

**COBB AREA COUNTY WATER DISTRICT
(CACWD)**

SPHERE OF INFLUENCE UPDATE

**ADOPTED
SEPTEMBER 16, 2009**

RESOLUTION 2009-0009

**LOCAL AGENCY FORMATION COMMISSION OF LAKE
COUNTY
(LAFCO)**

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1 INTRODUCTION

This Sphere of Influence is prepared for the Cobb Area County Water District in Lake County providing domestic water service. The Municipal Service Review (MSR) analyzes the water service offered by the Cobb Area County Water District and the District'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.

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, as necessary and §56430 provides that a Municipal Service Review shall be

conducted in advance of the Sphere of Influence update. The establishment of a SOI is subject to the requirements of the California Environmental Quality Act. In the case of a SOI update, LAFCO is normally the responsible agency, in the case of a SOI amendment, a district or city would normally be the lead agency.

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)

Coterminous Sphere:

The sphere for a city or special district that is the same as its existing boundaries. This is the recommendation for the Cobb Area County Water District.

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

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.

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.

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:

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.

2 COBB AREA BACKGROUND

2.1 Location of Cobb Area County Water District

The Cobb Area County Water District is located in Southwestern Lake County, approximately two hours northwest of Sacramento and two hours northeast of San Francisco. The District lies north of Whispering Pines and south of Roundtop Mountain, on State Highway 175 with a service area of 1,160 acres.

The Cobb Area County Water District is named after Cobb Mountain, the highest peak of the Mayacamas Range at 4,722 feet and forms the Lake and Sonoma County's boundary in this area. Around Cobb Mountain numerous hot springs between Mount St. Helena and Mount Hannah can be found. At its foot, the community of Cobb lies in a small valley northwest of Middletown on Highway 175. Much of the Cobb Mountain area is predominantly rural.

2.2 Water Service in the Cobb Area

In addition to the Cobb Area CWD, there are several other water purveyors in the Cobb Mountain Area as follows:

- Cobb Mountain Water Company
- Pine Grove Water System
- Loch Lomond Mutual Water Company
- CSA No. 6 Bonanza Springs
- CSA No. 18 Starview-Cobb

- Adams Springs Water District

Although there are six other water service providers in the area, the Cobb Area CWD has recently become the court ordered receiver of the Pine Grove Water System, and the operator of the Adams Springs Water District and the Loch Lomond Mutual Water Company. Wastewater service in the Cobb area is provided by individual on-site septic systems.

2.3 Cobb Mountain Area Plan

According to the **2008 Lake County General Plan** the Cobb area is described as follows:²

Cobb is located in a small valley at the foot of Cobb Mountain, northwest of Middletown along State Highway 175 and Bottle Rock Road. The Cobb Mountain Area is a predominantly rural area dominated by pine forest, including Boggs State Forest. Mountain resorts and hot springs exist throughout the area, and there are two golf courses. Geothermal steam fields exist in the Cobb Mountain Planning Area.

This area is comprised of scattered resort developments and several older residential subdivisions. Existing development and land divisions are characterized by very small water systems and on-site sewage disposal systems. Land outside of the existing residential subdivisions is generally highly constrained, and therefore not conducive to subdivision to smaller

²Lake County:
<http://www.co.lake.ca.us/Assets/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/CH2.pdf>

residential lots. Revitalization of existing resorts is encouraged in this area.

45 to 64	30.0%
65 years of age or older	11.8%

According to the 2000 census, Cobb had a population of 1,628 people. Commercial services include a grocery store, gas station, post office, and several restaurants. This area is served by both the Kelseyville and Middletown Unified School Districts.

The median age was 41 years. For every 100 females there were 103.0 males. For every 100 females age 18 and over, there were 101.5 males.

2.4 Cobb Area Population Data

The median income for a household in the CDP was \$53,182, and the median income for a family was \$65,938. Males had a median income of \$60,473 versus \$28,125 for females. The per capita income for the CDP was \$22,779. About 8.2% of families and 14.3% of the population were below the poverty line, including 21.8% of those under age 18 and none of those aged 65 or over.

Cobb is a Census Designated Place (CDP). The population was 1,628 at the 2000 US Census. Cobb is located at an elevation of 2,600 feet. According to the United States Census Bureau, the CDP has a total area of 4.9 square miles which is larger than the Cobb Area County Water District.

Cobb Mountain was a popular recreation area in the 1960s and 70s. It is currently home to a handful of spirituality based retreat centers, including The Mountain of Attention Meditation sanctuary of Adidam and Harbin Hot Springs.³

As of the Census of 2000, there were 456 families residing in the CDP. There were 637 households out of which 32.8% had children under the age of 18 living with them, 58.1% were married couples living together, 8.6% had a female householder with no husband present, and 28.3% were non-families.

In 2009, the Cobb Area County Water District reported 683 water service connections to the community of Cobb and the surrounding area.⁴ As of 2000, the population served by the District was approximately 1,628.⁵

Twenty and 9/10% of all households were made up of individuals and 4.6% had someone living alone who was 65 years of age or older. The average household size was 2.56 and the average family size was 2.95.

In the CDP the population was spread out in age as follows:

Under the age of 18	26.7%
18 to 24	5.4%
25 to 44	26.2%

³http://en.wikipedia.org/wiki/Cobb,_California

⁴ Cobb Area County Water District, Robert Stark, Manager, cawd@hughes.net, March 24, 2009.

⁵ Lake County General Plan 2008, page 2-11, <http://www.co.lake.ca.us/Assets/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/CH2.pdf>

3 **COBB AREA COUNTY
 WATER DISTRICT**

3.1 **History of Cobb Area County
 Water District**

The Cobb Area County Water District was formed on October 1, 1991 (Resolution 91-224), under California Water Code Section 30000 et seq. Currently the Cobb Area CWD serves approximately 1,160 acres.

From 1953 to 1992 the Cobb Area County Water District was the Cobb Mutual Water Co. After formation of the Cobb Area County Water District, all assets and liabilities of the defunct Cobb Mutual Water Co. were taken by the newly formed District. Contracts for Operation and Maintenance of the Adam Springs Water District and the Loch Lomond Mutual Water Co. were included in this agreement.

Both of these entities had needs that were not being fulfilled with part-time staff and volunteers. The Cobb Area CWD has filled those needs and has benefited from the additional revenue generated to staff the full operation of the group.

3.2 **Cobb Area County Water
 District Government**

The current government structure of this service provider is a special district organized under the principal act County Water District Law, California Code §30000 et seq. The District provides water service within an isolated system and within a geographically distinct area. Consumer Confidence and DHS

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reports indicate that the District has been shown to meet water quality standards and has adequate infrastructure.

A five-member Board of Directors governs the District and its staff. Local accountability is attributed to open and publicized meetings, regular elections, and locally available staff.

Directors are elected at-large by residents of the District to four-year terms. The Board of Directors meets on the 2nd Wednesday of each month at the District office, located at 16595 Highway 175, Cobb, CA 95426.

The District complies with the Brown Act. The current makeup of the Board of Directors is as follows:⁶

President - Ralph Gerner
P.O. Box 669, Cobb, CA 95426

Vice President - Renada Breeden
P.O. Box 899, Cobb, Ca 95426

Director Ralph Gibson
P.O. Box 145, Cobb, CA 95426

Director Robert Trautwein
P.O. Box 852 Cobb, CA 95426

Director Kees Winkelman
P.O. Box 946, Cobb, CA 95426

Robert Stark is the General Manager with the following contact information:
Cobb Area CWD
P.O. Box 284, Cobb, CA 95426

⁶ Cobb Area CWD, Robert Stark, cawd@hughes.net, March 20, 1009.

Phone (707) 928-5262.
E-Mail: cawd@hughes.net,

3.3 Water Supply, Treatment and Distribution Overview

In Lake County, the critical season for water supply occurs in the late summer because demand is higher at this time due to the increased tourist population and supply is lower until the winter rainy season starts again.

Lake County Code requires that water wells be constructed with a continuous seal from ground level down 50 feet. The purpose of the seal is to assure that surface water cannot flow into the well casing and contaminate deeper aquifers that are penetrated by the well.⁷

Small community water treatment has posed an enormous problem for the drinking water regulatory community, drinking water professionals, and the people living in these communities. The Safe Drinking Water Act (SDWA) and subsequent regulations require that all water in the distribution system and at every tap connected to the distribution system comply. Water treatment usually consists of filtration and disinfection.

Water treatment standards essentially mandate central treatment for drinking water prior to entering the distribution system. No water that exceeds a primary standard may be used for drinking water.

Primary Standards have been developed to protect human health and are rigorously enforced by the Department of Health Services. For very

⁷ Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 6.
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small communities, this may be a cost that poses an undue burden. Often it could be a cost that has negative public health implications. For a very low-income family, the money spent on water treatment may not be available for other essentials.

Rather than spend that money, a community may apply for a variance or exemption. Exemptions and variances are intended to be temporary solutions to regulatory compliance. They may, however, extend indefinitely leaving a community with no water that meets the regulation.⁸

Secondary Standards are intended to protect the taste, odor or appearance of drinking water. California Code requires that, if a community water system experiences an exceedance of certain secondary standard, quarterly sampling must be initiated. Compliance is then determined based upon the average of four consecutive quarterly samples. Non-compliant water must then be treated to meet the secondary standards.⁹

Water distribution systems carry water for both domestic use and for fire protection. The distribution system should be sized to perform both functions simultaneously, delivering sufficient water volume and pressure. Pipes should be made of durable and corrosion-resistant materials, and

⁸ NSF International, "Feasibility of an Economically Sustainable Point-of-Use/Point-of-Entry Decentralized Public Water System Final Report", March 2005, p18.
[nsf.org/business/.../pdf/GrimesFinalReport_Dec05.pdf](http://www.nsf.org/business/.../pdf/GrimesFinalReport_Dec05.pdf)

⁹ Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, page 8.

alignments located in areas that are easy to access for repairs and maintenance.¹⁰ Fire hydrants should be placed a maximum of 600 feet apart along the water mains and a maximum of 500 feet from the end of water lines.¹¹

Some water loss in the distribution system can be expected. Water loss is the difference between the volume of water pumped from the water supply well and the volume of water sold to users. A loss of water from 10% to 20% is considered acceptable by the American Water Works Association (AWWA).¹²

3.4 Cobb Area CWD Water Source

3.4.1 Cobb Mountain Area Background

The Cobb Mountain Area's surface water resources are controlled by appropriative and riparian water rights. Diversion of surface waters for use other than on adjacent riparian lands must secure an appropriative permit from the State Water Resources Control Board.

Appropriated surface water permits have not been used on a widespread or large-scale basis in the area. As a result, most water used for domestic, commercial and agricultural water supply is groundwater.

¹⁰ Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, p. 10.

¹¹ Brelje & Race Consulting Civil Engineers, "Preliminary Engineering Report Bonanza Springs Water System CSA #7 Lake County Special Districts", December 2006, p. 11

¹² Mark Dellinger, Special Districts Administrator, 230A Main Street, Lakeport, CA 95453, Ph: (707) 263-0119 F: (707) 263-3826, October 22, 2008.

3.4.2 Cobb Area CWD

Lake County has twelve groundwater basins and one groundwater source area. The Cobb Area CWD is located within the Clear Lake Pleistocene Volcanic Groundwater Management Plan Area.

A. Clear Lake Volcanics Location

The Clear Lake Volcanics Groundwater Source Area is south of Clear Lake. The Clear Lake Volcanics share a boundary with the Big Valley Groundwater Basin to the west. The Franciscan Formation bounds the south and east of the area.¹³

The Clear Lake Volcanics Groundwater Source Area supplies water for the following water agencies:¹⁴

1. Adams Springs Water District
2. ACWD
3. B.1. Mutual Water Company
4. Clearwater Mutual Water Company
5. Cobb Area County Water District
6. Cobb Mountain Water Company
7. CSA No. 7 Bonanza Springs
8. CSA No. 18 Starview (Cobb)
9. CSA No. 20 Soda Bay
10. CSA No. 22 Mt. Hannah
11. Hidden Valley Lake CSD (part)
12. Jago Bay Mutual Water Company
13. Loch Lomond Mutual Water Co.
14. Mt. Konocti Mutual Water Company
15. Pine Grove Water System
16. Riviera West Mutual Water Co.

¹³ Lake County Watershed Protection District, "Lake County Groundwater Management Plan", March 31, 2006, P 2-40.

¹⁴ Lake County Watershed Protection District, "Lake County Groundwater Management Plan", March 31, 2006, P 1-4 and 1-5.

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17. Sunrise Shore Mutual Water Company

This area has 667 wells as follows:

Domestic	537
Irrigation	59
Municipal	11
Monitoring	8
Other	52 ¹⁵

Approximately 50 percent of domestic wells are less than 200 feet deep and 50 percent of irrigation wells are less than 325 feet deep.¹⁶

B. Clear Lake Volcanics Water-Bearing Formations

According to the "Lake County Groundwater Management Plan"

The Clear Lake Volcanics consist of basalt, andesite, and other volcanic rocks in a complex sequence. The Clear Lake Volcanics are heavily faulted and fractured, and are over 4,000 feet thick near Mount Konocti. A well drilled near the intersection of Red Hills Road and State Highway 29 revealed that the formation was 1,600 feet thick at that location.

Groundwater in the Clear Lake Volcanics occurs primarily in the fractures, joints, and within weathered zones that formed in between volcanic eruptions. The amount of groundwater available

¹⁵ Lake County Watershed Protection District, "Lake County Groundwater Management Plan", March 31, 2006, P 3-5.

¹⁶ Lake County Watershed Protection District, "Lake County Groundwater Management Plan", March 31, 2006, P 2-41.

to a well in the formation is highly dependent on the size, openness, frequency, and interconnection of fractures and joints encountered in the well.¹⁷

C. Clear Lake Volcanics
Groundwater Hydrogeology

According to the “Lake County Groundwater Management Plan”

Overall, the hydrogeologic properties in the Clear Lake Volcanics vary widely between different locations in the area, and are not well defined. In some areas, pump tests have been performed to determine aquifer properties. Pump tests determine an aquifer’s characteristics at a particular well location.

Pump tests typically reveal

- 1) specific capacity and
- 2) transmissivity.

Specific capacity is a calculated number based on the pumping rate in gallons divided by a measurement of the difference of static and pumping levels in the well. Higher specific capacities indicate a productive well, and low specific capacities indicate an unproductive well.

Transmissivity is the capacity of an aquifer to transmit water. A higher transmissivity indicates the

aquifer is able to transmit more water.

A pumping test performed on a well east of Soda Bay Road in the Clear Lake Volcanics revealed a specific capacity of 43 gpm/foot, and a transmissivity ranging between 20,000 and 86,000 gpd/foot.

Other pump tests performed near the intersection of Red Hills Road and State Highway 29 indicated specific capacities of 1.25, 47.6 and 18.7 gpm/foot, and pumping rates of 555 gpm, 150 gpm and 670 gpm. Average-year agricultural groundwater demand in the Clear Lake Volcanics basin is approximately 2,271 acre-feet per year.¹⁸

D. Clear Lake Volcanics
Groundwater Quality

According to the “Lake County Groundwater Management Plan”, “Information obtained from DHS indicates that iron, aluminum and manganese have been detected above SWQLs (secondary water quality thresholds) in the Clear Lake Volcanics.”¹⁹

¹⁷ Lake County Watershed Protection District, “Lake County Groundwater Management Plan”, March 31, 2006, P 2-40.
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¹⁸Lake County Watershed Protection District, “Lake County Groundwater Management Plan”, March 31, 2006, P 2-40.

¹⁹ Lake County Watershed Protection District, “Lake County Groundwater Management Plan”, March 31, 2006, P 2-40.

3.5 Cobb Area County Water District Water Supply

The Cobb CWD provides commercial and domestic water from a total of three wells and two groundwater spring sources currently in production. According to the District,

*Our overall capacity ranges from **726,200 GPD to 907,200 GPD including Well 3.***

*Without Well #3 as we are currently running our capacity ranges from **596,200 to 727,200 GPD.**²⁰*

Annual delivery of water to customers in 2008 was 58,494,000 gallons.²¹ August is the peak month for water use with 15,110,000 gallons consumed in 2008 or 258,233 gpd for the month.²² This is a lower rate of water use for August when compared to previous years because water conservation has become important.

Location and additional well and spring information is presented below and in Appendix B at the end of this report.

²⁰ Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

²¹ Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

²² Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

3.5.1 Wells #1 and #3

According to the Cobb Area CWD,

Well #1 flows between 175 to 250 gallons per minute (250,000 to 360,000 GPD), and is considered our primary water source.

Well #3 flows at 90 to 125 gallons per minute (130,000 to 180,000 GPD) blends with Well #1 after treatment for iron, manganese, and SO4 removal. It alone can supply the system, but is considered secondary due to the lower flow rate. Currently Well #3 is off line due to needed maintenance on its filtration system.²³

Both wells are located in the northwestern corner of the District and blend together to serve Pine Summit 2, 3, 5, and 6, and the Pine View Heights subdivisions.

Well #1 uses a 20 HP 250-gpm pump, while Well #3 uses a 5 HP 125-gpm pump.

3.5.2 Well #2

According to the Cobb Area County Water District,

Well #2 flows at 75 to 125 gallons per minute (108,000 to 180,000 GPD), and is not tied into the main distribution system, and is used to supply between one and two subdivisions depending

²³Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.
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*upon the time of year and the flow rates.*²⁴

This well is located at the entrance to Boggs State Demonstration Forest and serves Pine Ridge Estates and Pine Summit subdivisions 1 and 4. Well #2 has been completely reconditioned within the last three years. Well #2 uses a 5 HP 125-gpm pump.

3.5.3 Schwartz Spring

Schwartz Spring is located in the southwestern corner of the District and serves the “downtown” area, Cobb Valley and Cobb Estates subdivisions. According to the Cobb Area CWD,

Schwartz Spring flows at 135 to 225 Gallons per minute (195,000 to 324,000 GPD), It supplies a limited area, and is the primary backup for the Boggs Spring service area. Schwartz Spring is also committed to supply the Rob Roy Golf Course for irrigation water from May to September (=/-), which can consume as much as one million gallons per week.²⁵

Schwartz Spring is proposed by the developer as the source of water for a new development, Pine Grove Resort and Spa.²⁶

3.5.4 Boggs Spring

Boggs Spring is located in the most southeastern corner of the District and

²⁴Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

²⁵Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

²⁶Charlton International Consulting, “Potable Water Supply Analysis Pine Grove resort & Spa”, October 115, 2008.

serves the golf course and Cobb View Heights subdivision. According to the Cobb Area CWD,

Boggs Spring flows at 30 gallons per minute (43,200 GPD), and serves as limited area, and in some months may need to be supplemented from another source. The flow rate has not changed in 25-years regardless of rainfall.²⁷

3.5.5 Water Summary

Lakeconews.com reported on the Lake County water supply for 2009 as follows.²⁸

For February, the normal rate of water production for the Cobb Area County Water District is 220 gallons a minute, said Robert Stark, Manager. This year, it's at 125 gallons a minute.

The District also keeps statistics for the state Department of Water Resources on rainfall, said Stark. The average rainfall for this time of year should be 40 inches, not the 21 inches it recently measured. The average annual rainfall for Cobb is 65 inches, but for the past two years they've been in the 40-inch range, he said.

Stark said if the district can get 40 inches of rain in a season they should be able to get through the year with no major problems.

Cobb has had water meters since 1987. Stark said that first year of metering, water consumption in the district dropped from 79 million gallons to 59 million gallons. Since then, they haven't reached the 60-million gallon mark again, despite having 300 more customers.

3.6 Water Treatment and Testing

The Cobb Area CWD performs bacteriological testing twice monthly at five separate sites throughout the District for a total of 120 tests per year. Additional raw water sampling is performed during the winter months for the Boggs Spring and Schwartz Spring sources.

All source water for the District is treated with chlorine to ensure disinfection of any bacteria. In addition, due to the fact that Well #3 does not meet secondary standards for iron and manganese, all water produced from this well is treated with ozone gas and filtered through a sand and anthracite (carbon) filter. After the treatment is employed and the water conforms to water quality standards, it is introduced into the distribution system.

²⁷ Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

²⁸ <http://lakeconews.com/content/view/7407/764/>, March 23, 2009.

3.7 Cobb Area County Water District Water Storage

The District uses nine storage tanks for a total of 830,000 gallons of total water storage as shown in the table below. This exceeds the DHS suggested storage standards.

Details of the specific tanks are as follows:

Tank Name	Tank Type	Capacity MG	Year Installed	Date of Last Inspection	Date of Last Cleaning	Date re-coated
Boggs	Elevated	0.2	2004	2006	2006	New Tank
Schwartz	Elevated	0.2	Unknown	1991	1991	1989
Forestry	Elevated	0.1	Unknown	1990	1990	Pre-1984
Horizontal	Elevated	0.025	Unknown	1995	1995	1989
Emerford	Elevated	0.0175	Unknown	2000	2000	1987
Lassen #1	Elevated	0.1	1985	2001	2001	Original
Lassen #2	Elevated	0.1	1986	2002	2002	Original
Lassen Pressure (x10)	Hydro-pneumatic	0.00140	1994	2006	N/A	Sealed
Block	Combination Ground & Elevated	0.086	Unknown	2005	2005	1987

The California Department of Health Services suggests a storage requirement based on the following formula:

(Avg Day Demand)
 + 1/4(Peak Day Demand)
 +2,000 gpm fire flow for 2 hours
 = required storage

Using this formula, the District has a storage need as follows:

136,986 + 1/4(274,193) + 240,000 =
 445,534 gallons needed storage

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With 828,500 gallons of usable storage,²⁹ the District has more than enough water storage to comply with California DHS suggested requirements. In the event of a prolonged power outage, at 2008 peak usage (258,233 gpd)³⁰ the District would have approximately three days of water available for consumption.

²⁹ Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

³⁰ Cobb Area CWD, Robert Stark, cawd@hughes.net, April 8, 2009.

3.8 Cobb Area County Water District Water Distribution Infrastructure

The Cobb Area CWD uses water mains ranging in size from two- to six-inches, with laterals ranging from one- to two-inches. The District has an open distribution system with some backyard mains for a total of 12.5 miles of distribution piping. All newly installed piping is Class 150 to C-900 PVC. Some existing infrastructure is AC and steel piping.

The District has four booster pumps on the distribution system to accommodate the varied geography found in the area. These pumps include the following:

- Emerford Lift Station
(25 HP, 225 gpm)
- Emerford Lift Station backup
(15 HP, 150 gpm)
- Lassen Pressure Station
(7.5 HP, 160 gpm)
- Big Fur Transfer Station
(10 HP, 125 gpm)

Mains and laterals along the system are repaired as needed, and maintenance along the system lines occurs on a rotational basis.

3.9 Water for Fire Protection

3.9.1 Cobb Area County Water District Fire Flows

The area's declared fire season occurs from July 1 through October 15 following a normal rainfall year. The subregion has been historically subject to numerous wildland fires, among them the +9,000 acre Widow Creek burn of 1961. The potential for large and dangerous wildland fires in the area is considered high.

The California Department of Health Services suggests a commercial district fire flow of 2,000 gpm for two hours which should be obtained by using 2 dry barrel hydrants that are on separate small mains, or on the same large main. Lake County desires 750 gpm in urban residential areas and 500 gpm in rural residential areas.

The District fire flows meet Lake County standards of 750 gpm for urban residential and 500 gpm for rural residential, though are slightly deficient when compared to the 2,000 gpm commercial fire flow recommended by DHS.

Since the Cobb Mountain Area is unincorporated, much of the area does not have infrastructure associated with fire prevention services. The Cobb Area CWD has set up hydrants within its boundaries to meet Lake County standards with fire flows ranging from 500 gpm to 1,200 gpm.

The District uses 78 wharf head and dry barrel hydrants spaced between 650 to

1000 feet apart. The District has a satisfactory ISO rating of 6 (1 is the best, 10 is the worst).

3.9.2 Cobb Area Fire Protection Districts

Below is an overview of the fire protection agencies in the Cobb Mountain Area:

The South Lake County Fire Protection District (FPD), the Kelseyville FPD, and the California Department of Forestry and Fire Protection (CALFIRE) provide fire and rescue services to the Cobb Mountain Area. The South Lake County FPD provides protection to a majority of the Cobb Mountain planning area, including Cobb Valley, Hobergs and Loch Lomond.

The northern portions of the planning area are served by the Kelseyville FPD. The entire planning area is classified as a State Responsibility Area (SRA) by CALFIRE. CALFIRE assumes primary wildland fire fighting responsibilities during the annual fire season and also responds to structural fires at that time.

The South Lake County FPD has four fire stations as follows:

- Cobb
- Loch Lomond
- Middletown
- Hidden Valley Lake

The District provides structural fire protection and wildland protection along with CALFIRE. District response time in the Cobb Valley area is up to five minutes from the time volunteers arrive at the Cobb station.

Response in the Loch Lomond area is of similar duration. The District's Cobb and Loch Lomond stations are both manned by volunteers. An ambulance service is also provided by the South Lake County FPD.

The Kelseyville FPD also responds to both structural and wildland fires within its jurisdiction. The District's stations in Kelseyville and Clearlake Riviera serve the northern portions of the Cobb Mountain Area. Both stations are manned, and the response time to the Wildcat Road area ranges from approximately six to eight minutes. The district also provides ambulance service.

Local CDF stations include the following two stations:

- Kelseyville-Cobb CDF
- Middletown CDF

A firefighting helicopter is stationed on Boggs Mountain by the state. CDF also provides air tanker attack to assist in fire suppression efforts during the declared fire season. CDF's station response time to Loch Lomond and Cobb Valley is approximately 10 minutes, and to the Hobergs area approximately 15 minutes.

More remote portions of the Cobb Mountain area receive considerably longer responses from both CDF and the South Lake County FPD. CDF responses automatically involve a minimum of 5 to 6 engine crews, a helicopter and one or two dozers, unless other statewide priorities cause need for the equipment elsewhere.

3.10 Projected Future Demand on the Cobb Area CWD System

The Cobb Area CWD is a municipally oriented water provider located in southwestern Lake County, and includes the unincorporated communities of Cobb, Loch Lomond, and Hobergs (Whispering Pines is south of the District and Sphere of Influence boundary).

The District reported a total of 1000 existing service connections, serving a population of 2,500.³¹ However this is a summary of all the water services managed by the Cobb Area County Water District. The Cobb Area County Water District has 686 connections.

The Pine Grove Water System (assigned under Court Ordered Receivership by the Department of Public Health) has 91 connections including one resort complex with 80 sites. The Cobb Area CWD also manages two additional districts with 270 connections. All of these connections would serve about 2500 people but the Cobb Area County Water District serves about 1700 residents.³²

The District has adequate source capacity to serve its existing customers under maximum day demands.

Between 2001 and 2006 the District experienced an average of 4 to 5 new connections per year (24 total connections added from 2001 to 2006). More recently there has been an increased connection rate, with the District averaging 21 new connections

per year for the period between 2003 and 2007 (84 new connections added).

One of the main ideas for obtaining the water needed for new development is to use reclaimed wastewater (instead of potable water) for landscape and golf course irrigation. The Cobb Area Water District should work closely with the Lake County Special Districts Administration and the State regulatory agencies on these projects.

3.11 Master Service Element Planned Improvements

The latest rate schedule was made available January 1, 2009 (See Appendix A at the end of this report). The District charges a bi-monthly water charge of \$63.60, which includes 2,000 gallons with a provision to increase the rate incrementally if usage per connection increases. The District charges a bi-monthly commercial rate of \$74.55, with the same provision to incrementally increase the rate according to overall usage.³³

Rates developed for the District are based on the COLA Index for SSI and are generally consistent with the average water rate charges throughout Lake County. No other changes are scheduled for the District's water rates.

3.12 Projected Costs and Funding

As reported in FY 2004-05 Financial Statements, the District's income fluctuated between 2004 and 2005 with an overall revenue increase, while nearly every operating expense (except

³¹ "Pine Grove Resort Wastewater Management Plan" Feb. 2009, Allied Engineers, Inc. 2303 Camino Ramon, Ste 290, San Ramon, Ca 94583, 925-867-4646, p 2.

³² Cobb Area County Water District, Robert Stark, Manager, cawd@hughes.net, March 24, 2009.
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³³ Cobb Area CWD Rates and Charges 2009.

water purchases, contract services, supplies, maintenance and repairs and taxes, licenses and permits) increased.

The District's Operating Expenses for this period increased by \$32,057, while Revenues increased by \$35,555. During Fiscal Year 2004-2005 the District generated \$374,045 in income, and expended \$389,518 yielding an annual deficit of \$15,473.

The following Budget and Expense Tables show that the 2008 Budget was also projected to end with a deficit:

COBB DIRECT INCOME

	2007	PROJECTED 2008	PROPOSED 2009
ASSESSMENT	46,372	49,000	49,000
BULK WATER	4,350	535	500
HOOKUP FEES	33,500	16,500	10,000
INTEREST	33	40	50
LATE CHARGES	4,090	5,300	5,000
SERVICE CHARGES	1,683	1,800	1,800
STANDBY FEES	6,090	6,900	6,900
TAX ROLL ACCOUNT	1,531	2,000	2,000
WATER	275,375	295,000	325,000
SUB-TOTAL	373,024	377,075	400,250

COBB SECONDARY INCOME

LABOR	64,770	65,000	65,000
MATERIALS	280		500
TOTAL	438,074	442,075	465,750
COUNTY GRANT		80,000	
LOAN		80,000	
TOTAL INCOME		602,075	
TOTAL EXPENSES		630,256	
DIFFERENCE		-28,181	

COBB OVERALL EXPENSES

	2007	PROJECTED 2008	PROPOSED 2009
BANK CHARGES		100	100
CAPITAL PROJECTS			
ESTATES	1250	195,000	5,000
SCHWARTZ	56,262	56,262	56,262
COMPUTER	5,055	700	1,500
CONTRACTORS	1,435	750	1,500
DIRECTORS	4,900	5,500	5,500
EQUIPMENT REPAIR	7,515	1,500	10,000
FEE'S & PERMITS		994	1,000
FUEL	6,965	11,500	9,000
INSURANCE, ALL	65,540	65,000	70,000
LOAN, TRUCK			8,650
LOAN, ESTATES			7,620
MATERIALS	15,205	4,250	12,000
MEETINGS, DUES	805	1,500	1,200
MISC (NO LONGER)	1,055		
OFFICE PHONE	1,420	1,600	1,600
OFFICE POWER	1,520	1,600	2,000
OFFICE SUPPLIES	3,190	4,725	4,000
OPERATIONS	2,035	3,250	3,500
OPS PHONE	2,620	2,750	2,750
OPS POWER	16,810	16,200	16,250
PAYROLL	177,800	222,000	210,000
POSTAGE	2,210	3,000	3,000
LEGAL/ACCOUNTING	1,030	2,360	2,000
PURCHASED WATER	4,765	3,250	3,250
RENT	7,995	8,230	8,300
RETURNED CHECKS	985	545	1,000
TESTING	7,040	10,850	9,500
TOOLS & EQUIPMENT	4,864	3,140	3,500
TRAVEL, ALL	495	700	700
TREATMENT	3,555	3,000	4,000
TOTAL	404,321	630,256	464,682

3.13 Adjacent Water Districts

In addition to the operation of the Cobb Area CWD, the District also operates the Adam Springs Water District and the Loch Lomond Mutual Water Co.

The Cobb Area CWD uses two charge formats as follows:

- 1) Adams Springs Water District pays a flat fee with an annual COLA for basic operations, maintenance, financial, and managerial services. Issues outside that scope are paid at an hourly rate.
- 2) The Loch Lomond Mutual Water Co. pays on an hourly basis for all services. Hourly charges are based on employee wages, plus a formulated overhead charge, based on the Cobb Area County Water District's previous years expenses plus the commensurate COLA increased received by employees.

4 SPHERE OF INFLUENCE (SOI) DETERMINATIONS FOR COBB AREA COUNTY WATER DISTRICT

The determination of Sphere of Influence Plans is the most important planning function given to LAFCO by the State Legislature. Spheres of Influence are described by the Cortese-Knox-Hertzberg Act as an important tool for “planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities.”

Spheres serve a similar function in LAFCO determinations as general plans do for cities and counties. Consistency with the adopted sphere plan is mandatory, and changes to the plan require careful review. It is intended that written determinations adopted by LAFCO and the Sphere Diagram will together guide the provision of municipal services for the Cobb area.

While LAFCO encourages the participation and cooperation of the subject agency, the sphere of influence plan is a LAFCO responsibility, and the Commission is the sole authority as to the sufficiency of the documentation and the plan’s consistency with law and LAFCO policy.

The proposed Sphere of Influence for Cobb Area County Water District

is the same as the CSA Boundary. 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. If the Pine Grove Resort Project is approved by Lake County the SOI may need to be expanded with a Sphere of Influence Amendment for this development.

Future SOI amendments will require demonstrated capacity for infrastructure and water source capacity prior to Lake LAFCO approval.

4.1 Present and Planned Land Uses in the Cobb Area, Including Agricultural and Open Space Lands

4.1.1 History of Cobb Area County Water District

The Cobb Area County Water District was formed on October 1st, 1991 (Resolution 91-224), under California Water Code Section 30000 et seq. From 1953 to 1992 the District was the Cobb Mutual Water Co. After formation of the Cobb Area CWD, all assets and liabilities of the defunct Cobb Mutual Water Co. were taken by the newly formed District, including contracts for Operation and Maintenance of the Adam Springs Water District and the Loch Lomond Mutual Water Co. Both of these entities had needs that were not being fulfilled with part-time staff and volunteers. The Cobb Area CWD has filled those needs and has benefited from the additional

revenue generated to staff the full operation of the group.

The Cobb Area CWD serves approximately 1,160 acres. The government structure of this service provider is a special district organized under the principal act County Water District Law, California Code §30000 et seq. The District provides water service within an isolated system and within a geographically distinct area. Consumer Confidence and DHS reports indicate that the District has been shown to meet water quality standards and has adequate infrastructure.

4.1.2 Lake County General Plan

According to the **2008 Lake County General Plan** the Cobb area is described as follows.³⁴

Cobb is located in a small valley at the foot of Cobb Mountain, northwest of Middletown along State Highway 175 and Bottle Rock Road. The Cobb Mountain Area is a predominantly rural area dominated by pine forest, including Boggs State Forest. Mountain resorts and hot springs exist throughout the area, and there are two golf courses. Geothermal steam fields exist in the Cobb Mountain Planning Area.

This area is comprised of scattered resort developments and several

older residential subdivisions. Existing development and land divisions are characterized by very small water systems and on-site sewage disposal systems. Land outside of the existing residential subdivisions is generally highly constrained, and therefore not conducive to subdivision to smaller residential lots. Revitalization of existing resorts is encouraged in this area.

According to the 2000 census, Cobb had a population of 1,628 people. Commercial services include a grocery store, gas station, post office, and several restaurants. This area is served by both the Kelseyville and Middletown Unified School Districts.

4.1.3 Lake County Zoning

Lake County adopted a revised Zoning Ordinance in November 1986 pursuant to its authority of Section 65800 of the Government Code. This ordinance contains a zone districting plan and general and specific provisions governing existing and future land uses throughout the unincorporated portions of Lake County.

4.1.4 Present and Planned Land Uses in the Cobb Area

The existing land uses in the Cobb Mountain Area generally correspond to the land use and zoning designations for the area. A majority of the Cobb Mountain Area is rural, with geographies that are not favorable for development.

³⁴Lake County:
<http://www.co.lake.ca.us/Assets/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/CH2.pdf>
Cobb County Water District
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4.1.5 SOI Determinations on Present and Planned Land Use for Cobb Area CWD

- 1-1] The Sphere of Influence contains 1,160 acres and coincides with the Cobb Area County Water District boundary.
- 1-2] No additional lands are included in the Cobb Area County Water District Sphere of Influence at this time.
- 1-3] Present and planned land uses in the Cobb Mountain Area include a variety of urban-type uses and densities.
- 1-4] A majority of the region is rural in nature with varied geography.
- 1-5] Existing land uses generally correspond to the Area Plan and County planned land uses and zoning.
- 1-6] Suburban reserve ("SR") zoning accounts for 687 acres in the Cobb Mountain Area and provides for a variety of residential uses subject to County regulations.
- 1-7] A significant portion of lands designated and zoned for suburban reserve uses contain parcels of less than one acre, a result of a pre-existing subdivision.

1-8] There is no adopted land use plan that would indicate a larger Sphere of Influence is necessary at this time; however, there are proposals for additional development in the area.

**4.2 Municipal Services—
Present and Probable
Capacity and Need**

**4.2.1 Present and Probable
Capacity and Need
Background**

LAFCO is responsible for determining if an agency is reasonably capable of providing needed resources and basic infrastructure to serve areas within a district or city and its Sphere of Influence. It is important that such findings of infrastructure availability occur when revisions to the Sphere of Influence occur.

In the case of the Sphere of Influence Update, LAFCO must evaluate the present and long-term infrastructure demands and resource availability and to see

- 1) that resources and services are available at needed levels; and
- 2) that orderly maintenance and expansion of such resources and services are made inline with increasing demands.

The Cobb Area County Water District provides water for municipal, commercial and fire protection needs to residents within District boundaries.

**4.2.2 SOI Determinations on
Present and Probable
Capacity and Need for Cobb
Area CWD**

- 2-1] LAFCO encourages development of a Capital Improvements Plan.
- 2-2] Developers should fund all new infrastructure associated with new growth.
- 2-3] LAFCO supports the concurrent provision of potable water service and fire protection service by the Cobb Area County Water District.
- 2-4] The water distribution system and fire flows are adequate within the existing service boundary.
- 2-5] Additional piping and booster pump stations may need to be constructed as topography dictates to serve remote areas of the Sphere of Influence.
- 2-6] Any expansion to the Sphere of Influence and annexation to Cobb Area CWD will require proof of additional water supply to sustain the development within the proposed annexation or Sphere of Influence Expansion territory.

4.3 The Present Capacity of Public Facilities and Adequacy of Public Services Provided by the Cobb Area CWD

4.3.1 Adequacy of Services Provided by Cobb Area CWD

The Cobb Area CWD provides adequate services. The District will have to increase fees and/or taxes in the future to provide the same level of service because costs and regulations will probably increase.

4.3.2 SOI Determinations on Adequacy of Services Provided by Cobb Area CWD

- 3-1] The Cobb Area CWD has adequate public facilities to provide services to the residents of the District.
- 3-2] Fees have been raised to pay for increasing expenses.
- 3-3] The District may have to be involved with other districts to promote the use of reclaimed wastewater for landscape irrigation in the future.

4.4 Social or Economic Communities of Interest

4.4.1 Cobb Area CWD Community Background

The Cobb Area CWD presently serves municipal water to 684 connections to the community of Cobb and the surrounding area. The Community of Cobb and surrounding area are unincorporated and mostly rural in nature. County land use designations generally reflect the rural nature of this portion of Lake County. Significant geothermal activity is well known in this region of the county.

A number of areas outside the Cobb Area CWD boundaries are provided water by private, individually owned water systems and could potentially

be served by the Cobb Area CWD. As applications for annexation to the District are submitted, a larger Sphere of Influence may be appropriate.

4.4.2 *SOI Determinations on Social or Economic Communities of Interest for Cobb Area CWD*

- 4-1] The Cobb Area CWD shall be the provider of municipal potable water service and distribution, including water for fire suppression needs in the area within its Sphere of Influence.
- 4-2] Priority for water service and distribution and fire protection shall remain within the existing service area and the Sphere of Influence.
- 4-3] LAFCO is charged with overseeing orderly development in an area. The County is charged with Land Use Planning.
- 4-4] The Sphere of Influence should remain the same as the District Boundary for the Cobb Area County Water District.

ABBREVIATIONS

AC	Asbestos-Cement
ADWF	Average Dry Weather Flows
AFY	Acre-Feet per Year
AWWF	Average Wet Weather Flows
BSSP	Bacteriological Sample Siting Plan
CDF	California Department of Forestry and Fire Protection
CDP	Census Designated Place
CEQA	California Environmental Quality Act
CKH	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
COLA	Cost-of-living adjustment
CSD	Community Services District
CRWQCB	California Regional Water Quality Control Board
DHS	Department of Health Services
DOF	Department of Finance
DWR	State Department of Water Resources
EDU	Equivalent Dwelling Units
EMS	Emergency Medical Service
EMT	Emergency Medical Technician
FPD	Fire Protection District
FY	Fiscal Year
gpd	gallons per day

gpm	gallons per minute
HP	horse power
HSA	Hydrologic Subarea
I&I	Inflow and Infiltration
ISO	Insurance Service Organization
KW	Kilo-Watt
LAFCO	Local Agency Formation Commission
MCL	maximum contaminant level
mgd	million gallons per day
MSR	Municipal Service Review
MTBE	methyl tertiary-butyl ether
psi	pounds per square inch
pvc	poly-vinyl chloride
SOI	Sphere of Influence
SCADA	Supervisory Control and Data Acquisition
SSI	Social Security Insurance

DEFINITIONS

Agriculture: Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Average dry-weather flow (ADWF): The 30-day rolling average wastewater flow from May through October.

Average wet-weather flow (AWWF): The 30-day rolling average wastewater flow from November through April.

California Environmental Quality Act (CEQA): A State Law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

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.

Environmental Impact Report (EIR): A report required pursuant to the California Environmental Quality Act that assesses all the environmental characteristics of an area, determines what effects or impact will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See California Environmental Quality Act.)

Groundwater: Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Infiltration: The water entering a sewer system and service connections from the ground, through such means as, but not limited to, defective pipes, pipe joints, connections, or manhole walls. Infiltration does not include, and is distinguished from, inflow.

Infiltration and inflow (I&I): The collective term used to describe the extraneous flow in a wastewater collection system from either rainfall-dependent infiltration and inflow or groundwater infiltration.

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.

Mello-Roos Bonds: Locally issued bonds that are repaid by a special tax imposed on property owners within a community facilities district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

Parshall Flume: A Parshall flume has a special shaped open channel flow section that may be installed in a ditch, canal, or lateral to measure the flow rate. The Parshall flume is a particular form of venturi flume and is named for its principal developer, Ralph L. Parshall (Water Measurement Manual, U.S. Bureau of Reclamation, 1984).

Sphere of Influence (SOI): The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the county.

Urban: Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, and the availability of public services required for that development, specifically central water and sewer service, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be "non-urban" or "rural". CEQA defines "urbanized area" as an area that has a population density of at least 1,000 persons per square mile (Public Resources Code Section 21080.14(b)).

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire protection, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl: Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

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PERSONS CONSULTED

Robert Stark, General Manager Cobb Area CWD
September 2003, March 2007, March and April 2009.

PREPARERS

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APPENDIX A

 **COBB AREA COUNTY WATER**
DISTRICT 

P.O. BOX 284 ---- PHONE (707) 928-5262 ---- FAX (707) 928-5263 ----- E-mail cawd@hughes.net----
16595 HWY. 175

COBB, CALIFORNIA 95426

1/1/09

RATES AND CHARGES 2009

GENERAL RATE - \$63.60 bi-monthly base rate includes 2,000-gallons
\$1.65 per 1,000 gallons 3,000 - 10,000 gallons
\$1.90 per 1,000-gallons 11,000 – 15,000
\$2.15 per 1,000-gallons 16,000 – 20,000
\$2.45 per 1,000-gallons 21,000 – 25,000
\$2.70 per 1,000-gallons 26,000 – 30,000
\$3.00 per 1,000-gallons 31,000 = remainder

COMMERCIAL RATE - \$74.55 bi-monthly base rate includes 2,000-gallons

Gallonage charges are the same as the “General Rate”

BULK WATER -----\$8.00 per
1,000 gallons

NAME AND/OR ADDRESS CHANGE -----\$5.00 without
meter reading

\$10.00 with

meter reading

TRANSFER OF OWNERSHIP -----
----- \$25.00

OTHER CHARGES AND FEES

RE-HOOK-UP -----
----- \$150.00

STANDARD CONNECTION/NEW HOOK-UP FEE -----
---- \$5000.00

SPECIAL CONNECTION/NEW HOOK-UP FEE - Determined individually

DISHONORED CHECKS -----
-----\$25.00

DEPOSITS FOR ACCOUNTS WITH TWO SHUT-OFF
NOTICES WITHIN ONE YEAR PERIOD -----
-----\$50.00

LATE CHARGE (FOR ACCOUNTS 30-DAYS PAST DUE,
AND EXCEEDING \$20.00) ----- \$10.00
PER MONTH



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4/8/09

The District has five (5) sources of water:

The following two wells blend together, and are capable of transferring water to all District customers.

Well #1 flows between 175 to 250 gallons per minute(250,000 to 360,000 GPD), and is considered our primary water source.

Well #3 flows at 90 to 125 gallons per minute (130,000 to 180,000 GPD) blends with Well #1 after treatment for iron, manganese, and SO₄ removal. It alone can supply the system, but is considered secondary due to the lower flow rate. Currently Well #3 is off line due to needed maintenance on its filtration system.

Well #2 flows at 75 to 125 gallons per minute (108,000 to 180,000 GPD), and is not tied into the main distribution system, and is used to supply between one and two subdivisions depending upon the time of year and the flow rates.

Boggs Spring flows at 30 gallons per minute (43,200 GPD), and serves as limited area, and in some months may need to be supplemented from another source. The flow rate has not changed in 25-years regardless of rainfall.

Schwartz Spring flows at 135 to 225 Gallons per minute (195,000 to 324,000 GPD), It supplies a limited area, and is the primary backup for the Boggs Spring service area. Schwartz Spring is also committed to supply the Rob Roy Golf Course for irrigation water from May to September (=/-), which can consume as much as one million gallons per week.

Our overall capacity ranges from **726,200 GPD to 907,200 GPD** including Well 3. Without Well #3 as we are currently running our capacity ranges from **596,200 to 727,200 GPD.**

We have a total storage capacity of **828,500 gallons** in the form of:
(2) 200,000-gallon tanks

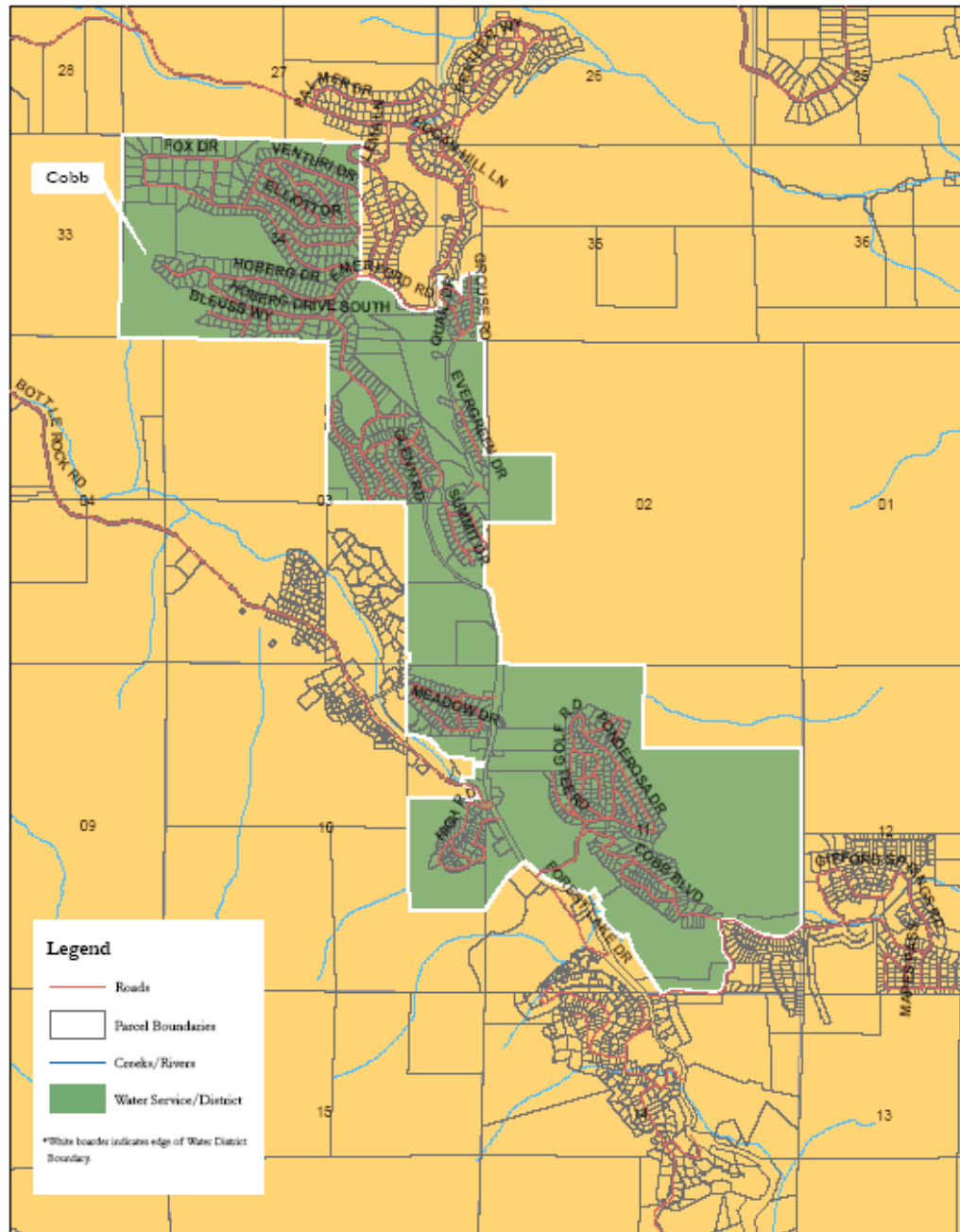
- (3) 100,000-gallon tanks
- (1) 86,000-gallon tank
- (1) 25,000-gallon tank
- (1) 17,500-gallon tank

For the year 2008 the District customers used **58,494,000-gallons**.

The greatest usage was in the **July/August** billing period and totaled **15,110,000-gallons, which averages to 258,233-GPD**.

The only monthly numbers we have are raw production, which of course a greater than customer use.

Lake County, California
Cobb Area County Water District



Projected Coordinate System: NAD_1983_StatePlane_California_II_FIPS_0402_Feet

Cobb County Water District
Lake LAFCO Resolution 2009-0009
Sphere of Influence Update
Adopted September 16, 2009