

TC comments
handout 9-19-23

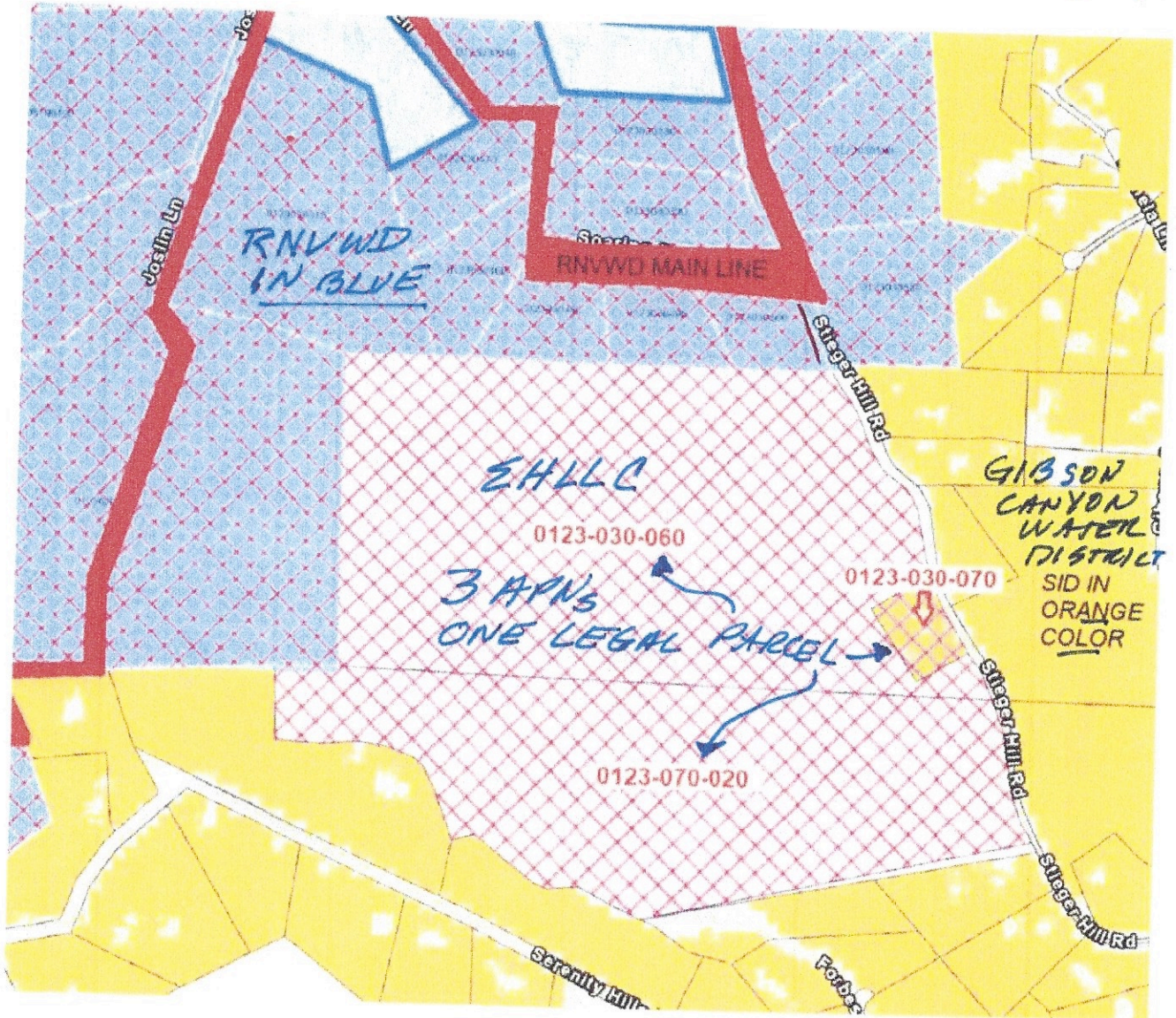
CLERK
NANCY

To: RNVWD Board of Directors & Rich Seithel, LAFCO Executive Officer
From: English Hills LLC (owner of APNs 0123-030-060, 0123-070-020)
Date: 9/19/2023

**Key Points regarding APNs 0123-030-060, 0123-070-020
inclusion into the RNVWD Sphere of Influence (SOI).**

- #1) APNs 0123-030-060, 0123-070-020 are part of the same legal parcel.**
- This legal parcel is surrounded by the RNVWD and Gibson Canyon Water District. (see attached map)
- #2) SID recommends that RNVWD provide service to APNs 0123-030-060, 0123-070-020**
- As per the written statement regarding water service to APNs 0123-030-060, 0123-070-020 from the SID Director of Engineering Paul Fuchslin on January 5, 2023:
"The only logical option for water service to the remainder portion of the legal lot (parcel) is by RNVWD My understanding is the above solution would be satisfactory to LAFCO." (E-mail attached)
- #3) 533 connections are not impacted by the sphere update. (see attached water right tracking log)**
- LAFCO's June Staff Report on the RNVWD Sphere update states:
"The RNVWD operates and manages a public water system with adequate capacity for the system designed 533 service connections."
 - The RNVWD board approved Resolution No. 2023-68 requesting that LAFCO approve the updated district boundary and states: "Whereas, this updated SOI does not expand the number of connections in any way nor obligate the district to any infrastructure improvements." (Resolution attached)
- #4) All parcels in the current sphere and in the potential updated sphere are not promised annexations.**
- As stated in LAFCO's June Staff Report on the RNVWD Sphere update:
"a sphere is only one of several factors the Commission considers when evaluating changes of organization. Being in the SOI does not guarantee annexation."
- #5) The LAFCO Staff 50-foot water line halo criteria has no precedent and not supported by engineering analysis.**
- In our opinion LAFCO has made an incorrect assumption based on their concerns regarding pressure and flow for properties that are within 50 feet of mainlines. This 50-foot halo criteria weighed heavily in their point system which impacted LAFCO staff's recommendations to the LAFCO board. Additionally, there are over 20 APNs in the existing sphere outside of the proposed LAFCO criteria of a 50' halo, most of these APNs being 500 feet or more from mainline system. (see attached map).
 - We believe that the metric established by LAFCO to assign points to APNs is not correct and should not be used for decision making in determining the updated SOI.
 - Reference the Brad Foulk Civil Engineering letter, under separate cover, that addresses the 50' foot halo concept.

#1



#1

9/18/23, 2:25 PM

RNVWD Mail - RE: 130 acres on steiger, 3 apn's, 1 legal parcel

#2



Weston Stankowski <weston@rnvwd.com>

RE: 130 acres on steiger, 3 apn's, 1 legal parcel

1 message

→ Paul Fuchslin <PFuchslin@sidwater.org>

Thu, Jan 5, 2023 at 1:27 PM

To: Gordon Stankowski <gm@rnvwd.com>, Nancy McWilliams <NMWilliams@sidwater.org>

Cc: Weston Stankowski <weston@rnvwd.com>, Raymond Kinser <raymond.kinser@calcad.com>, George Hicks <hicks@coastlandcivil.com>, Patrick Sweeney <pjsweeney@rnvwd.com>

Gordon:


The SOI for RNVWD should not include the APN currently within the District boundary (123-030-07). We would also object to APN 123-030-07 (the 2.9 acre parcel) being annexed to RNVWD. It needs to remain within the SID boundary and service provided by SID. As we discussed earlier the only logical option for water service to the remainder portion of the legal lot (parcel) is by RNVWD as APN's 123-030-06 and 123-070-02 are located outside of the Solano Place of Use (the area Solano Project water is licensed to be utilized). So there is no way we can serve Solano Project water those two APN's. My understanding is the above solution would be satisfactory to LAFCO. Let me know if you have any questions.

Thanks,

-Paul

#2

#3

RNVWD WATER RIGHT TRACKING LOG 6-9-23	
<u>Descriptions</u>	<u>Notes</u>
Total Base Water Rights	417 (1 Base per property/address) "Active Connections"
Total Supplemental Water rights	114 (any water right(s) in addition to an existing Base water right)
Total Base + Supplemental Water Rights	531 Verified with monthly billings
Total of water right sales being processed	2 These rights are not currently included in Base or Supplemental
Water Rights Owned by the District (for sale)	0 Current Available, see balance below
Total Water Rights	533
Control Check Total	533
Variance	0
<u>District Water Rights Sales Processing (Not included in base or supplemental number)</u> 	
RNVWD Res 2021-51 approved 4/13/21 English Hills LLC	1 Pending LAFCO annexation vote, add to Sphere
RNVWD Res 2021-50 approved 4/13/21 Ralph Perkins	1 Pending LAFCO annexation vote & lot split, add to Sphere
Total District Water Rights Processing	2 District Water Rights Potential Sales
Available Water Rights Owned by the District	0 Balance For Sale (AVAILABLE)
Total Water Rights	533
<u>Water Connections/Rights Available</u>	<i>Supplemental Water Rights for Sale</i>
Mike Messer	10 APN 0105-110-630
Henry Robinson	1 APN 0105-020-650
Shelly Pecotte	1 APN 0105-200-470
Harry Schrontz	1 APN 0123-060-430
Total	13 Water Connections/Rights Available

#3

#3

RESOLUTION NO. 2023-68

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

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

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

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

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

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

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

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

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

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

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

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

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

#3

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

AYES: Patrick Sweeney, Ken Swanson, Steve Stokland
NOES: Elizabeth Miles
ABSENT: Bob Whitehouse
ABSTAIN:

DocuSigned by

Patrick J. Sweeney

DocuSign Envelope ID: 4E8E8E8E-8E8E-8E8E-8E8E-8E8E8E8E8E8E

Pat Sweeney, President
RNVWD Board of Directors

ATTEST:

Nancy Veerkamp
Nancy Veerkamp
RNVWD Board Clerk



Rural North Vacaville Water District

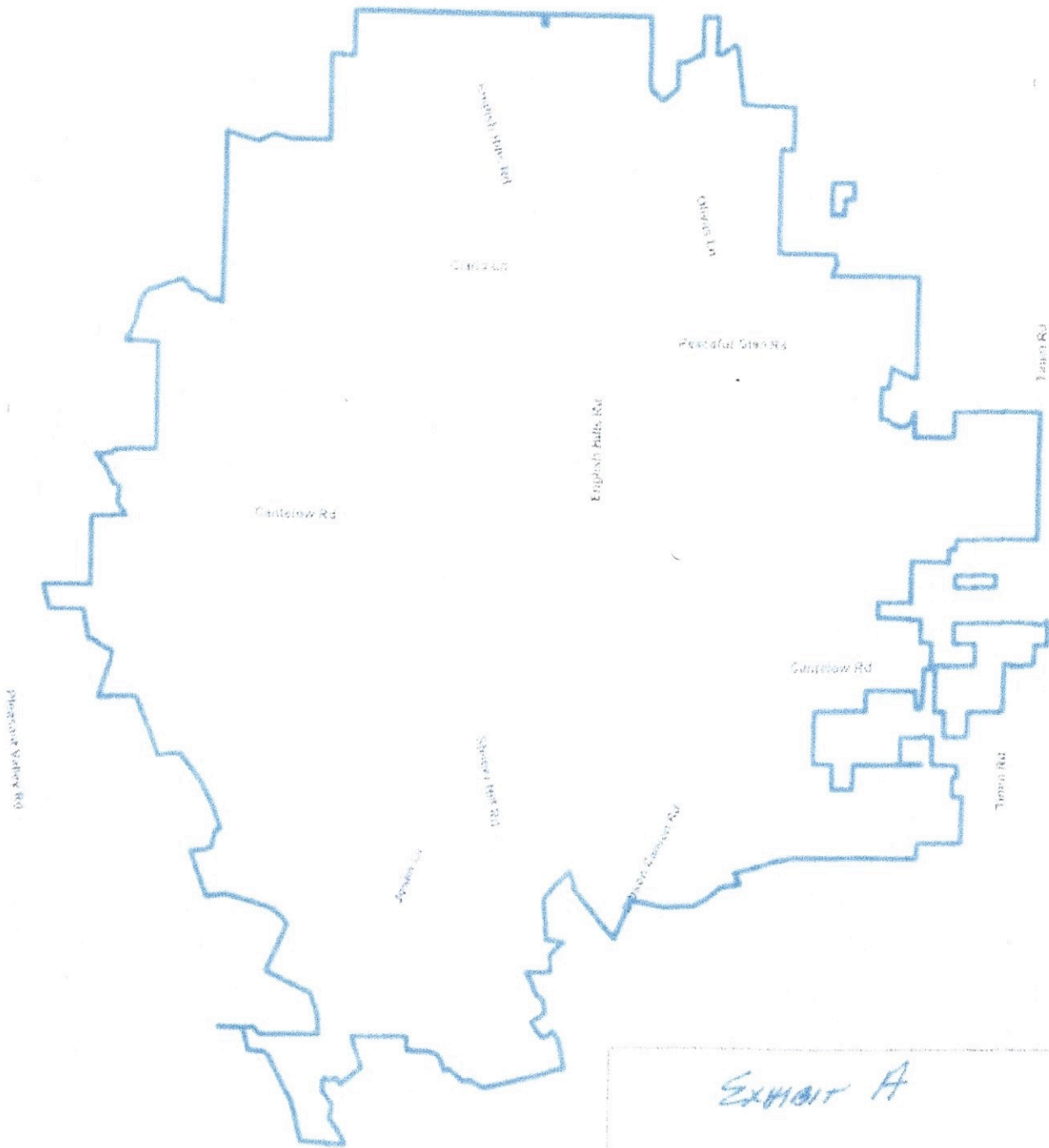


EXHIBIT A

— RNVD Updated Boundary

February
2023





Rural North Vacaville Water District

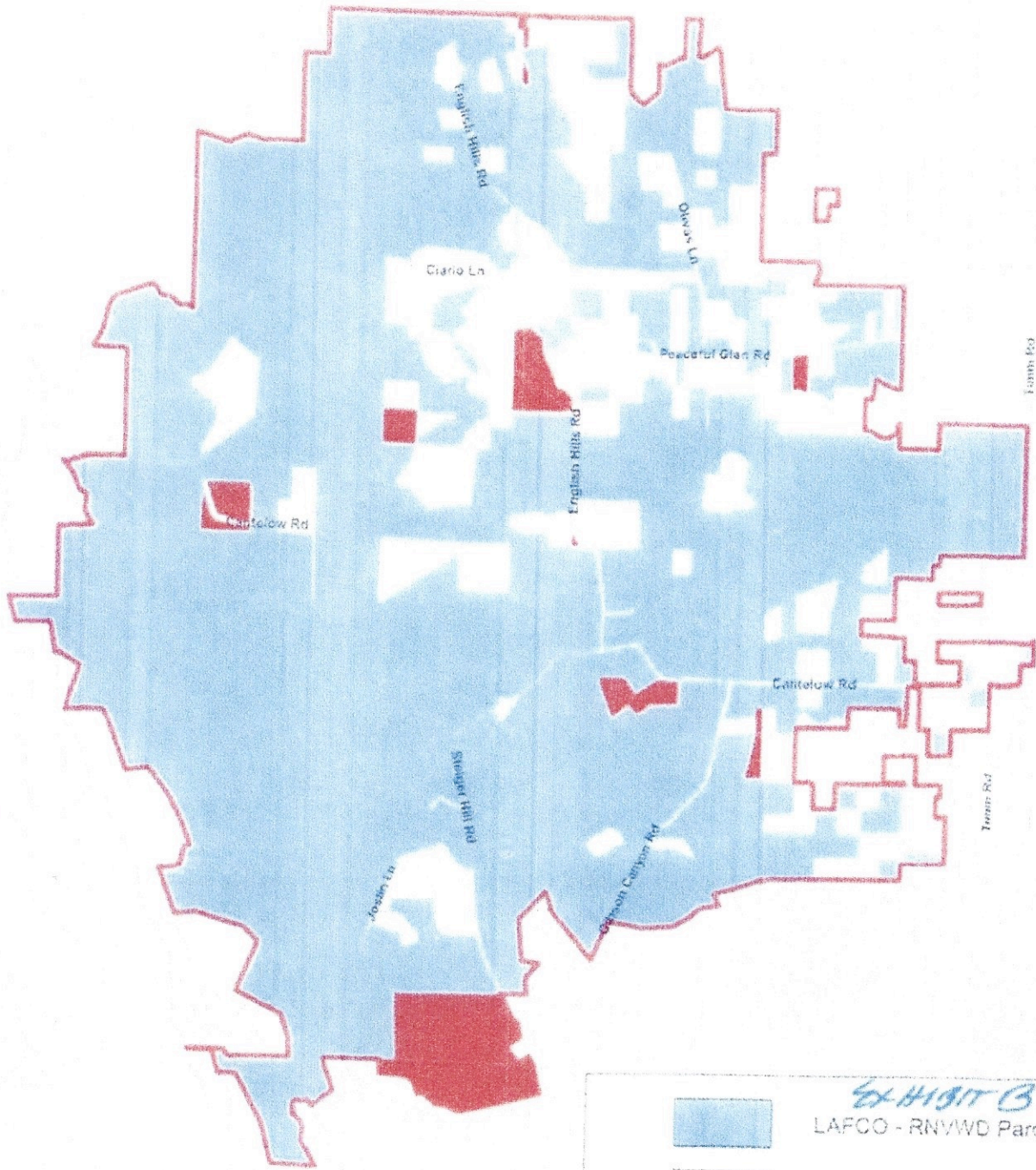






EXHIBIT B

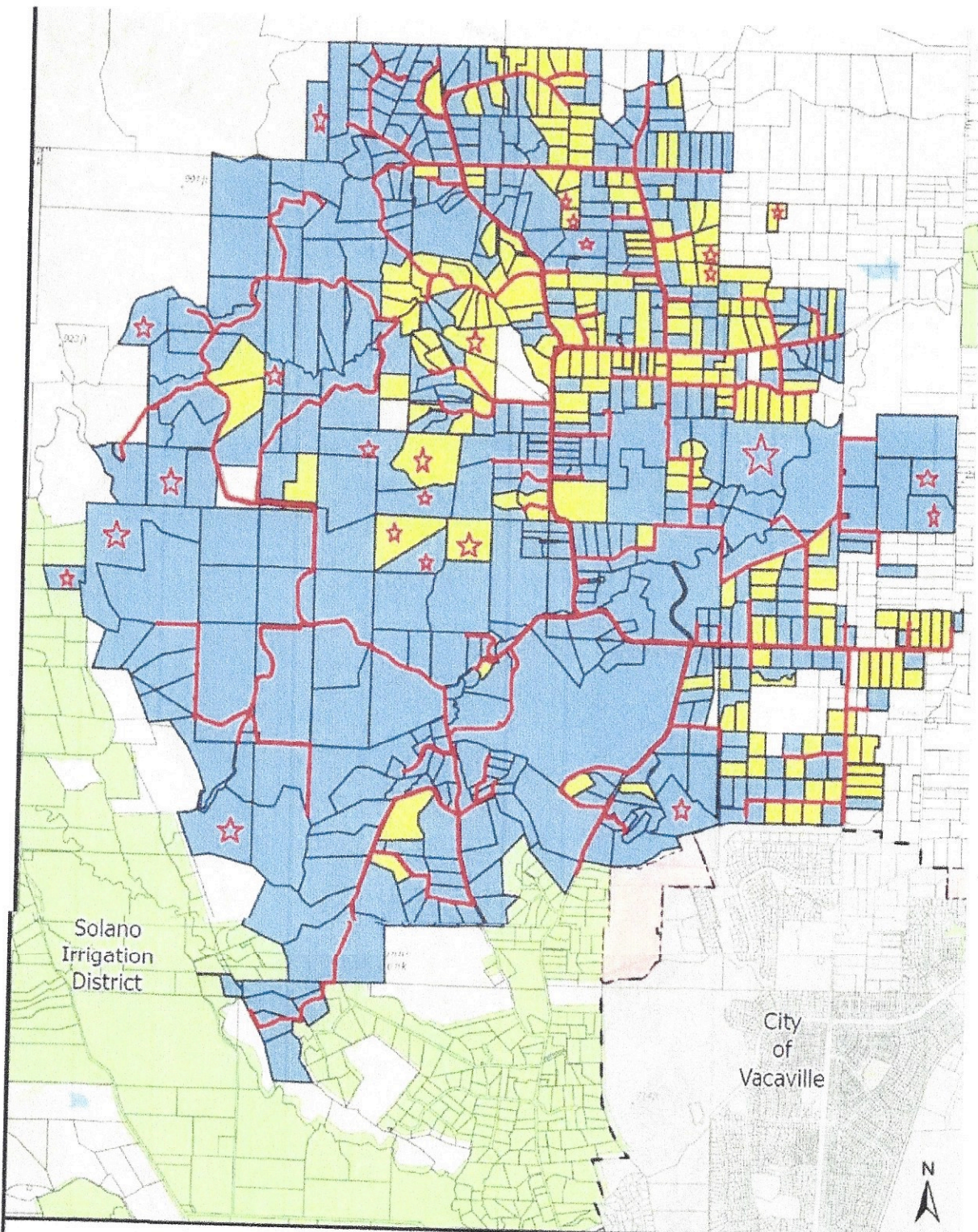
-  LAFCO - RNVWD Parcels
-  LAFCO - Sphere of Influence
-  Parcels to be added to Sphere
-  RNVWD Proposed Boundary

February
2023

EXHIBIT C

#	ACRES	APN	2016 sphere map designation	2016 sphere map regional with notes	*Total APNs making up the legal property	2023 RECOMMENDED DESIGNATION	COLOR KEY
1	0.17	0105200180	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105200180-0105200185)	NO RECD	ADD TO Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
2	77.77	0123030060	NO DESIGNATION	MINOR SUBDIVISION (APNs 0123030060-0123030065)	NO RECD	ADD TO Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
3	14.29	0123070020	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0123070020-0123070025)	NO RECD	ADD TO Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
4	18.36	0102270070	IN DISTRICT	LEGAL WATER RIGHTS IN BOUNDARY LAKELAND MAP (APNs 0102270070-0102270075)	1	CONFORM TO 2016 MAP	LEGAL PROPERTY CURRENTLY IN THE DISTRICT IN 2016 MAP
5	1.10	0104150450	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0104150450-0104150455)	2	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
6	1.56	0104150450	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0104150455-0104150460)	2	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
7	18.82	0105050010	NO DESIGNATION		1	ADD TO Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
8	13.52	0105050020	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105050020-0105050025)	2	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
9	0.56	0105050950	NO DESIGNATION		1	ADD TO Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
10	1.01	0105300460	IN SPHERE	LEGAL WATER RIGHTS (APNs 0105300460-0105300465)	1	CONFORM TO 2016 MAP	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
11	0.56	0105070110	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105070110-0105070115)	2	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
12	11.40	0105070170	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105070170-0105070175)	1	ADD TO Sphere	LEGAL PROPERTY IS NOT IN THE DISTRICT OR IN THE SPHERE IN 2016 MAP
13	8.40	0105116730	IN DISTRICT	LEGAL WATER RIGHTS (APNs 0105116730-0105116735)	1	UPDATE RECORDS MAP	LEGAL PROPERTY CURRENTLY IN THE DISTRICT IN 2016 MAP
14	5.91	0105170050	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105170050-0105170055)	2	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
15	1.64	0105170100	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105170100-0105170105)	1	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
16	9.73	0105170250	IN DISTRICT	LEGAL WATER RIGHTS (APNs 0105170250-0105170255)	1	UPDATE RECORDS MAP	LEGAL PROPERTY CURRENTLY IN THE DISTRICT IN 2016 MAP
17	0.58	0105220120	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105220120-0105220125)	1	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP
18	0.18	0105220130	NO DESIGNATION	LEGAL WATER RIGHTS (APNs 0105220130-0105220135)	1	ADD TO Sphere	LEGAL PROPERTY IS CURRENTLY NOT IN THE 2016 MAP

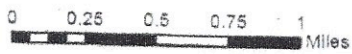
#5



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



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



RNVWD Parcels

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

Staff Report Page 23 of 29

★ STAR INDICATES PARCELS OUTSIDE OF 50' TO MAIN.

#5