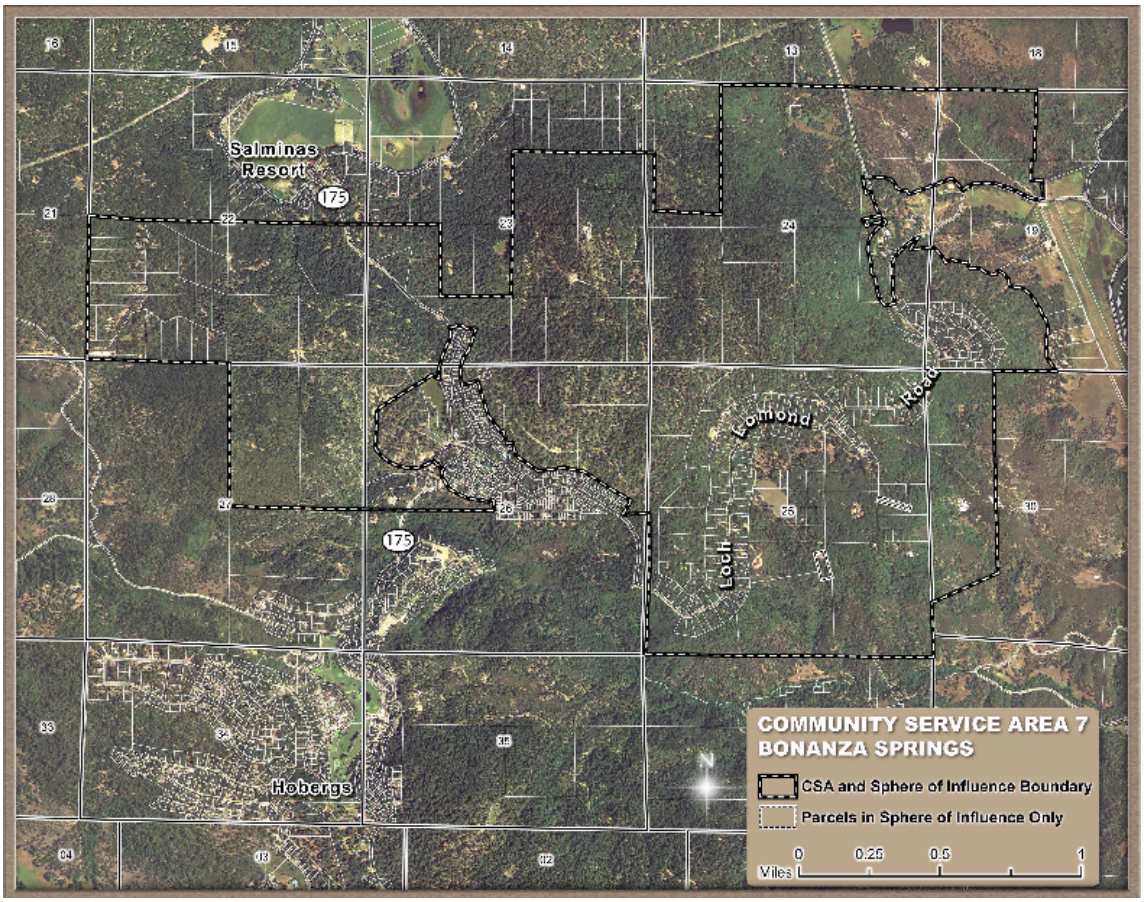
The CSA No.7 is served by a Special Districts Utility Area (#2) for day to day field operations. The Utility Area is managed by a superintendent and eight employees.

*B. SOI Determinations—Social or Economic Communities of Interest for CSA No.7 Bonanza Springs*

4-1] Bonanza Springs is a social community because of its relative isolation.

4-2] The same Sphere of Influence that was previously adopted will still be adequate for CSA No.7 Bonanza Springs. LAFCO hereby adopts an annexable Sphere of Influence since 3.3 acres surrounded by the district should be annexed.

## FIGURE 3 CSA NO.7 BONANZA SPRINGS SPHERE OF INFLURNCE



# *6 CSA NO.13 KONO TAYEE*

## *6.1 CSA No.13 Kono Tayee Background*

County Service Area No.13 Kono Tayee provides domestic water services to a 192-acre area along Clear Lake at Kono Tayee Point. Kono Tayee is located in the Lower Lake Groundwater Basin. It serves an estimated population of 288[56] with 142[57] connections to the water system (132 active residential, 1 commercial and 9 standby) in August 2008.[58]

According to the "Build-out Analysis of Lake County water and Wastewater Systems", the Capacity of the Kono Tayee Water System is 352 connections.[59] The CSA was formed in 1978, replacing a maintenance district. Mail is addressed to Lucerne. The CSA is funded by property taxes and user fees. The 2007-08 Budget is $92,800.[60]

Contact information for CSA No.13 Kono Tayee is as follows:
Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453 Phone: (707) 263-0119

Annual budgets and financial documents are prepared for CSA No.13 Kono Tayee as part of the overall County budget process. Budgets are based on projected annual revenues derived from property taxes, services and sales, and interest from loans and investments. The CSA had an operating budget for FY 2003-04 of $136,602, of which $34,127 was dedicated to reserves. The 2007-08 budget is $92,800.[61] The CSA had an appropriations limit for FY 2003-04 of $112,308.

The system has been about 35% metered with completion expected in one to two years.[62] The CSA No.13 has 134 active connections.[63] Service rates for the CSA are $17.85 per month. Metered water hydrants, as in most all other Lake County communities, carry a separate charge ($9.00 per month for 1,500 cubic feet of water).

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[56] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/18/2008.
[57] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/18/2008
[58] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/18/2008.
[59] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.198.
[60] Lake County Final Budget 2007-2008, p. 149.
[61] Lake County Budget 2007-2008, p. 128.
[62] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[63] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.

## *6.2 CSA No.13 Kono Tayee Sphere of Influence*

The proposed Sphere of Influence for CSA No.13 is the same as the CSA Boundary and contains 192 acres. This will be the Sphere of Influence for all time frames. The map of the Sphere of Influence is shown at the end of this section.

### *6.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for Kono Tayee Area*

The Lake County General Plan shows the area of Kono Tayee designated for Suburban Residential development and the surrounding area designated as Rural Lands.[64]

The zoning for unserviced vacant parcels is two acres of C-1 (Local Commercial) and 92 acres of R-1 (Single-Family Residential) zoning.[65] According to the "Build-out Analysis" "No residential parcels qualify for infill development."[66] There are some large parcels in the center of the service area zoned O (Open Space).[67]

*B. SOI Determinations for Present and Planned Land Use for CSA No.13 Kono Tayee*

1-1] The General Plan and zoning would allow additional development in the Kono Tayee area.

1-2] The previously adopted Sphere of Influence which is the same as the CSA Boundary will be suitable for CSA No.13 Kono Tayee.

[64] http://www.westplanning.com/docs/lake/library.htm#documents
[65] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.197.
[66] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.197.
[67] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.206.

### *6.2.2 Municipal Services—Present and Probable Capacity and Need*

*A. Present and Probable Capacity and Need Background for CSA No.13 Kono Tayee*

The number of active connections to the CSA No.13 system (135[68]) has grown by eleven connections in the last few years. There are no connections which have been approved but not yet constructed. Previous reports indicate the terrain is not easily developed, reducing the likelihood that significant growth will occur in this area in the future.

The "Build-out Analysis of Lake County Water and Wastewater Systems" reports that there are 94 acres of unserviced vacant parcels in the CSA.[69] If these parcels were developed an additional 523 residents would be added to the service area.[70] With total build-out there would be 377 connections but the system maximum is 352 connections.[71]

Seasonal demand is also a significant issue for the CSA to address. Water demand has increased significantly as tourism and recreation industries in the area have grown, resulting in seasonal peak demand equal to the CSA's ability to provide water. This issue was noted in the 1985 SOI Report, and a second well was added to the system to alleviate seasonal demands and to eliminate the CSA's dependency on a single water source.

There is a need for the Kono Tayee water system to serve the present residents. According to the "Build-out Analysis" there will be a need for the system into the foreseeable future. The system has the capacity to serve 352 connections.[72]

*B. SOI Determinations—Present and Probable Capacity and Need for CSA No.13 Kono Tayee*

2-1] The capacity of the water system for CSA No.13 Kono Tayee is adequate for present and most future needs.

2-2] The Kono Tayee population could grow if seasonal residents become full-time residents due to retirement and/or relocation.

2-3] The need for the Kono Tayee water system will continue in the future.

[68]Lake County Special Districts, "Current Operations by Utility Area", 10/18/07.
[69] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.197.
[70] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.197.
[71] Lake County Special Districts, "Build-Out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.198.
[72]Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.198..

### *6.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by CSA No.13 Kono Tayee*

*A. Adequacy of Services CSA No.13 Kono Tayee*

CSA No.13 provides domestic water service to residents along Kono Tayee Point. Water system infrastructure operated by the CSA includes two wells (the most recent was put into service in 1988), booster pumps to aid in distribution, three storage tanks, and water mains and laterals to distribute water from the storage tanks to individual connection points.

The well pumping capabilities were not disclosed, but the CSA has cited an ability to serve 200,000 gallons per day to its users. The CSA average daily flow is approximately 20 percent of its maximum capacity, although peak demands in this area can reach the system's maximum capacity in peak summer months.

In FY 06/07, the master planning activities occurred for capital improvements to replace an existing water storage tank and pump station. Actual equipment replacement will occur in FY 07/08.[73] The 2007-08 Budget includes $16,500 for replacement of water meters and $5,000 for well transmitters and a recorder.[74] The Reserves classifications include $46,225 for capital improvements and $239,484 for Pump station/Verna Way Pipeline.[75]

The service provided by CSA No.13 Kono Tayee is adequate in terms of the quality and quantity of water provided.

*B. SOI Determinations on Adequacy of Services for CSA No.13 Kono Tayee*

3-1] The water service provided by CSA No.13 Kono Tayee is adequate for present and future needs.

3-2] Although there have been no health or quality issues associated with the water supply used by CSA No.13 Kono Tayee capital improvements to improve and maintain the system are required.

[73] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[74] Lake County Budget 2007-2008, p. 128-129.
[75] Lake County Budget 2007-2008, p. 129.

### *6.2.4 Social or Economic Communities of Interest*

*A. Community Background CSA No.13 Kono Tayee*

Although Kono Tayee has a separate water system there are few services in the CSA. The residents depend on services available in Lucerne.

The boundaries of the CSA have not changed since the last LAFCO analysis of Spheres of Influence, in 1985. The current CSA boundaries and SOI are geographically distinct. CSA No.13 is served by a Special Districts Utility Area (#3) for day to day field operations. The Utility Area is managed by a superintendent and six employees.

CSA No.13 does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies. The CSA is located near the Paradise Valley CSA but the water rates for Paradise Valley are substantially higher than the rates for CSA No. 13 Kono Tayee. There is a limited supply of groundwater in each area.

*B. SOI Determinations—Social or Economic Communities of Interest for CSA No.13 Kono Tayee*

4-1] The Kono Tayee area has a separate identity but does not provide all the services of a village or town.

4-2] The Sphere of Influence should remain the same as the CSA No.13 Kono Tayee Boundary. LAFCO hereby adopts a coterminous Sphere of Influence.

## FIGURE 4 CSA NO.13 KONO TAYEE SPHERE OF INFLUENCE

# *7 CSA NO.16 PARADISE VALLEY*

## *7.1 CSA No.16 Paradise Valley Background*

CSA No.16 Paradise Valley provides domestic water services to a 182-acre area along Clear Lake approximately one-half mile east of Kono Tayee Point in the same Lower Lake Groundwater Basin. There are 72 active residential connections and no standby connections serving a population of 140.[76]

According to the "Build-out Analysis"

> This system is currently under and "urgency ordinance" issued by the Board of Supervisors due to capacity problems in the system's production wells. This situation prohibits new connections until the capacity issue is adequately addressed.
>
> In 2005, the Paradise Valley Homeowners Association commissioned the drilling of a new third well to improve production capacity. Special Districts Administration is awaiting the results of completing this new well and the installation of controls before a recommendation can be made to remove the urgency ordinance.[77]

Contact information for CSA No.16 Paradise Valley is as follows:
Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453 Phone: (707) 263-0119

Annual budgets and financial documents are prepared for CSA No. 16 Paradise Valley as part of the overall County budget process. Budgets are based on projected annual revenues derived from property taxes, services and sales, and interest from loans and investments. The CSA had an operating budget for FY 2003-04 of $90,784, including the use of $43,498 in reserve funds to address issues related to physical improvements within CSA facilities. The Budget for 2007-08 is $73,390. Budget items include $6,150 for maintenance of the water system and $3,000 for a backwash management system evaluation.[78]

The Final Budget includes $16,900 in General Reserves and $35,040 in Capacity Expansion Reserves.[79] The CSA draws in minimal income from user fees, with an annual average of less than $25,000. Rising costs related to building maintenance and utilities are expected to worsen this financial issue.

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[76] Lake County Special Districts Administration, "Current Operations by Utility Area", 8/18/2008
[77] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.226.
[78] Lake County 2007-2008 Final Budget, p. 150.
[79] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008

The existing financial structure of the CSA appears inadequate to ensure long-term water service provision in the Paradise Valley area. The CSA does not generate sufficient revenues to offset operational costs, and there are insufficient reserve funds available to address the infrastructure issues known to exist within the system. The system is completely metered as of January 2008. The Cost-of-service Study will recommend a metered consumption rate to encourage water conservation.[80]

Water has historically not been metered, with rates for water usage based on even distribution of operating costs. However, the system is now metered and rates will be adjusted to encourage water conservation. Also, the community uses Clear Lake water to irrigate the green belts.[81] The monthly water rates for CSA No.16 are significantly higher than other CSA's in the area.

Rising utility and maintenance costs are the primary reasons for the increases in operational costs in recent years. The small size of the CSA, with only 74 connections, has significant disadvantages associated with economies of scale. Set operational costs such as utility bills, administration, communications, and building maintenance are spread across fewer users, resulting in a higher per-customer cost to residents on the system.

Metered water service within CSA No.16 is $69.00[82] per month – almost four times that of CSA No.13 Kono Tayee. CSA No.13 is located less than 1.5 miles away. The Cost-of-service Study conducted by Special Districts Administration will recommend revised rates.

In recent years, the monthly operational costs at CSA No.16 have averaged $2,150, or the equivalent of $34.00 per customer, per month. The current fiscal year estimates project an operating cost of $3,500 per month, or $54.50 per customer, per month. These costs are significantly higher than in other CSAs in the County, which average around $20.00 per month. The recent rate increase to $69.00[83] per metered connection has allowed the CSA to build some reserves.

The CSA plans to use metered water rates to provide an incentive for water conservation in the future.

[80] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008
[81] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008
[82] Lake County Special Districts, "Special District System Fees 2007"
[83] Lake County Special Districts, "Special District System Fees 2007".

## *7.2 CSA No.16 Paradise Valley Sphere of Influence*

CSA No. 16 was formed in 1983. The proposed Sphere of Influence for CSA No.16 is the same as the CSA Boundary and contains 182 acres. This will be the Sphere of Influence for all time frames. A map of the Sphere of Influence is found at the end of this section.

The boundaries of the CSA have not changed since the last LAFCO analysis of Spheres of Influence, in 1985. The current provision of water service by CSA No.16 Paradise Valley is inefficient and costly to its residents. The small number of connections maintained by the CSA is insufficient to defer set costs associated with operation, and results in higher water rates than in surrounding areas.

### *7.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for Paradise Valley Area*

The General Plan shows the area designated for Suburban Residential land use. The majority of the CSA is zoned Single-Family Residential (R-1). There is one vacant parcel zoned Multi-Family Residential (R-3).[84] Given the problems with availability of water this zoning does not seem to be appropriate for the Paradise Valley area.

*B. SOI Determinations for Present and Planned Land Use for CSA No.16 Paradise Valley*

1-1] The planned land use for the Paradise Valley area would allow an additional 19 dwelling units provided there is adequate water.

[84] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.229, 234.

### *7.2.2 Municipal Services—Present and Probable Capacity and Need*

*A. Present and Probable Capacity and Need Background for CSA No.16 Paradise Valley*

In 1985, Paradise Valley was a newly developing area and services were extended to less than 25 persons – about 10 to 12 connections. Full build-out was estimated to be 93 connections. Today's population totals 140 persons and 74 connections, up ten connections in five years.

This area was developed by an individual who drilled a well and formed a Mutual Water Company. The water system was then transferred to Special Districts Administration. The "Build-out Analysis" shows Paradise Valley with 14 acres of vacant land which could accommodate 19 future dwelling units if water were available.[85] The number of connections at total build-out would be 93.[86]

There is a need for the water service in Paradise Valley but the capacity of the CSA No. 16 Paradise Valley water system is not sufficient for the present 74 connections. If the new well passes the tests it can be incorporated into the system. The Foresight Consulting Study shows that 100 connections will be needed by 2026.[87]

*B. SOI Determinations—Present and Probable Capacity and Need for CSA No.16 Paradise Valley*

2-1] The CSA No.16 Paradise Valley is working to develop adequate water supply to serve the present need.

2-2] CSA No.16 Paradise Valley is needed and will continue to be needed in the future.

[85] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.225.
[86] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.226.
[87] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008

### *7.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency*

*A. Adequacy of Services for CSA No.16 Paradise Valley*

The water service provided by CSA No. 16 Paradise Valley is clearly inadequate especially considering the high price that is charged.

CSA No. 16 Paradise Valley provides domestic water service to 74[88] connections, representing an estimated service population of 131[89] to 137. The CSA maintains two wells, a storage tank, and water lines for distribution of water supplies to individual connections. The combined wells have a recorded capacity of 22,000 gpd.[90]

The storage tank for the CSA has a capacity of 105,000 gallons, and two-inch to six-inch diameter mains distribute water from the storage tank to lateral lines serving the connection points. The pumping capacity of the CSA wells (22,000 gpd) is barely able to meet normal operating demands, and is inadequate to meet peak demands. Although, at that time all remaining reserves in the CSA No. 16 budget were cancelled to support the development of a second well, the well did not improve the water supply significantly.

As a result, a Water Urgency Ordinance was approved by the Board of Supervisors in 2004. The Ordinance placed a water connection moratorium on the CSA No. 16 Paradise Valley system and mandated strict water conservation measures until the supply can be improved. It also required all system connections to have meters installed.

In 2005, The Paradise Cove Homeowners Association elected to develop a third well that will eventually connect to the water supply system. As of this writing, it is unknown whether this third well will have the ability to provide adequate system supply to allow the urgency ordinance to be lifted.

Seasonal peaks in the area place demand in excess of 30,000 gpd on the water system, which the CSA can not maintain. This leads to potential safety hazards associated with fire protection. Average daily flows during peak demand periods are estimated to be 95 percent of capacity.[91]

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[88] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p.226.
[89] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/5/2007
[90] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008
[91] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008

*B. SOI Determinations on Adequacy of Services for CSA No.16 Paradise Valley*

3-1] Water service provided by CSA No.16 Paradise Valley is inadequate and no future connections will be allowed until capacity issues are resolved.

### *7.2.4 Social or Economic Communities of Interest*

*A. Paradise Valley Community Background*

CSA No.16 does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies.

Paradise Valley is a separate community and has a homeowners association. There are no other services in the community. A proposal by some members of the area Homeowners Association in 2005 to take over operations of the CSA was voted down by LAFCO at the request of a significant majority of the rate payers.

*B. SOI Determinations—Social or Economic Communities of Interest*

4-1] Paradise valley is a separate community due to geographic isolation and the Sphere of Influence should remain the same as the CSA Boundary. Therefore LAFCO hereby adopts a coterminous Sphere of Influence.

## FIGURE 5 CSA NO.16. PARADISE VALLEY SPHERE OF INFLUENCE

# *8 CSA No.18 STARVIEW (COBB)*

## *8.1 CSA No.18 Starview (Cobb) Background*

CSA No.18 Starview was established in 1985 to provide service which a private company could no longer maintain and uses water from the Clear Lake Volcanics Groundwater Source Area where water supplies are quite variable.

County Service Area No.18 Starview is comprised of approximately 127 acres, located two miles east of Whispering Pines and three miles east of State Highway 175. There are approximately 277[92] parcels within the CSA. CSA No.18 Starview serves 144 active residential connections, and 2 standby connections for 146 (compared with 138 as stated in the Build-out Analysis prepared by Lake County Special Districts in 2006) total connections with a population of 387.[93] Foresight Consulting reported 147 connections in 2008.[94]

Contact information for CSA No. 18 Starview is as follows:

Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453 Phone; (707) 263-0119

The CSA had an operating budget for FY 2003-04 of $90,851, including the dedication of $10,615 to its reserve fund. The 2007-08 Budget is $90,605.[95] There is $42,177 in General Reserves and $34,897 in Capital Improvement Program Reserves.[96]

According to the Budget Overview:

> The main goal is to provide drinking water that complies with regulations in the most cost-effective manner possible. The Special Districts Administration has applied to the State Department of Health Services for funding (80% grant, 20% loan) to implement necessary system wide improvements.
>
> To qualify for this funding, the CSA must support a water rate increase and the required capital improvement program and loan repayment. Special Districts Administration Department has initiated the process required to implement the proposed system improvements and fee increases.[97]

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[92] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p126.
[93] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/18/2007
[94] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008
[95] Lake County Final Budget 2007-2008, p151.
[96] Lake County Final Budget 2007-2008, p.C-7, C-10.
[97] Lake County Budget 2007-2008, p130.

Water is metered, with rates for water usage based on actual usage. Basic water rates are $20.00 per month, which includes up to 750 cubic feet of water. Additional water usage is charged at a rate of $1.00 per 100 cubic feet.[98]

Rising insurance, utility and maintenance costs are the primary reasons for the increases in operational costs in the current fiscal year. The small size of the CSA, with only 142 connections[99], has disadvantages associated with economies of scale. Set operational costs such as utility bills, administration, communications, and building maintenance are spread across fewer users, resulting in a higher per-customer cost to residents on the system. The CSA also charges rates for miscellaneous services, such as standby fees, hydrant costs, and shut-off charges.

## *8.2 CSA No.18 Starview (Cobb) Sphere of Influence*

The proposed Sphere of Influence for CSA No.18 Starview is the same as the CSA Boundary and contains 127 acres. This will be the Sphere of Influence for all time frames. The boundaries of the CSA have not changed since incorporation of the CSA in 1985. A map of the Sphere of Influence is found at the end of this section.

### *8.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for the Starview Area*

The General Plan designation for the Starview area is Rural Residential. The zoning is Rural Residential (RR), Suburban Residential (SR) and Single-Family Residential (R1).[100] The surrounding zoning is Timberland Preserve (TPZ) on the north and east sides, Rural Land (RL) on the west side and various residential zones on the south sides. The zoning would allow an additional 134 dwelling units with and additional 360 people in the service area. The 46 vacant acres are already divided into 112 parcels.[101]

B. SOI Determinations for Present and Planned Land Use for CSA No.18 Starview

1-1] The zoning within the CSA No.18 Starview (Cobb) will allow additional development but the CSA will not be able to expand.

[98] Lake County Special Districts, "Special District System Fees 2007."
[99] Lake County Special Districts, "Special District System Fees 2007."
[100] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p129, 134.
[101] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p125.

### *8.2.2 CSA No.18 Starview (Cobb) Municipal Services—Present and Probable Capacity and Need*

*A. Present and Probable Capacity and Need Background for CSA No.18 Starview*

In 1985, a Sphere of Influence report by LAFCO stated that 110 homes were being served by the CSA, with a total population of 270 persons. Area population is reported by the CSA to be 371[102] persons and 142 connections[103]. Only eight new connections have been added to the system in the last five years.

The CSA has a projected build-out population of 660 persons, if all 277[104] lots within the CSA were to develop with projected land uses. However, the total build-out of 277 connections (adding 134 connections and 360 people) exceeds the system capacity of 209 connections.[105] The CSA appears to be nearing its capacity of 209 connections[106] with regard to peak demand, and will not be able to support a build-out population without the acquisition of additional water supplies. Foresight Consulting estimates that 190 total connections will be needed by 2026.[107]

There is a need for this water service. However, the CSA No.18 Starview (Cobb) needs to develop additional water supplies, to raise rates to be commensurate with costs and to prepare for the build-out of the area. These changes are in progress.

*B. SOI Determinations—Present and Probable Capacity and Need for CSA No.18 Starview*

2-1] There is a need for this CSA and the water service provided. The need will continue into the future.

2-2] The Sphere of Influence which will remain the same as the CSA Boundary is suitable for CSA No.18 Starview.

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[102] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p126.
[103]. Lake County Special Districts, "Special District System Fees 2007".
[104] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p126.
[105] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p126.
[106] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p125-126.
[107] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008

### *8.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency*

*A. Adequacy of Services Provided by CSA No.18 Starview (Cobb)*

CSA No.18 provides domestic water service to an estimated 387[108] persons on 146[109] connections. The CSA maintains two wells (one active and one inactive) to draw water from underground aquifers, which pump water to a 100,000 gallon storage tank. A system of one-inch to eight-inch diameter mains distributes water to lateral lines, which provide water to individual connections.

Special Districts Administration is pursuing a Department of Public Health funding program[110] to make improvements in the water system. If obtained, the funding would be used to develop an additional well, replace distribution piping, and to add larger fire hydrants.

Peak demand in the last five years has reached an estimated 122,000 GPD, or approximately 89 percent of the system capacity of 137,089 GPD. Average daily flow is at approximately 36 percent of capacity. The County 2002 Consumer Confidence Report showed high levels of iron impacting color and taste of the water supply.

Additional information regarding the infrastructure of the Starview Water System is included below:

1. Starview Water Supply

The Brelje & Race, Consulting Engineers Report for Starview states the following:

> Two wells supply water to the Starview water system. The wells, No.2 and No.3 were originally drilled in 1978 and 1993, respectively.... Well No.3, which produces approximately 98 gpm is the primary source for the system....Well No.2 is not viewed as a viable water source, for several reasons, primarily that it lacks the required 50-foot sanitary seal.[111]

The Report recommends that Well No.2 be connected to electrical power and be used only as a stand-by water source.[112]

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[108] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/18/2007
[109]. Lake County Special Districts Administration, "Current Operations by Utility Area", 10/18/2007
[110] Lake County Budget 2007-2008, p130.
[111] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 2.
[112] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 6.

2. Starview Water Treatment

Starview's treated water meets primary drinking water standards. The treated water does not meet the secondary drinking water standard for iron.[113] The Brelje & Race, Consulting Engineers Report for Starview recommends "that quarterly monitoring for iron be initiated immediately. If quarterly monitoring results in non-compliance, treatment options should be identified and analyzed and a water treatment option selected and implemented."[114]

3. Starview Water Storage

The Brelje & Race, Consulting Engineers Report for Starview states that "The storage required for this system is 172,000 gallons. The existing storage tank provides approximately 87,000 gallons of storage. Thus, the system has a storage deficit of approximately 85,000 gallons."[115]

The Report recommends that

> A new storage tank capable of storing 85,000 gallons should be constructed in compliance with current construction and seismic standards. It is recommended that a standard-sized bolted steel tank on a concrete foundation be utilized. The standard-sized tank that would satisfy the criteria would be close to the same size as the existing tank, and have a nominal capacity of 100,000 gallons. It is further recommended that maintenance be performed on the existing tank as recommended in the 2006 inspection report [116]

4. Starview Water Distribution

The Brelje & Race Consulting Civil Engineers Report for Starview describes the water distribution system as follows:

> The water main diameters range from 1.5-inch to 8-inch. Approximately 400 feet of 8-inch PVC pipe connects the tank to the distribution mains. In general, the mains in the southern part of the system (newer part) are constructed of 4-inch ACP (asbestos cement pipe), while mains in the northern part of the system (older

[113] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 6.
[114] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 7.
[115] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 7.
[116] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 8.

> part) are constructed of 3-inch and smaller PVC or galvanized iron pipe.
>
> The water mains are constructed variously in roadways, cross country and through backyards. The southern part of the system generally is within roadways, while approximately 50% of the piping in the northern part of the system is in backyards....From 2001 through 2006 the yearly water loss for the system averaged 35% of production. For comparison, a loss between 5% and 15% is acceptable.[117]

Deficiencies of the existing Starview water distribution system are summarized by Brelje & Race Consulting Civil Engineers as follows:

1) Mains undersized for projected domestic flows.

2) Excessive number of leaks in mains.

3) Mains in areas difficult to access for meter reading and repairs (backyards).

4) Mains undersized for fire protection flows.

5) Insufficient number of fire hydrants[118]

*B. SOI Determinations on Adequacy of Services Provided by CSA No.18 Starview (Cobb)*

3-1] The water service provided by CSA No.18 Starview is barely adequate and will need improvement in the future.

[117] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. page 4.
[118] Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report, Starview Water System, CSA #18" December 2006. pages 8-9.

### *8.2.4 Social or Economic Communities of Interest*

*A. Starview Community Background*

CSA No.18 was formed in 1985, and is managed by the Lake County Special Districts Administration. CSA No.18 is served by a Special Districts Utility Area (No.2) for day to day field operations. The Utility Area is managed by a superintendent and eight employees.

Starview is a subdivision rather than a complete community. The residents have the location in common but the services are provided by larger communities on State Highway 175 such as Cobb.

Potential consolidation options could be explored with area districts, including the Cobb Area Water District, which has the financial and administrative resources to make efficient use of potential economies of scale. Although consolidation could possibly be desirable, the DPH concluded that consolidation of this CSA with the Cobb Area Water District would be infeasible, at present, in conjunction with evaluating approval of a loan/grant for facilities improvements. Therefore the Sphere of Influence will remain the same as the CSA Boundary.

*B. SOI Determinations—Social or Economic Communities of Interest*

4-1] There is a social community at Starview and the economic interest of maintaining the water service to protect the investment in the homes and roads; the Sphere of Influence should remain the same as the CSA Boundary. Therefore, LAFCO hereby adopts a coterminous Sphere of Influence.

## FIGURE 6 CSA NO.18 STARVIEW SPHERE OF INFLUENCE

# *9 CSA NO.20 SODA BAY*

## *9.1 CSA No.20 Soda Bay Background*

Lake County CSA No.20 Soda Bay was formed in 1989 and serves the Riviera Heights subdivision of Soda Bay west to Clear Lake State Park. Although the Soda Bay area is located in the Clear Lake Volcanics Groundwater Source Area the CSA No.20 Soda Bay uses surface water from Clear Lake for the water supply. The CSA provides domestic water service to an estimated population of 1356[119] persons, through 635 connections (600 active residential, 2 commercial, 33 standby) representing 737 single family dwelling equivalents[120].

CSA No.20 Soda Bay is located on the southern shore of Clear Lake, east of Clear Lake State Park. When the water system was first constructed, it was proposed to include the Buckingham community and Riviera West. However, these two communities were not interested in consolidation. When the Kelseyville-Finley system was built it was proposed to connect that system with Soda Bay. However, the residents in Kelseyville and Soda Bay believed that their water quality would be adversely affected so the Soda Bay water system remains separate.[121]

Contact information for CSA No.20 Soda Bay is as follows:
Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453 Ph: 707-263-0119 F: 707-263-3836

The CSA had an operating budget for FY 2003-04 of $273,396, with no dedication of revenues to its reserve fund. The 2007-08 Budget is $331,908.[122] This budget includes $26,000 for a watershed survey required by the Department of Public Health. Capital Improvement Program Reserves are being increased by $63,810 to a total of $77,104.[123]

Water is metered, with rates for water usage based on actual usage. Basic water rates are $17.34 per month, a $1.50 per month loan repayment charge and $0.96 per 100 cubic feet of water. Water usage beyond 750 cubic feet is charged at a rate of $1.17 per 100 cubic feet.[124]

The monthly water rates for CSA No.20 are commensurate with those of other CSAs in the area. The projected operational cost per connection is expected to

[119] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/5/2007
[120] Lake County Special Districts Administration, "Current Operations by Utility Area", 10/5/2007
[121] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[122] Lake County Final Budget 2007-2008, p. 152.
[123] Lake County Final Budget 2007-2008, p, C-10.
[124] Lake County Special Districts, "Special District System Fees 2007."

be approximately $41 per month, which is higher than most CSAs in Lake County.

## *9.2 CSA No.20 Soda Bay Sphere of Influence*

The proposed Sphere of Influence for CSA No.20 Soda Bay is the same as the CSA Boundary and contains 615 acres. This will be the Sphere of Influence for all time frames. A map of the Sphere of Influence is shown at the end of this section.

### *9.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for Soda Bay Area*

The General Plan Designation for the Soda Bay area is Suburban Residential. The zoning is primarily Single-Family Residential (R-1) and Two-Family Residential (R-2) with some combination zones and a small commercial area. Some of the land is still Unclassified (U).[125]

The 179 vacant acres are divided into 408 parcels which would allow 649 future dwelling units (more than the present connections of 612) and 1467 future residents.[126] The zoning around the CSA is Rural Land (RL), Open Space (O), Unclassified (U) and combinations of these zones.[127]

*B. SOI Determinations for Present and Planned Land Use for CSA No.20 Soda Bay*

1-1] The zoning will allow substantial additional development in the Soda Bay area.

1-2] The Sphere of Influence for CSA No.20 Soda Bay should remain the same as previously adopted which is the same as the CSA Boundary.

[125] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p115, 120.
[126] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p112.
[127] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p123.

### *9.2.2 Municipal Services—Present and Probable Capacity and Need*

*A. Present and Probable Capacity and Need Background for CSA No.20 Soda Bay*

In 1998, Soda Bay water service system served 535 connections. Service connections increased to 612[128] in 2005 and to 737 in 2007[129] (compared with 612 as stated in the Build-out Analysis prepared by Lake County Special Districts in 2006), or an average of about 21 new connections per year. There are no additional connections which have been approved but not yet constructed.

Based on maximum daily peak figures, the CSA appears to be nearing its capacity of 769 connections[130] with regard to peak demand, and likely will not be able to support he addition of new connections without system wide improvements. Foresight Consulting states that 769 connections will be needed by 2026.[131]

According to the "Build-out Analysis" there are 179 vacant acres in CSA No.20 Soda Bay divided into 408 parcels. This would allow 649 future dwelling units with an additional population of 1467. The number of connections at total Build-out would be 1296 far exceeding the system capacity of 769 connections.[132]

*B. SOI Determinations—Present and Probable Capacity and Need for CSA No.20 Soda Bay*

2-1] There is a need for the Soda Bay public water system, however the capacity is not adequate for future development; therefore, the Sphere of Influence should remain the same as the CSA Boundary.

[128] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p112.
[129] Lake County Special Districts, "Special District System Fees 2007, 10/18/2007."
[130] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p112.
[131] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008
[132] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p111-112.

### *9.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency*

*A. Adequacy of Services Provided by CSA No.20 Soda Bay*

The CSA draws water from Clear Lake, at an intake point near Big Soda Spring Point. The CSA uses a filtration system to treat drinking water, and pumps it to a system of storage tanks.

The CSA maintains approximately 600,000 gallons of storage capacity in six tanks. Treated water is then distributed from storage facilities to individual connections, through a system of main and lateral lines.

According to the 2007-08 Budget Overview, "The primary goal this year is to complete an engineering study for tank #3 pump station and chlorine pacing unit."[133] However, this will not occur because it will be deferred until a recently-failed ozone unit is replaced.[134]

Current capacity is at 400,000 GPD used only for domestic use. The system is at approximately 80 percent of maximum operating capacity[135] during peak demand periods. The system has not had any health or water quality issues.

The water service provided is adequate but it will need to be expanded in the future. The residents may have to pay higher water rates based on the Cost-of-Service Study.

*B. SOI Determinations on Adequacy of Services Provided by CSA No.20 Soda Bay*

3-1] The water service provided is adequate but will not be sufficient to serve future development.

[133] Lake County Budget 2007-2008, p131.
[134] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.
[135] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p112

### *9.2.4 Social or Economic Communities of Interest*

*A. Soda Bay Community Background*

CSA No.20 was formed in 1989, and is managed by the Lake County Special Districts Administration. CSA No.20 is served by a Special Districts Utility Area (No.3) for day to day field operations. The Utility Area is managed by a superintendent and eight employees.[136]

The Soda Bay community does have Commercial and Resort Commercial zoning but is it primarily a subdivision. The use of a Citizen Advisory Committee would help to foster a sense of community for this area.

CSA No.20 does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies. The boundaries of the CSD have not changed since the last the formation of the CSA in 1989. The current CSA boundaries and SOI are geographically distinct.

B. SOI Determinations—Social or Economic Communities of Interest for CSA No.20 Soda Bay

4-1] Soda Bay is a separate community in a distinct geographical area.

4-2] The Sphere of Influence for CSA No.20 Soda Bay should remain the same as the CSA Boundary. Therefore, LAFCO hereby adopts a coterminous Sphere of Influence.

[136] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.

## FIGURE 7 CSA NO.20 SODA BAY SPHERE OF INFLUENCE

## *10 CSA NO. 22 MT. HANNAH*

### *10.1 CSA No. 22 Mt. Hannah Background*

CSA No.22 Mount Hannah is located in southwestern Lake County. The Mt. Hannah water system depends on the Clear Lake Volcanics Groundwater Source Area which has a variable water supply. This CSA was created by Lake County in 1991. A single well supplies water to the Mt. Hannah water system. The well was drilled in 1994 to replace and older well.[137] The CSA provides domestic water service to 87 persons through 36 connections.[138]

Contact information for CSA No.22 Mt. Hannah is as follows:

Mark Dellinger, Special Districts Administrator
230A Main Street, Lakeport, CA 95453
Ph: 707-263-0119 F: 707-263-3836

The CSA had an operating budget for FY 2003-04 of $27,112, with a dedication of $413 in revenues to its reserve fund. The 2007-08 Budget is $242,130 based on revenues of $137,391 and a carry-over of $104,739.

The Funding Sources are explained as follows:

> Although user fees are not sufficient to cover appropriations, because of a $172,200 grant provided by the Board of Supervisors from the general fund and a $250,000 grant from the DPH, there is sufficient funding to pay for the water storage tank.[139]

Operational costs have not been met by income from water rate charges in the previous two fiscal years, and are expected to significantly exceed the sales revenues in coming years. As utilities, insurance, labor, and related costs continue to rise, the CSA will further spend down its reserves. With only 36 connections and no additional methods of generating stable revenues, the financial outlook of the CSA is considered unstable.

Water is metered, with rates for water usage based on actual usage. Basic water rates are $25.00 per month, inclusive of up to 800 cubic feet of water and a loan repay of $10.00 per month. Water use beyond 800 cubic feet is charged at a rate of $0.80 per 50 cubic feet. CSA No.22 has projected average monthly operational costs of $2,218 for the current year.

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[137] Brelje & Race Consulting Civil Engineers "Preliminary Engineering Report Mount Hannah Water System CSA #22", December 2006, page 2

[138] Lake County Special Districts, "Special District System Fees 2007."

[139] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.

The operational cost per connection is expected to be approximately $63 per month, which is considered very high for Lake County. This is significantly higher than normal for this CSA, but is based on rising costs associated with utilities, building maintenance, insurance, and other operational costs.

## *10.2 CSA No.22 Mt. Hannah Sphere of Influence*

The proposed Sphere of Influence for CSA No.22 Mt. Hannah is the same as the CSA Boundary and contains 37 acres. This will be the Sphere of Influence for all time frames. A map of the Sphere of Influence is shown at the end of this section.

### *10.2.1 Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands*

*A. Lake County General Plan and Zoning for Mt. Hannah Area*

The zoning for the Mt. Hannah service area is Suburban Residential (SR) with one area of Rural Residential (RR).There are 41 vacant parcels.[140]

The "Build-out Analysis" shows that there are 13 vacant unserviced acres in the Mt. Hannah service area divided into 41 parcels. The zoning would allow 41 new dwelling units with an additional population of 100 in the CSA. This would result in a total of 77 connections, barely within the 80 connection system capacity.[141]

*B. SOI Determinations for Present and Planned Land Use*

1-1] The Mt. Hannah service area can accommodate additional residential development according to the General Plan and Zoning Ordinance.

[140]Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p97, 101.
[141] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p98

### *10.2.2 Municipal Services—Present and Probable Capacity and Need*

*A.* *Present and Probable Capacity and Need Background*

There is a need for the CSA No. 22 Mt. Hannah water system. The system will have to be maintained and improved. In five years (1998-2003), no new connections have been added to this system. There are currently no additional connections which have been approved but not yet constructed.

The CSA averages a daily flow at a rate equal to 45[142] percent of its maximum capacity. During peak periods (typically holiday periods in summer months), the CSA has experienced a maximum demand for water equal to less than half of its capacity. Based on maximum daily peak figures, CSA No.22 appears to be able to meet service demands except for fire flows. According to the Foresight Consulting Study the Mt. Hanna CSA has 12 connections available for future services, the smallest of any of the ten water CSAs.[143]

*B.* SOI Determinations—Present and Probable Capacity and Need for CSA No.22 Mt. Hannah

2-1] If the CSA No.22 Mt. Hannah water system is improved according to the Master Plan there will be adequate water service capacity for the future.

2-2] The need for the Mt. Hannah Water System will continue into the future.

[142] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p98
[143] Foresight Consulting, "Water and Sewer Rate Study Report", Appendix, page 92, July 22, 2008

### *10.2.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Agency*

*A. Adequacy of Services Provided by CSA No.22 Mt. Hannah*

The service provided by the Mt. Hannah water system has been adequate but the rate-payers will have to pay more to improve the system and create sufficient reserves for the future. Water system facilities for CSA No.22 Mt. Hannah are described below:

1. Mt. Hannah Water Supply

The CSA collects water for its system from a single well, with a pumping capacity of 46,080 gallons per day. According to the Brelje & Race Consulting Civil Engineers Report, "Two of the well water quality indicators are cause for concern....In addition to the turbidity exceedances, aluminum concentrations in the well water are high and rising."[144]

2. Mt. Hannah Water Treatment

According to the Brelje & Race Consulting Civil Engineers Report,

> Water treatment consists of filtration and disinfection. The filtration is accomplished using two hurricane type cartridge filters in series.... The well water is disinfected with sodium hypochlorite (a strong bleach solution) before entering the distribution and storage system. Water is pumped to a 50,000 gallon storage tank, where is it distributed to individual connections through water mains and lateral lines.[145]

3. Mt. Hannah Water Storage

According to the Brelje & Race Consulting Civil Engineers Report,

> Water is stored in a 50,000 gallon redwood tank. The tank provides steady water pressure and serves as a reservoir in case of pump failure or fire flows. The tank is believed to be 40 or 50 years old. A liner was installed in the tank some time before 2000. The tank currently has a large strap around it, which is attached to a tree uphill of the tank to prevent the tank from failing. The operations staff reported that, to reduce the risk of failure, the tank is not filled completely.

[144] Brelje & Race Consulting Civil Engineers "Preliminary Engineering Report Mount Hannah Water System CSA #22", December 2006, page 3
[145] Brelje & Race Consulting Civil Engineers "Preliminary Engineering Report Mount Hannah Water System CSA #22", December 2006, page 3

> A tank inspection was performed by Aqua-Tech Company in 2003, more than three years ago. The inspection report indicated that there was corrosion on the connectors for the ladder and the pipe penetrations, and that the liner was pulling away from its securing straps. Significantly, the 2003 inspection report recommended that the tank be replaced within 12 months.[146]

4. Mt. Hannah Water Demand

The current average daily demand on the system is approximately 45 percent[147] of its capacity of 46,080 gallons per day (80 connections)[148]. The greatest peak demand in the last five years was 13,200 gallons per day, well below capacity. The "Build-out Analysis" shows that the total build-out would be 77 connections, three less than the system capacity of 80 connections.[149]

There is limited fire flow capacity and much of the system is in poor condition. As a result, this CSA is involved in a Department of Public Health funding program for capital improvements to the system. A Feasibility Study/Master Plan has been competed. These improvements will include rehabilitation of the distribution system and installation of fire hydrants.

The Brelje & Race Consulting Civil Engineers "Preliminary Engineering Report Mount Hannah Water System CSA #22" describes the deficiencies in this system as follows:

> The areas of deficiency include well water quality, a structural failure of the storage tank, a high rate of water main leakage, and insufficient water storage and transmission capacity for fire protection.[150]

*B. SOI Determinations on Adequacy of Services Provided by CSA No.22 Mt. Hannah*

3-1] The water service provided by CSA No.22 Mt. Hannah is adequate but it will cost more to maintain and improve in the future.

[146] Brelje & Race Consulting Civil Engineers "Preliminary Engineering Report Mount Hannah Water System CSA #22", December 2006, page 3

[147] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p98.

[148] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p98.

[149] Lake County Special Districts, "Build-out Analysis of Lake County Water and Wastewater Systems" Prepared by Criterion Planners, www.crit.com, April 2006. p98

[150] Brelje & Race Consulting Civil Engineers "Preliminary Engineering Report Mount Hannah Water System CSA #22", December 2006, page 1.

### *10.2.4 Social or Economic Communities of Interest*

*A. Mt. Hannah Community Background*

The Mt. Hannah service area is a small subdivision and does not include any commercial or service areas. The residents have an economic interest in maintaining the water system because the value of their property is contingent on having adequate potable water.

CSA No.22 does not actively participate in facilities or infrastructure sharing arrangements with other districts or government agencies at present. As part of the DPH improvement program, Special Districts is evaluated the possibility of consolidating with the Loch Lomond Mutual Water Company; however, this was determined to be infeasible.[151]

CSA No.22 was formed in 1991, and is managed by the Lake County Special Districts Administration. CSA No.22 is served by a Special Districts Utility Area (No.3) for day to day field operations. The Utility Area is managed by a superintendent and eight employees. The boundaries of the CSA have not changed since the last LAFCO analysis of Spheres of Influence, in 1991.

*B. SOI Determinations—Social or Economic Communities of Interest—CSA No.22 Mt. Hannah*

4-1] Mt. Hannah is a distinct community and the Sphere of Influence should remain the same as the CSA No.22 Boundary with a coterminous sphere of influence.

[151] Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, January 2008.

## FIGURE 8 CSA NO. 22 MT. HANNAH SPHERE OF INFLUENCE

## 11. CSA NO. 23 KONOCTI BAY

CSA No.23 is a legal entity only, with no water service or customers. The CSA No.23 contains 207 acres. No analysis of this CSA is warranted or provided as part of this SOI.

**FIGURE 9 CSA NO. 23, KONOCTI BAY SPHERE OF INFLUENCE**

## ABBREVIATIONS

| | |
|---|---|
| AB | Assembly Bill |
| CF | Cubic Feet |
| CKH Act | Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 |
| CSA | County Service Area |
| DPH | Department of Public Health |
| FY | Fiscal Year |
| gpd | gallons per day |
| KCWWD #3 | Kelseyville County Water Works District No.3 |
| LAFCO | Local Agency Formation Commission |
| MSR | Municipal Service Review |
| SDA | Special Districts Administration |
| SOI | Sphere of Influence |

## DEFINITIONS

**Community Facilities District:** Under the Mello-Roos Community Facilities Act of 1982 (Section 53311, et seq.) a legislative body may create within its jurisdiction a special tax district that can finance tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as public services for district residents. Special taxes levied solely within the district are used to repay the bonds.

**Community Services District (CSD):** A geographic subarea of a county used for planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea. A CSD is a taxation district with independent administration.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

**Infrastructure:** Public services and facilities such as sewage-disposal systems, water-supply systems, and other utility systems, schools and roads.

**Local Agency Formation Commission (LAFCO):** A five-or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

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