

**AGENDA ITEM #7C**

- LAFCO Project # 2021-08: Rural North Vacaville Water District Sphere of Influence Update.

**AGENDA ITEM #7C:  
Spheres of Influence: What and Why**

- Spheres of influence define the probable physical boundaries and service area of an agency in accordance with State law.
- State law requires the Commission to review and update, as necessary, SOIs at least once every five years with service review
- Solano LAFCO's SOI policy also discourages the inclusion of land in an SOI if a need for services within 5-20 years cannot be demonstrated.
- All jurisdictional changes, such as annexations and detachments, must be consistent with the spheres of the affected local agencies.
- Before territory can be annexed to a district, it must be within the district's sphere. Being in the SOI does not guarantee annexation.

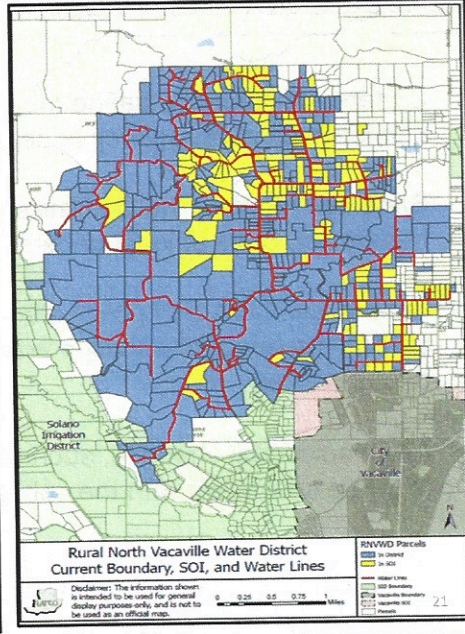
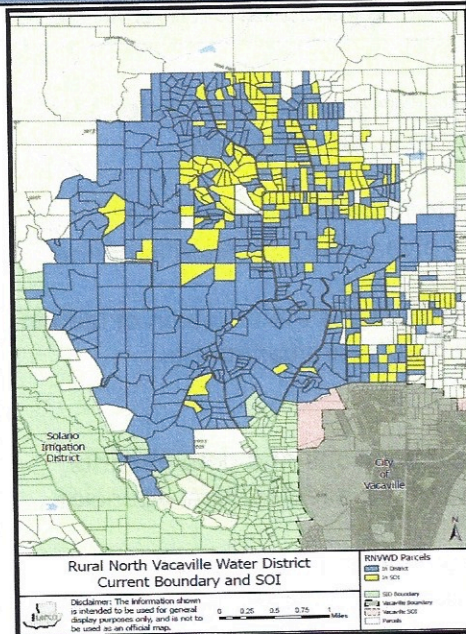
## AGENDA ITEM #7C: RNVWD Background

- RNVWD was formed in 1996 for two purposes: provide potable water and provide water for fire suppression at a minimum of 250 GPM at a minimum of 60 PSI for 20 minutes.
- District water system was designed to serve parcels that “opted-in”, not necessarily to serve a geographic area.
- System was designed for a capacity of 533 water connections.
- According to District staff, the main water line has not changed since the 2016 infrastructure map.

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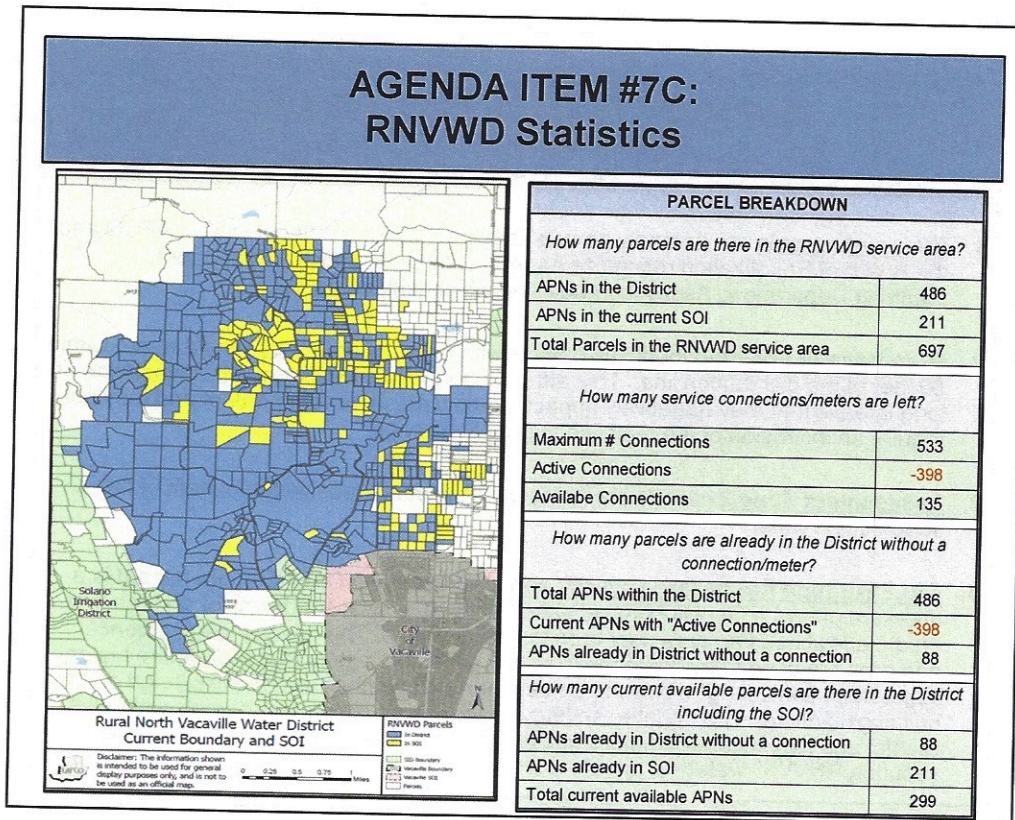
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## AGENDA ITEM #7C: Current Profile – the “Swiss Cheese” Effect

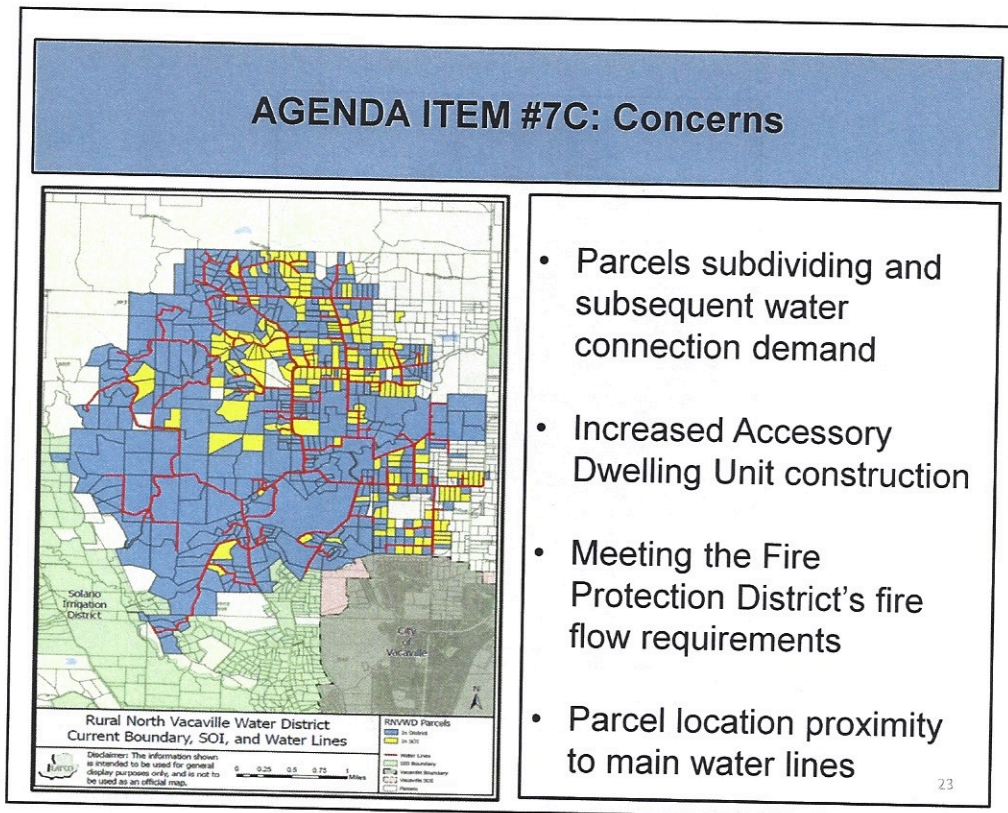


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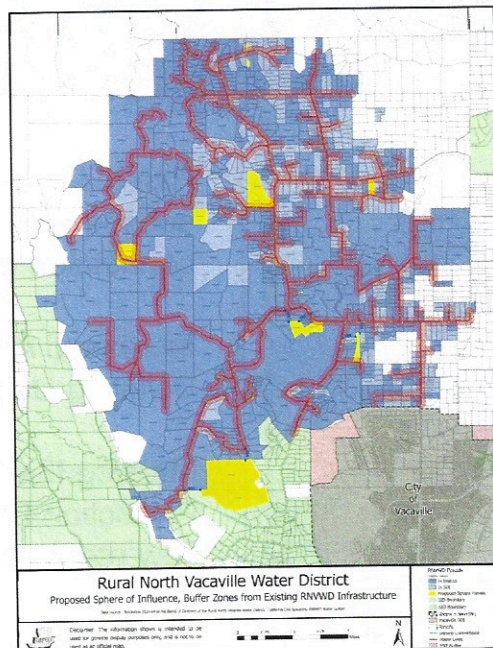


### AGENDA ITEM #7C: Four Criteria

1. **Remnant parcels** are primarily parcels that are considered "legal lots". LAFCO and the Board of Equalization recognize Assessor Parcel Numbers. The County Planning Department, Assessor, and RNWWD consider a parcel.
2. **50-foot water line halo** identifies parcels with property boundary lines that are within 50 feet of the distribution line. This attribute addresses two concerns: elimination of long laterals that may negatively impact fire-flow pressure requirement and may not require an extension of the mainline to provide service.
3. **Assessment Zone 2** parcels are not in the District but receive the benefit of fire suppression water
4. **CALFIRE high fire hazard severity zone**. According to CALFIRE, fire hazard is a measure of how a fire will behave, based on the physical conditions of an area that create a likelihood an area may burn due to a wildfire. The best available science and data are used to evaluate these zones based on factors that include fire history, vegetation, flame length, blowing embers, terrain, weather, and the likelihood of buildings igniting. The updated severity zones will envelop more parcels within the District and may incentivize more reliable fire suppression action by landowners securing RNWWD water vs. private wells.

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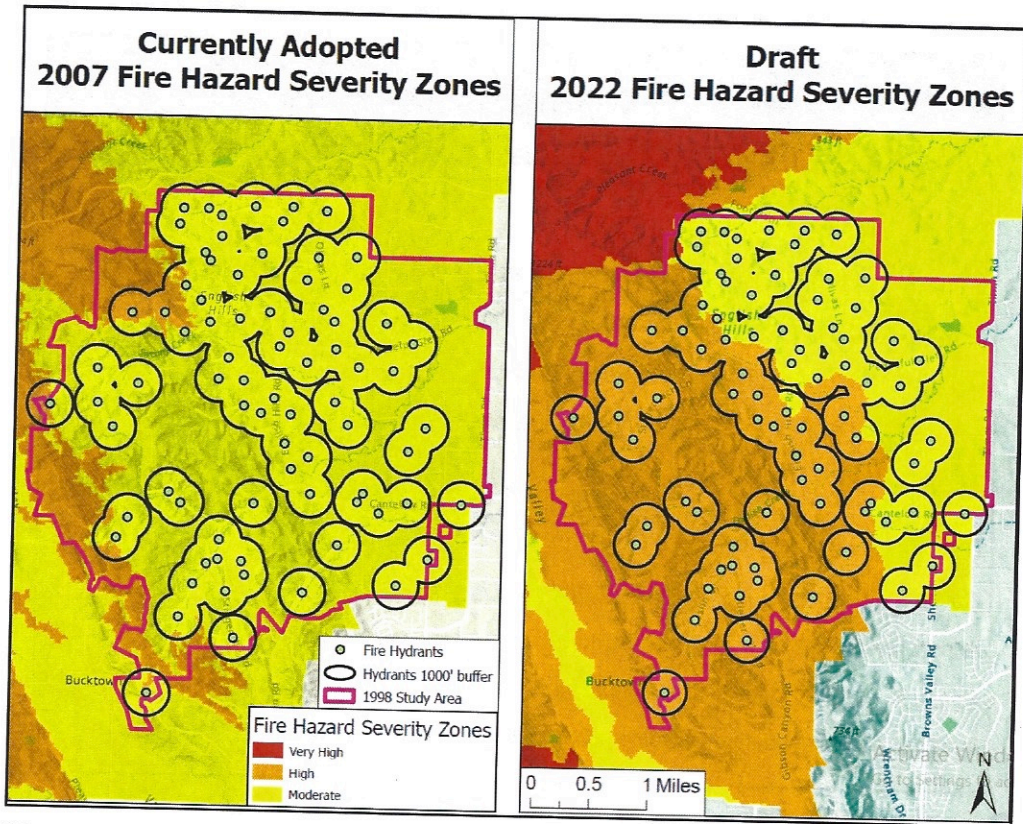
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### AGENDA ITEM #7C: APN List and Criteria

	APN	CRITERIA			
		Remnant Parcel (4 Points)	Within 50' Water Line Halo (3 Points)	CAL FIRE High Fire Hazard Severity Zone (2 Points)	In Assessment Zone 2 (1 Point)
<b>District Proposed Parcels</b>	1 0104150350	✓	✓	✓	✓
	2 0104150450	✓	X	X	✓
	3 0105070310	✓	✓	✓	✓
	4 0105170050	✓	✓	✓	✓
	5 0105170100	✓	X	✓	✓
	6 0105200180	✓	✓	✓	✓
	7 0105220120	✓	✓	✓	✓
	8 0105220130	✓	✓	✓	✓
	9 0102230070	X	✓	✓	✓
	10 0105050410	X	✓	✓	✓
	11 0105050420	X	✓	✓	✓
	12 0105050950	X	✓	✓	✓
	13 0105060460	X	✓	X	✓
	14 0105070370	X	X	✓	✓
	15 0123030060	X	X	✓	X
	16 0123070020	X	X	✓	X
	17 0105110730				
	18 0105170250				
<b>Other Parcels Analyzed</b>	19 0104120850	✓	X	X	✓
	20 0102070030	X	✓	✓	X
	21 0105180290	X	✓	✓	✓
	22 0105060550	X	✓	✓	✓
	23 0105150310	X	✓	✓	✓
	24 0105150320	X	✓	✓	✓
	25 0105180620	X	✓	✓	✓
	26 0105180190	X	✓	✓	✓
	27 0105180110	X	✓	✓	✓
	28 0105180180	X	✓	✓	✓
	29 0105180820	X	✓	✓	✓
	30 0105150120	X	✓	✓	✓
	31 0105150050	X	✓	✓	✓
	32 0105120320	X	✓	✓	✓
	33 0105140060	X	✓	✓	✓
34 0105140110	X	✓	✓	✓	
35 0105140030	X	✓	✓	✓	
36 0105140100	X	✓	✓	✓	
37 0105140020	X	✓	✓	✓	
38 0105140080	X	✓	✓	✓	
39 0105060630	X	✓	✓	✓	
40 0105030750	X	✓	✓	✓	
41 0104120470	X	✓	✓	✓	
42 0104120320	X	X	✓	✓	
43 0104120390	X	X	✓	✓	
44 0104120400	X	X	✓	✓	
45 0104120410	X	X	✓	✓	
46 0104120420	X	X	✓	✓	
47 0104120430	X	X	✓	✓	
48 0104120440	X	X	✓	✓	
49 0104120670	X	X	✓	✓	
50 0104120680	X	X	✓	✓	
51 0105030400	X	X	✓	✓	
52 0105060200	X	X	✓	✓	
53 0105180050	X	X	✓	✓	

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## AGENDA ITEM #7C: Options

### Option 1 - Cleanup Parcels

Primarily remnant parcels that are considered legal lots. It is recommended that remnant parcels should be added to the SOI. The Clean-up Option includes 9 parcels: 8 of the 16 parcels that RNVWD is requesting and 1 of the Other Parcels.

### Option 2 – Point System (Staff Recommendation)

The point system is a metric-based methodology with an emphasis on “appropriate and probable” (GC). Parcels earn points based on meeting criteria. Criteria are weighted by necessity (4 pts), fire flow/water line proximity (3 pts), located in high fire hazard severity zone (2 pts), and located in Benefit Assessment Zone 2 (1 point). Parcels scoring 4 or higher met qualification. The Point System Option includes 19 parcels: 13 of the 16 parcels RNVWD is recommending and 6 Other.

### Option 3 – Option 2 plus Balance of District Request

Adds three District requested parcels that are a concerning proximity to water line.

### Option 4 – LAFCO Commission Recommendation

Informed recommendation including info from the public hearing. (Includes Option 2)

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**TABLE 1: PARCEL ANALYSIS**

APN	CRITERIA					Total Score	OPTIONS			
	Adjacent Parcel of Parcel	Within 500 Feet of Water Line	High Fire Hazard Severity Zone 2	In Assessment Zone 2	Parcel of Parcel		Option 1: Cleanup Parcels	Option 2: Point System	Option 3: Option 2 + Balance of District Request	Option 4: Commission Recommendation
1. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
2. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
3. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
4. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
5. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
6. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
7. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
8. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
9. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
10. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
11. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
12. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
13. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
14. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
15. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
16. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
17. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
18. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
19. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
20. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
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22. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
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24. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
25. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
26. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
27. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
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53. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓
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100. 0104100000	✓	✓	✓	✓	✓	16	✓	✓	✓	✓

**Note:** These three parcels are not being recommended by staff primarily due to their distance from the existing water delivery infrastructure (apns: 2097, 4347, and 8427 respectively)

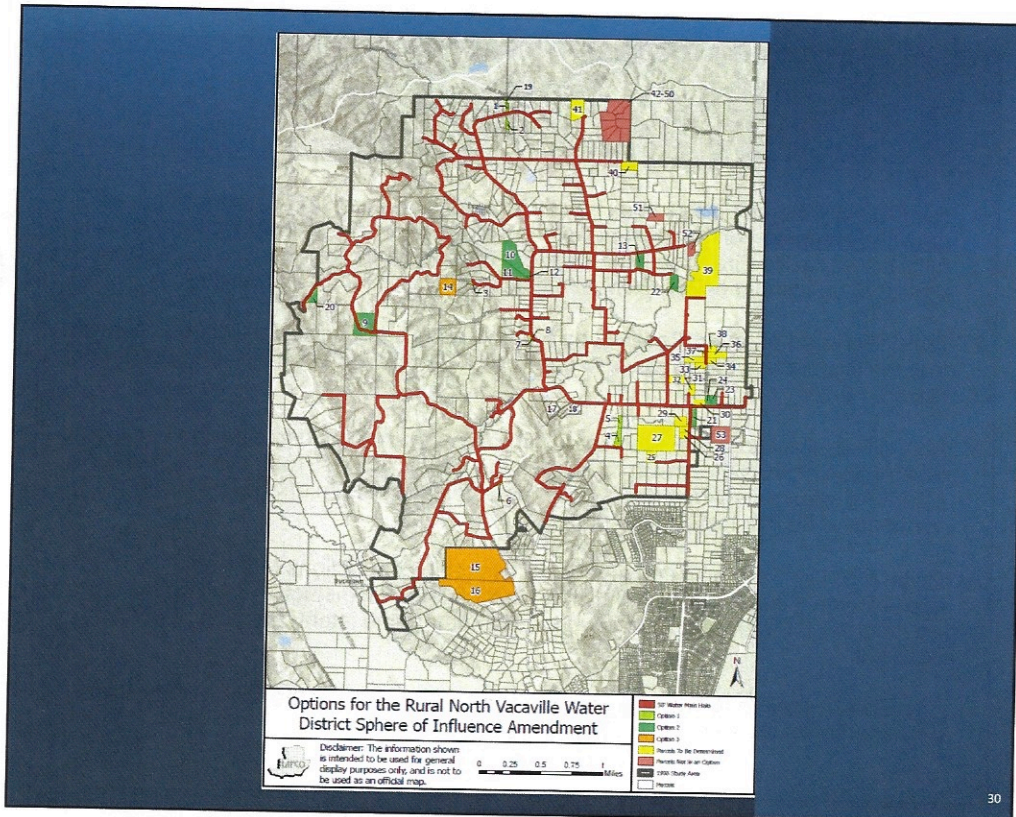
**Note:** These ten parcels are already in the district. They are the product of a subdivision, and the original parcel was in the district. Therefore, no

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

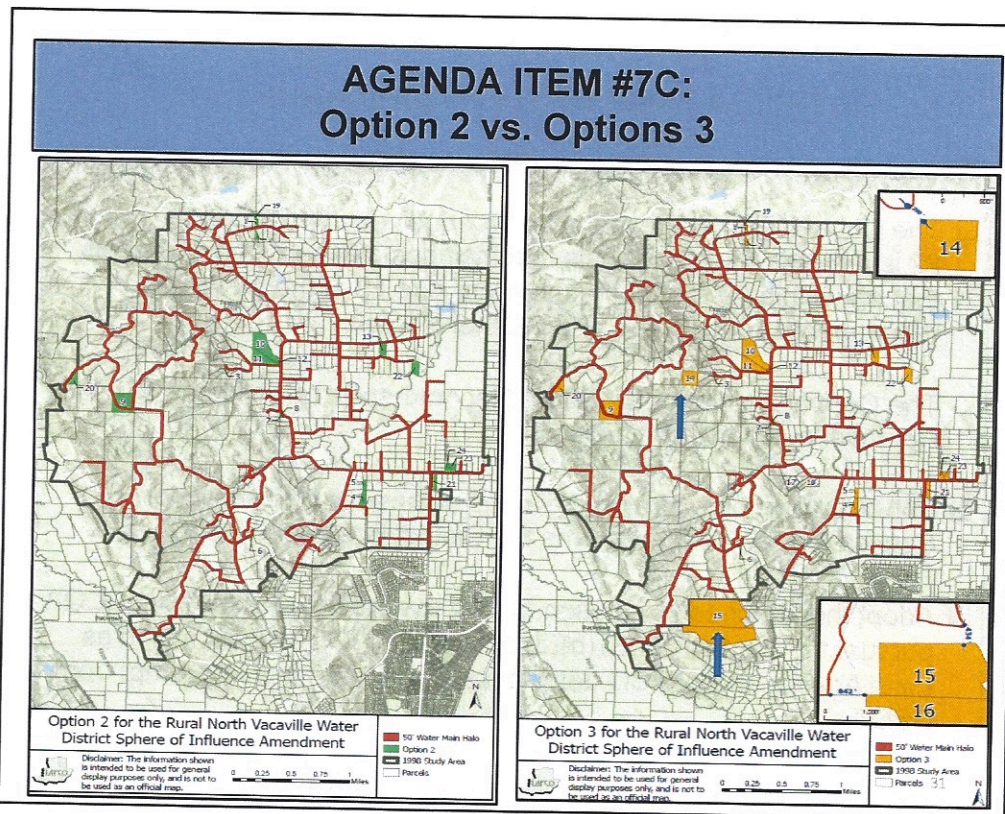
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## AGENDA ITEM #7C: Suggested Conditions of Approval

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

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## AGENDA ITEM #7C: Recommendations

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

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