



**Lou Ann Teixeira**  
*Executive Officer*

**MEMBERS**

<b>Donald A. Blubaugh</b> <i>Public Member</i>	<b>Dwight Meadows</b> <i>Special District Member</i>
<b>Federal Glover</b> <i>County Member</i>	<b>Mary N. Piepho</b> <i>County Member</i>
<b>Michael R. McGill</b> <i>Special District Member</i>	<b>Rob Schroder</b> <i>City Member</i>
<b>Don Tatzin</b> <i>City Member</i>	

**ALTERNATE MEMBERS**

**Candace Andersen**  
*County Member*

**Sharon Burke**  
*Public Member*

**Tom Butt**  
*City Member*

**George H. Schmidt**  
*Special District Member*

June 11, 2014 (Agenda)

June 11, 2014  
Agenda Item 8

Contra Costa Local Agency Formation Commission (LAFCO)  
 651 Pine Street, Sixth Floor  
 Martinez, CA 94553

**Countywide Water/Wastewater Municipal Services Review and  
 Sphere of Influence Updates (2<sup>nd</sup> Round)**

Dear Members of the Commission:

On May 14, 2014, the Commission accepted the Final MSR report and adopted the required determinations in conjunction with the countywide Water/Wastewater Municipal Service Review (MSR) (2<sup>nd</sup> Round) covering the following local agencies:

City of Antioch	County Service Area M-28 (CSA M-28)
City of Brentwood	Crockett Community Services District (CCSD)
City of Concord	Delta Diablo (DD)
City of Hercules	Diablo Water District (DWD)
City of Martinez	Dublin San Ramon Services District (DSRSD)
City of Pinole	East Bay Municipal Utility District (EBMUD)
City of Pittsburg	<b>East Contra Costa Irrigation District (ECCID)</b>
City of Richmond	Ironhouse Sanitary District (ISD)
Byron Bethany Irrigation District (BBID)	Knightsen Town CSD (KCSD)
Byron Sanitary District (BSD)	<b>Mt. View Sanitary District (MVSD)</b>
Castle Rock County Water District (CRCWD)	<b>Rodeo Sanitary District (RSD)</b>
Central Contra Costa Sanitary District (CCCSD)	<b>Stege Sanitary District (SSD)</b>
Contra Costa Water District (CCWD)	Town of Discovery Bay CSD (TODBCSD)
County Sanitation District No. 6 (SD No. 6)	<b>West County Wastewater District (WCWD)</b>

Last month, the Commission also updated the spheres of influence (SOIs) for five of the local agencies covered in the MSR report (shown above in **bold**). Further, the Commission provided direction regarding the SOI updates for the remaining special districts, which will be considered on June 11, 2014. As noted in the MSR report, the SOI updates for the cities are not part of the water/wastewater MSR, and will be addressed in future MSRs covering city services. Also, as Contra Costa LAFCO is not the principal LAFCO for BBID, DSRSD and EBMUD, no SOI updates for these agencies will be considered.

## DISCUSSION

*Sphere of Influence Updates* – The MSR serves as a basis for the SOI updates and future boundary changes. A summary of the governance and SOI options and recommendations is presented in Attachment 1.

In accordance with the SOI updates, the commission shall consider and prepare a written statement of its 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 that the agency provides or is authorized to provide.
- (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.
- (5) For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any DUCs within the existing SOI.
- (6) When adopting, amending, or updating an SOI for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts.

The attached resolutions for each district provide the required determinations.

*Environmental Analysis* - It has been determined that LAFCO's actions on the proposed SOI updates are exempt under the General Rule exemption §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

## RECOMMENDATIONS

1. Receive the staff report and open the public hearing to consider adopting the SOI updates;
2. After receiving public comments close the hearing;
3. Determine that the SOI updates are exempt under the General Rule exemption §15061(b)(3) of the CEQA Guidelines;
4. Update the SOIs as recommended for BSD, CCCSD, CCWD, CCSD, SD No. 6, CSA M-28, DD, DWD, ISD, KCSD, and TODBCSD; and
5. Defer the SOI update for CRCWD.

Sincerely,

LOU ANN TEXEIRA  
EXECUTIVE OFFICER

c: Distribution

Attachment 1- Summary Table - Governance and SOI Options & Recommendations

Attachments 2A-2L – Resolutions/Maps Updating SOIs for BSD, CRCWD, CCCSD, CCWD, CCSD, SD No. 6, CSA M-28, DD, DWD, ISD, KCSD, and TODBCSD

## WATER/WASTEWATER MUNICIPAL SERVICE REVIEW (MSR) – SECOND ROUND GOVERNANCE AND SPHERE OF INFLUENCE (SOI) OPTIONS & RECOMMENDATIONS

Agency	SOI Options	Governance/Boundary Options	Consultant Recommendations	LAFCO Staff Recommendations
<b>Byron Bethany Irrigation District (BBID)</b>	San Joaquin LAFCO is principal and responsible for SOI update	<ul style="list-style-type: none"> <li>Resolve boundary overlap with TODBCSD</li> <li>Study/evaluate potential consolidation with BSD</li> <li>Study/evaluate potential consolidation with ECCID</li> <li>Update website</li> </ul>	<ul style="list-style-type: none"> <li>Support joint effort (TODBCSD, BBID, San Joaquin and CC LAFCOs) to study TODBCSD/ BBID overlap and evaluate fiscal/ service impacts of detachment of overlap area from BBID</li> <li>Study consolidation with BSD</li> <li>Study consolidation with ECCID</li> </ul>	<ul style="list-style-type: none"> <li>Work with the affected agencies and San Joaquin LAFCO to study overlap issue and report back to the Commission within 12 months</li> </ul>
<b>Byron Sanitary District (BSD)</b>	<ul style="list-style-type: none"> <li>Expand SOI to include Orin Allen Youth Detention Facility (OAYDF)</li> <li>Maintain existing coterminous SOI</li> </ul>	<ul style="list-style-type: none"> <li>Annexation of OAYDF</li> <li>Study potential consolidation with BBID</li> <li>Develop a website</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include OAYDF</li> <li>Study potential consolidation with BBID</li> <li>Develop a website</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include OAYDF</li> <li>Study potential consolidation with BBID</li> <li>Develop a website</li> </ul>
<b>Castle Rock County Water District (CRCWD)</b>	<ul style="list-style-type: none"> <li>Establish a coterminous SOI</li> <li>Establish a zero SOI</li> <li>Defer SOI update</li> </ul>	<ul style="list-style-type: none"> <li>Consolidate with CCWD</li> </ul>	<ul style="list-style-type: none"> <li>Establish coterminous SOI or zero SOI</li> </ul>	<ul style="list-style-type: none"> <li>Defer SOI update pending discussions with CRCWD and CCWD</li> </ul>
<b>Central Contra Costa Sanitary District (CCCSD)</b>	<ul style="list-style-type: none"> <li>Retain existing coterminous SOI</li> <li>Expand SOI to include County Sanitation District No. 6</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing coterminous SOI; consideration should be given to expanding CCCSD's SOI to include SD No. 6</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include SD No. 6</li> </ul>
<b>Contra Costa Water District (CCWD)</b>	<ul style="list-style-type: none"> <li>Reduce SOI to remove Veale Tract</li> <li>Retain existing coterminous SOI</li> </ul>	<ul style="list-style-type: none"> <li>Study/evaluate consolidation of water service with City of Martinez</li> </ul>	<ul style="list-style-type: none"> <li>Reduce SOI to remove Veale Tract</li> </ul>	<ul style="list-style-type: none"> <li>Reduce SOI to remove Veale Tract</li> <li>Expand SOI to include Liberty Union High School District (LUHSD) 4<sup>th</sup> high school site</li> </ul>
<b>County Sanitation District No. 6 (SD No. 6)</b>	<ul style="list-style-type: none"> <li>Retain existing zero SOI</li> </ul>	<ul style="list-style-type: none"> <li>Study/evaluate consolidation with CCCSD</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing zero SOI</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing zero SOI</li> </ul>
<b>County Service Area M-28 (CSA M-28)</b>	<ul style="list-style-type: none"> <li>Retain existing zero SOI</li> </ul>	<ul style="list-style-type: none"> <li>Dissolve CSA M-28 and annex to Diablo Water District (DWD)</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing zero SOI</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing zero SOI</li> </ul>
<b>Crockett Community Services District (CCSD)</b>	<ul style="list-style-type: none"> <li>Expand SOI to include one parcel receiving OAS</li> <li>Retain existing SOI</li> </ul>	<ul style="list-style-type: none"> <li>Annex single property receiving OAS</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include one parcel receiving OAS</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include one parcel receiving OAS</li> </ul>
<b>Delta Diablo (DD)</b>	<ul style="list-style-type: none"> <li>Retain existing SOI</li> <li>Reduce SOI and remove open space areas outside ULL</li> </ul>	<ul style="list-style-type: none"> <li>Study/evaluate consolidation with cities of Antioch and Pittsburg</li> <li>Detach permanent open space areas located outside ULL</li> </ul>	<ul style="list-style-type: none"> <li>Reduce SOI to remove open space areas located outside ULL</li> </ul>	<ul style="list-style-type: none"> <li>Reduce SOI to remove open space areas located outside ULL</li> </ul>

Agency	SOI Options	Governance/Boundary Options	Consultant Recommendations	LAFCO Staff Recommendations
<b>Diablo Water District (DWD)</b>	<ul style="list-style-type: none"> <li>Retain existing SOI</li> <li>Expand to include Bethel Island</li> <li>Expand SOI to include LUHSD 4<sup>th</sup> high school site</li> </ul>	<ul style="list-style-type: none"> <li>Study/evaluate annexation of Bethel Island</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include LUHSD 4<sup>th</sup> high school site and Bethel Island</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include LUHSD 4<sup>th</sup> high school site</li> </ul>
<b>Dublin San Ramon Services District (DSRSD)</b>	<ul style="list-style-type: none"> <li>Alameda LAFCO is principal and responsible for SOI update</li> </ul>	<ul style="list-style-type: none"> <li>Study overlapping boundaries (DSRSD, CCCSD, EBMUD)</li> </ul>	<ul style="list-style-type: none"> <li>Alameda LAFCO is principal; no SOI recommendations included in MSR</li> </ul>	<ul style="list-style-type: none"> <li>Consult with Alameda LAFCO on overlapping boundaries (CCCSD, DSRSD, EBMUD)</li> </ul>
<b>East Bay Municipal Utility District (EBMUD)</b>	<ul style="list-style-type: none"> <li>Alameda LAFCO is principal and responsible for SOI update</li> </ul>	<ul style="list-style-type: none"> <li>Study overlapping boundaries (EBMUD, CCCSD, DSRSD)</li> </ul>	<ul style="list-style-type: none"> <li>Alameda LAFCO is principal; no SOI recommendations included in MSR</li> </ul>	<ul style="list-style-type: none"> <li>Consult with Alameda LAFCO on overlapping boundaries (CCCSD, DSRSD, EBMUD)</li> </ul>
<b>Ironhouse Sanitary District (ISD)</b>	<ul style="list-style-type: none"> <li>Retain existing SOI</li> <li>Expand SOI to include the LUHSD 4<sup>th</sup> high school site</li> </ul>	<ul style="list-style-type: none"> <li>Annex 4th the LUHSD high school site when sewer service is requires</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include the LUHSD 4<sup>th</sup> high school site</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include the LUHSD 4<sup>th</sup> high school site</li> </ul>
<b>Knightsen Town Community Services District (KCSD)</b>	<ul style="list-style-type: none"> <li>Retain existing SOI and designate the SOI as a “Special Study Area”</li> <li>Adopt provisional SOI</li> <li>Adopt zero SOI</li> </ul>	<ul style="list-style-type: none"> <li>Consolidate with another agency (i.e., Contra Costa Resource Conservation District or the County)</li> <li>Develop a website</li> </ul>	<ul style="list-style-type: none"> <li>Adopt a zero or provisional SOI, or reconfirm District’s coterminous SOI; and require annual progress reports regarding the status of services, programs and governance issues as identified in the MSR</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing coterminous SOI; require annual progress reports regarding the status of services, programs and governance issues as discussed in the MSR</li> </ul>
<b>Town of Discovery Bay Community Services District (TODBCSD)</b>	<ul style="list-style-type: none"> <li>Retain existing SOI</li> <li>Expand SOI to include the District’s wastewater treatment plant property</li> </ul>	<ul style="list-style-type: none"> <li>Resolve overlap issue with BBID</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing SOI or expand SOI to include the District’s wastewater treatment plant property</li> </ul>	<ul style="list-style-type: none"> <li>Expand SOI to include the District’s wastewater treatment plant property</li> </ul>

**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
BYRON SANITARY DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Byron Sanitary District (BSD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, BSD was formed in 1948 and became operational in 1958; and

**WHEREAS**, BSD provides wastewater collection, treatment and disposal services to the unincorporated community of Byron, and is currently serving 173 connections, 381 dwelling units, and a population of approximately 995 within two square miles; and

**WHEREAS**, BSD also provides service to the Orin Allen Youth Rehabilitation Facility (OAYRF) which is outside the BSD boundary; and

**WHEREAS**, the MSR report identified two SOI options for BSD: maintain the existing SOI, or expand the SOI to the OAYRF; and

**WHEREAS**, expanding the SOI to include the OAYRF is recommended. This will allow for future annexation of the facility; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI of the BSD to include the OAYRF as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* - The Byron community is guided by two inconsistent planning documents: the "Byron Township General Plan, 1999-2020" and the County's General Plan, the official land use plan for Byron. The County's Urban Limit Line (ULL) includes only the developed township of Byron (which is largely built-out) and excludes the surrounding open space. The township of Byron includes

residential, commercial and educational facility uses. The OAYRF, which is served by the District, is located outside of the District's boundaries and the ULL.

- b. *Present and probable need for public facilities and services in the area* - Based on a review of the Association of Bay Area Governments (ABAG) population and employment figures, growth within BSD is expected to be limited over the next 10 to 20 years. In addition to the community of Bryon, BSD serves the OAYRF which is located outside the BSD boundary.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - BSD has completed a Facilities Plan and is proceeding with needed improvements as funds become available. Improved security fencing, control building improvements, SCADA upgrades, and installation of control valves for the effluent disposal system are included. Aging sewer mains are also planned for replacement as trouble locations are identified. BSD has been able to contain or reduce operating costs through WWTP and collection system upgrades.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The District was formed in 1948 and became operational, the property owners pay into the system and therefore have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to the District.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs within or contiguous to the BSD SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – The District provides wastewater collection, treatment and disposal services to the unincorporated community of Byron.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

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ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

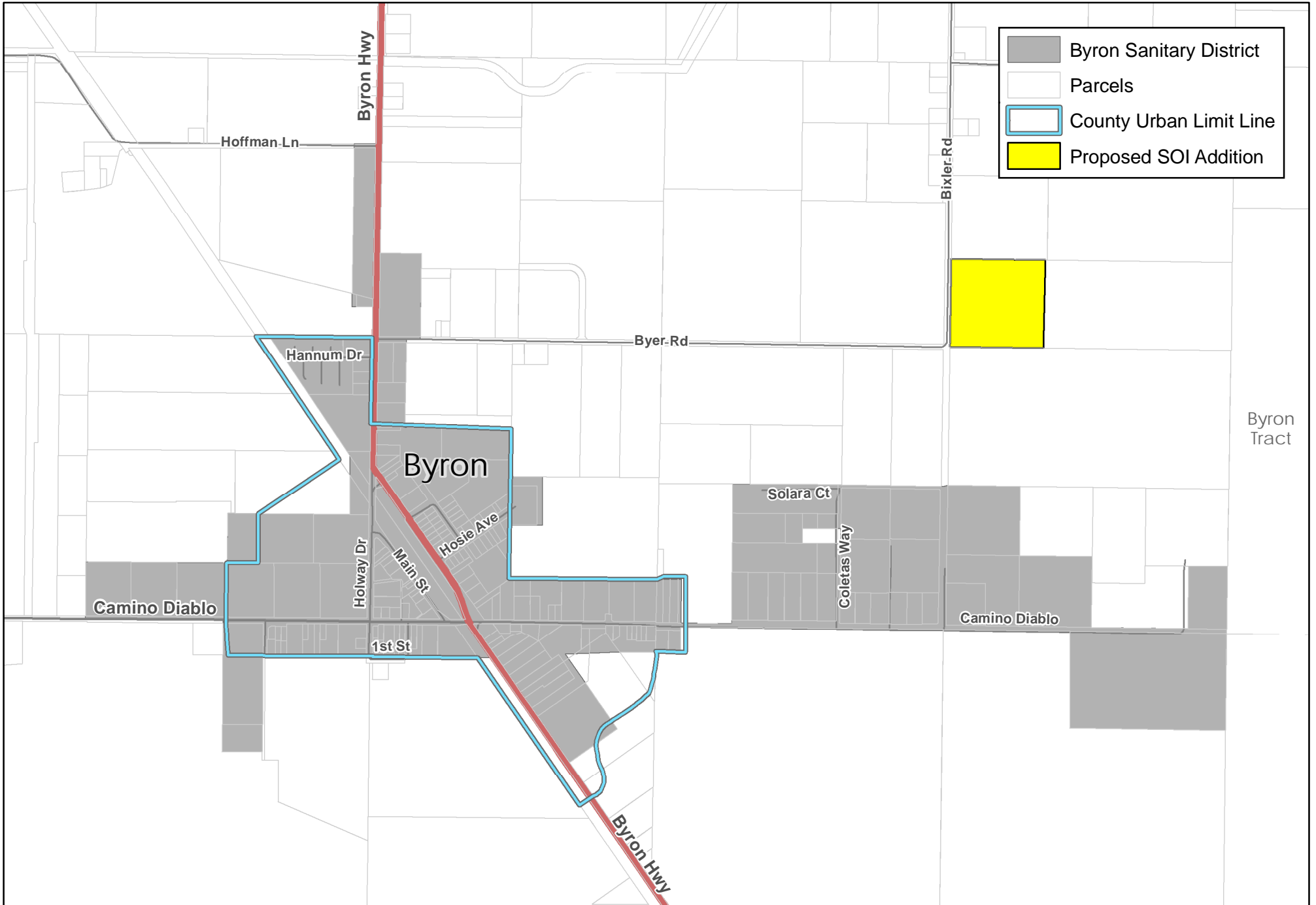
*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

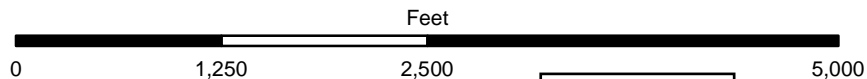
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Lou Ann Texeira, Executive Officer

# Byron Sanitary District Boundary and SOI



- Byron Sanitary District
- Parcels
- County Urban Limit Line
- Proposed SOI Addition



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
ADOPTING A SPHERE OF INFLUENCE FOR  
CASTLE ROCK COUNTY WATER DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Castle Rock County Water District (CRCWD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, CRCWD was formed in 1955 and provides untreated water to rural residential areas for domestic use, landscape irrigation, and commercial horse stables within a 150 acre area located both within the City of Walnut Creek and surrounding unincorporated areas; and

**WHEREAS**, CRCWD has 55 connections providing untreated water for landscape irrigation, some commercial uses and four commercial stables; and

**WHEREAS**, CRCWD is located within the service area of Contra Costa Water District (CCWD), and CCWD provides treated, potable water to some homes within the CRCWD; and

**WHEREAS**, through the MSR process, it was discovered that the CRCWD is an independent special district subject to LAFCO's purview, therefore, LAFCO must adopt an SOI for the District; and

**WHEREAS**, the MSR report identified two SOI options for the District: adopt a coterminous SOI, or adopt a zero SOI signaling a future change of organization or reorganization to the District; and

**WHEREAS**, it is hereby proposed that LAFCO adopt a zero SOI for CRCWD, and that consolidation with CCWD be pursued; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Adopt a zero SOI for CRCWD as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* - The service area is developed with large lot residential development. The minimum lot size is one



acre. Little or no growth is expected in the future. The District has no land authority, and no change to the present or planned uses will result from this SOI update.

- b. *Present and probable need for public facilities and services in the area* - The area is fully developed. Future connection to CCWD would allow connection to a treated, potable water source. Further study is required to determine to fiscal viability of this option.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - Because CRCWD was formed in 1955, the system is likely aged and in need of repair and/or replacement of pumps, valves and meters based upon age. There is limited information available on District facilities at this time. A site review/study by a qualified engineer retained by CRCWD should be conducted to verify the condition of CRCWD’s facilities.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – CRCWD was formed in 1955. The District collects property tax and service charges and fees from existing users. The District has no debt. Property owners and ratepayers with CRCWD have an economic interest in receiving District services. Adoption of the SOI will not affect the existence of any social or economic communities of interest in the area that are relevant to CRCWD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within, or contiguous to, the CRCWD’s SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – CRCWD provides untreated water to rural residential areas for domestic use, landscape irrigation, and commercial horse stables within a 150 acre area located both within the City of Walnut Creek and surrounding unincorporated areas.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

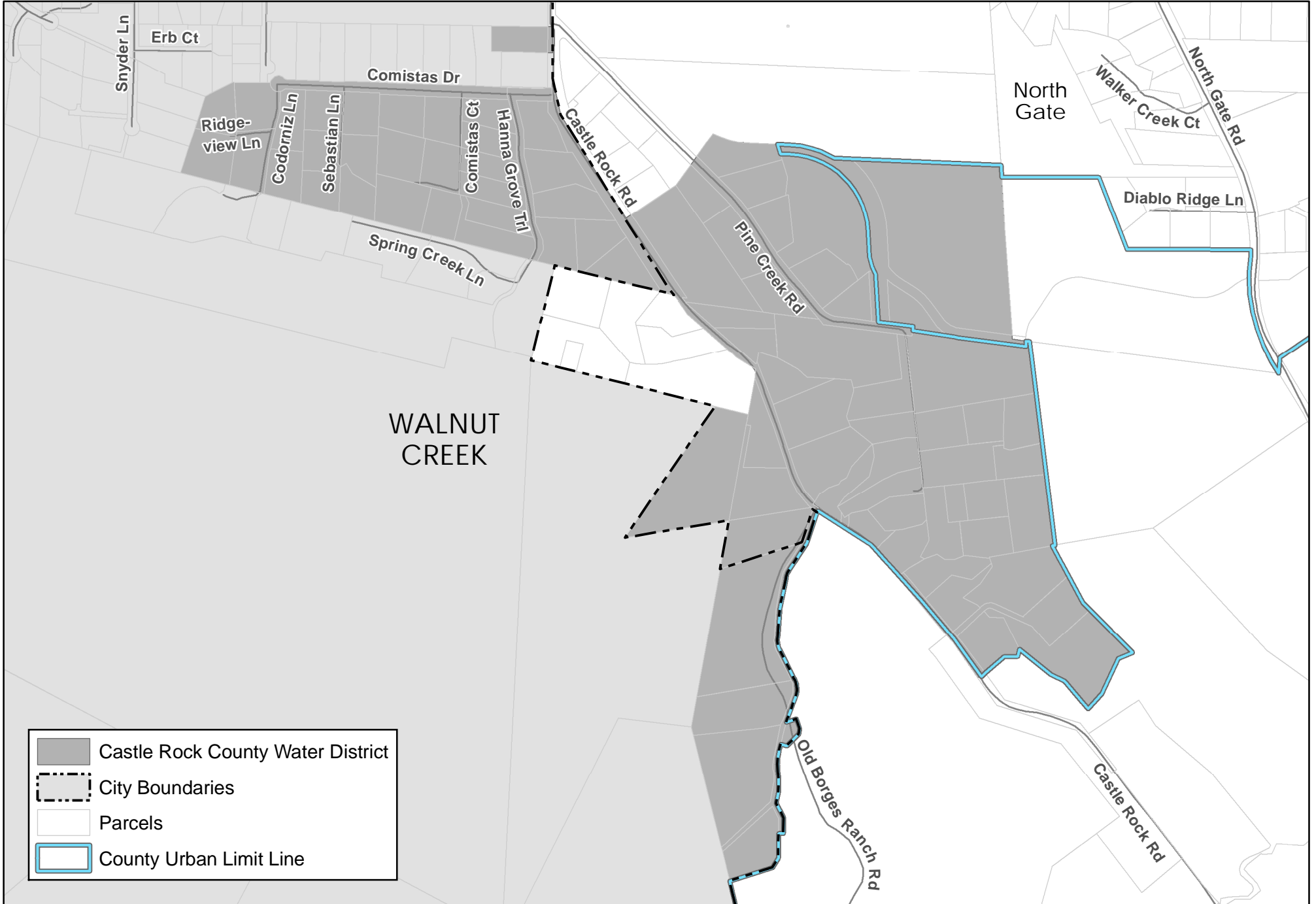
\_\_\_\_\_  
ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
Lou Ann Texeira, Executive Officer

# Castle Rock County Water District Boundary and SOI - Establishing a Zero Sphere of Influence



- Castle Rock County Water District
- City Boundaries
- Parcels
- County Urban Limit Line

Map created 05/29/2014  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Muir Road, Martinez, CA 94553  
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

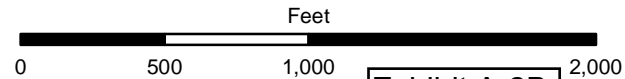


Exhibit A-2B



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
CENTRAL CONTRA COSTA SANITARY DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Central Contra Costa Sanitary District (CCCSD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, CCCSD was formed in 1946 and provides wastewater collection, treatment, and disposal services for Danville, Lafayette, Moraga, Orinda, Pleasant Hill, and Walnut Creek, as well as to portions of Martinez, San Ramon and unincorporated areas within Central Contra Costa County; and

**WHEREAS**, CCCSD provides wastewater treatment and disposal services for the cities of Concord and Clayton, and is a partner in the Household Hazardous Waste Collection Facility that serves the central portion of the county; and

**WHEREAS**, CCCSD currently serves approximately 467,500 residents and 3,000 businesses, covering 144± square miles; and

**WHEREAS**, the MSR report identified two SOI options for the District: retain the existing SOI, or expand the SOI to include the service boundary of County Sanitation District No. 6 (SD No. 6) in anticipation of annexing this area; and

**WHEREAS**, it is hereby proposed that LAFCO expand the SOI to include the service boundary of SD No. 6 to facilitate the future annexation of this area; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI for CCCSD to include the service boundary of SD No. 6 as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* – Land uses within the District's boundaries include residential, commercial, industrial, and institutional. The District has no land use authority. County and city plans include land uses and population

growth that will need increased wastewater services and recycled water supplies. County and city policies support the provision of adequate wastewater service for businesses and residents, as well as the protection of public health and the environment. Although there are agricultural and open space lands within the District's boundaries and SOI, wastewater services do not by themselves induce growth on agricultural or open space lands.

- b. *Present and probable need for public facilities and services in the area* - According to CCCSD's 2010 Collection System Master Plan Update, residential dwelling units are expected to increase from 180,000 in 2008 to 230,000 at build out in 2040, a 30% increase. Developed land is projected to increase from 43,000 acres to 55,000 acres during the same time period. There will be an increased need for comprehensive wastewater services, including a reliable recycled water supply. No changes in public facilities or services provided by CCCSD will result from this SOI update.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - CCCSD is providing adequate services, is financially stable, and has the capacity to continue to provide services within its boundaries. The District has an aging sewer collection system. As a result of agreements with regional agencies and good operations practices, CCCSD has established a sewer main replacement program resulting in over \$15 million per year to replace trouble locations. Several major pump stations are scheduled for rehabilitation in the next four years. The Sewer System Master Plan was also updated and adopted in October 2012. Adoption of the SOI update as proposed will not affect the present capacity of public facilities and adequacy of services provided by CCCSD.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* - CCCSD was formed in 1946. The District collects service charges and receives a portion of the 1% property tax. Capital expansion is funded by new connection charges and capital contributions from Concord. Property owners within the area and ratepayers have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to CCCSD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within, or contiguous to, CCCSD's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* - CCCSD provides wastewater collection, treatment, and disposal services for Danville, Lafayette, Moraga, Orinda, Pleasant Hill, and Walnut Creek, as well as to portions of Martinez, San Ramon and unincorporated areas within Central Contra Costa County. The District also provides wastewater treatment for the cities of Concord and Clayton, and is a partner in the Household Hazardous Waste Collection Facility that serves the central portion of the county.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

---

ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

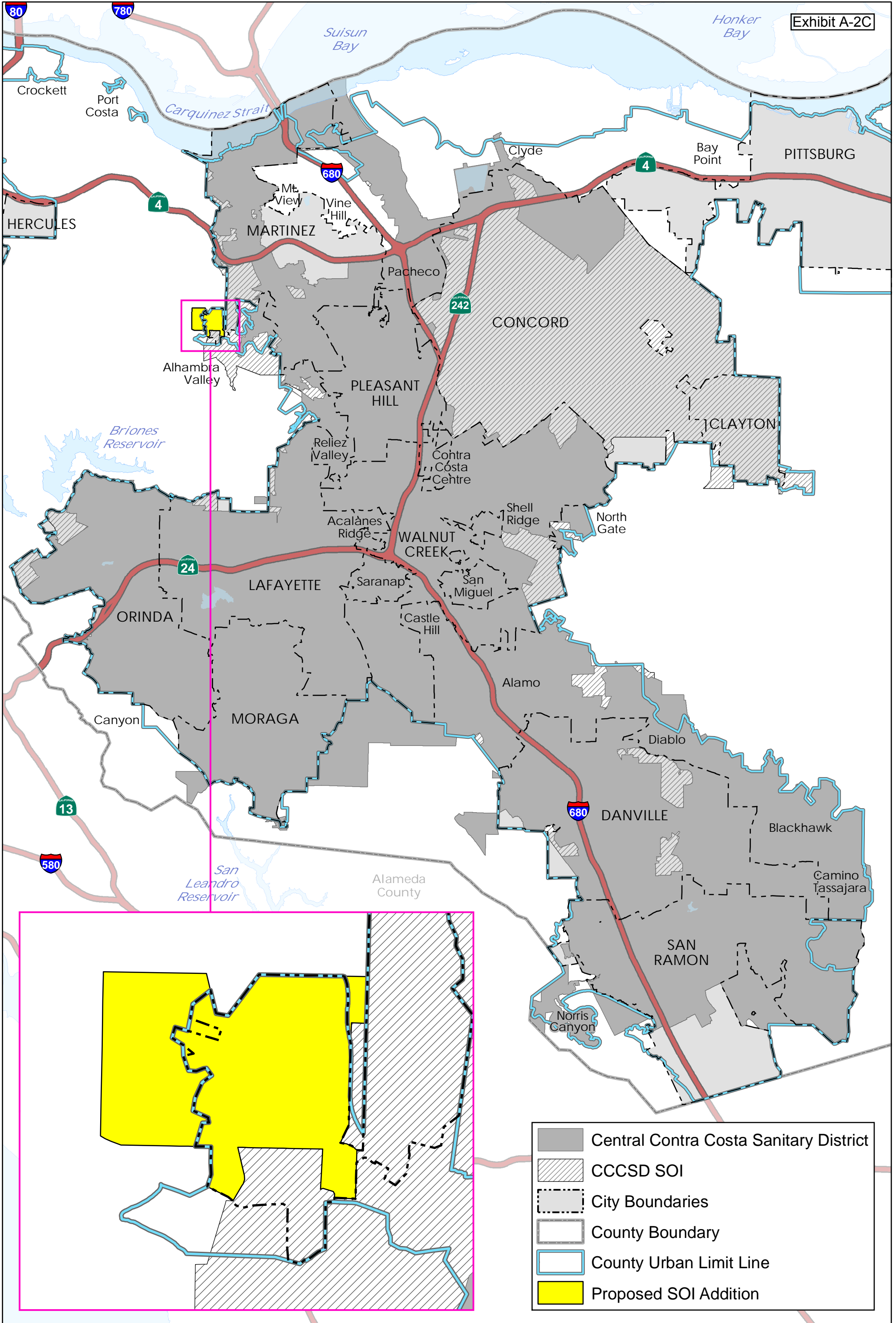
Dated: June 11, 2014

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Lou Ann Texeira, Executive Officer

# Central Contra Costa Sanitary District Boundary and SOI

Exhibit A-2C



- Central Contra Costa Sanitary District
- CCCSD SOI
- City Boundaries
- County Boundary
- County Urban Limit Line
- Proposed SOI Addition



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
CONTRA COSTA WATER DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Contra Costa Water District (CCWD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, CCWD was formed in 1936 and purchases and distributes water throughout central and eastern Contra Costa County. The District's untreated water service area includes Antioch, Bay Point, Oakley, Pittsburg and portions of Brentwood and Martinez; and its treated water service area includes Clayton, Clyde, Concord, Pacheco, Port Costa, and parts of Martinez, Pleasant Hill and Walnut Creek; and

**WHEREAS**, CCWD also provides wholesale treated water to Brentwood, Golden State Water Company (Bay Point), Diablo Water District (Oakley), and Antioch; and

**WHEREAS**, CCWD currently serves a population of 500,000, with 61,085 water connections (retail treated water), covering 220± square miles; and

**WHEREAS**, the MSR report identified two SOI options for the District: retain the existing SOI, or reduce the SOI to remove the Veale Tract as this area is outside the countywide Urban Limit Line (ULL) and will not need municipal services in the foreseeable future; and

**WHEREAS**, it is proposed that LAFCO reduce CCWD's SOI and remove the Veale Tract; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Reduce the SOI for CCWD and remove the Veale Tract as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* – CCWD provides treated and untreated water to a population of 500,000 in the Central and Eastern portions of the County. The area is largely urbanized with a full range of existing and planned land uses, including residential, commercial, industrial, and open space. CCWD has no land use authority.

County and city plans include land uses and population growth that will need water service. County and city policies support the provision of adequate water service for businesses and residents, as well as the protection of public health and the environment. Although there are agricultural and open space lands within the District's boundaries and SOI, water services do not by themselves induce growth on agricultural or open space lands. No Williamson Act contracts will be affected by this SOI update.

- b. *Present and probable need for public facilities and services in the area* - By 2035, continued growth is projected to increase CCWD's service population from its current customer base of 500,000 to over 635,000 customers. There will be an increased need for water services. Currently, CCWD's SOI includes the Veale Tract, which is 2.1± square miles, located on the westerly edge of the Delta, east of the Knightsen community. Primarily agricultural, the Veale Tract is located outside the ULL and is not expected to need municipal services in the foreseeable future. No changes in public facilities or services provided by CCWD will result from this SOI update.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - CCWD is providing adequate services, is financially stable, and has the capacity to continue to provide services within its boundaries. CCWD has a 10-year Capital Improvement Plan that includes \$300.1 million in capital improvement expenditures, with FY 2013-14 including approximately \$36.3 million in capital projects. CCWD has completed \$370 million in new and upgraded facility and infrastructure projects during the last five years. Adoption of the SOI update as proposed will not affect the present capacity of public facilities and adequacy of services provided by CCWD.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* - CCWD was formed in 1936. The District collects service charges and receives a portion of the 1% property tax. CCWD has entered into long-term debt obligations to fund various major projects and facilities. Property owners within the area and ratepayers have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the District.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - Two DUCs have been identified within CCWD's SOI: one located in the Bay Point community along Highway 4, north of the City of Pittsburg; the other is the entirety of Bethel Island located in East County. Future annexation of these areas by CCWD, or a proposed SOI amendment in an area contiguous to these DUCs, would first require a detailed evaluation of CCWD's capability to adequately serve these communities.
- f. *Nature, location, extent, functions & classes of services to be provided* - CCWD's untreated water service area includes Antioch, Bay Point, Oakley, Pittsburg, and portions of Brentwood and Martinez. The District's treated water service area includes Clayton, Clyde, Concord, Pacheco, Port Costa, and parts of Martinez, Pleasant Hill, and Walnut Creek. CCWD also treats and delivers water to the City of Brentwood, Golden State Water Company (Bay Point), Diablo Water District (Oakley), and the City of Antioch.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

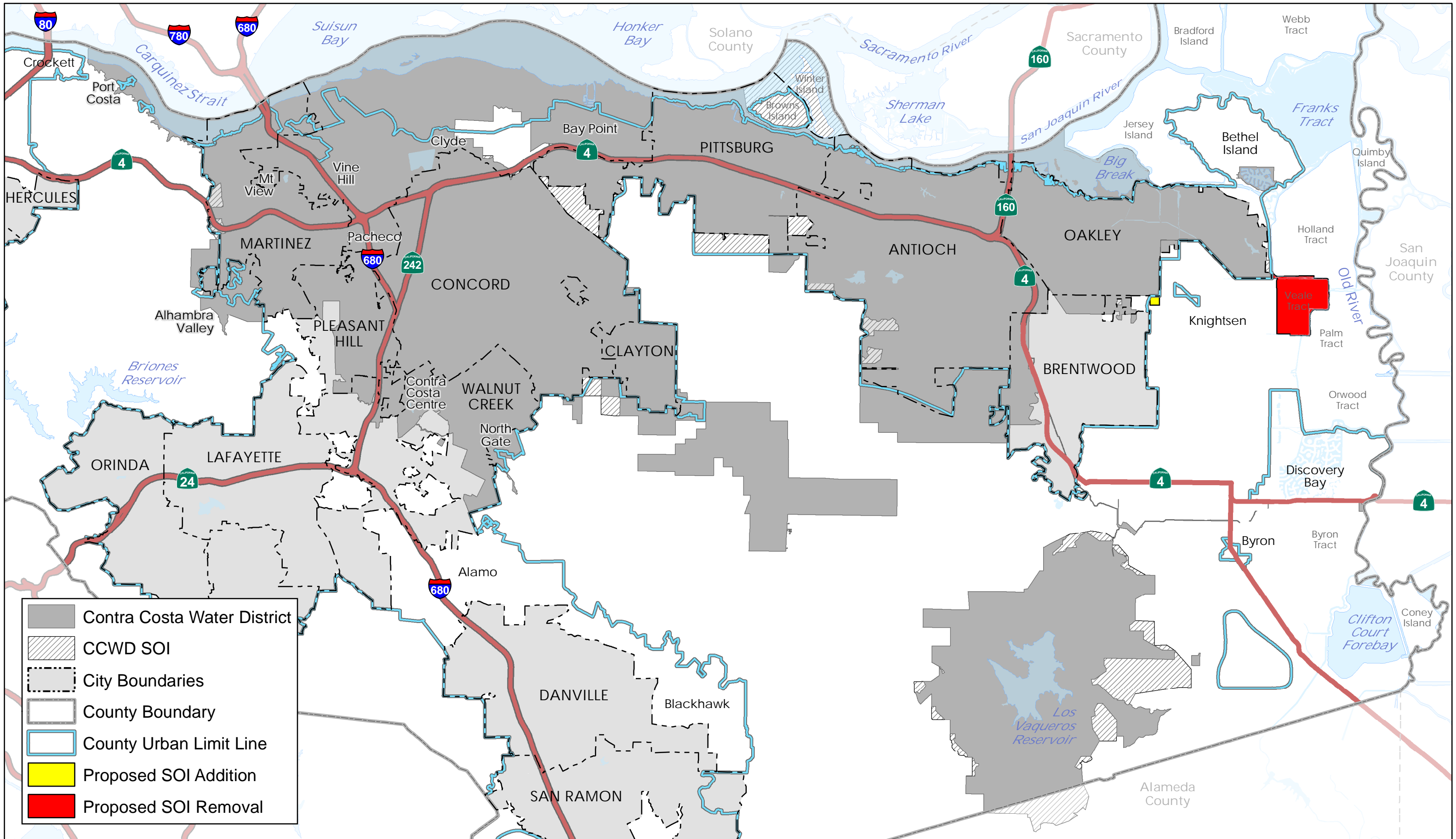
*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

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Lou Ann Texeira, Executive Officer

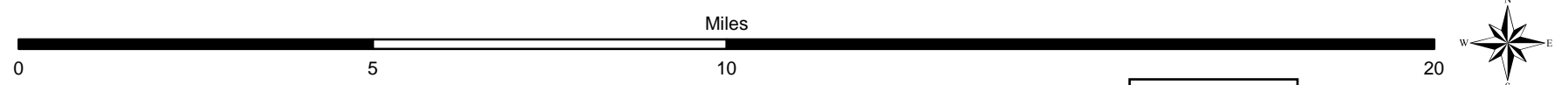
# Contra Costa Water District Boundary and SOI



- Contra Costa Water District
- CCWD SOI
- City Boundaries
- County Boundary
- County Urban Limit Line
- Proposed SOI Addition
- Proposed SOI Removal

Map created 05/29/2014  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Muir Road, Martinez, CA 94553  
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.





**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
CROCKETT COMMUNITY SERVICES DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Crockett Community Services District (CCSD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, CCSD was formed in 2006 through the reorganization of three agencies: Crockett-Valona Sanitary District, County Sanitation District No. 5 (Port Costa) and County Service Area P-1; and

**WHEREAS**, CCSD serves two separate and distinct communities – Crockett and Port Costa – and is authorized to provide wastewater collection, treatment and disposal; community recreation services; street lighting; landscape maintenance; and graffiti abatement; and

**WHEREAS**, CCSD's boundary encompasses 1.07 square miles, and serves 1,261 wastewater connections with a population of 3,284; and

**WHEREAS**, CCSD provides service to one property located at 7000 Carquinez Scenic Drive in Port Costa, which is outside the District's boundary and SOI; and

**WHEREAS**, the MSR report identified two SOI options for CCSD: maintain the existing SOI, or expand the SOI to include the property receiving service; and

**WHEREAS**, expanding the SOI to include this property is recommended, as this will facilitate the future annexation of this property; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI of the CCSD to include one property located at 7000 Carquinez Scenic Drive in Port Costa as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

- a. *Present and planned land uses in the area, including agricultural and open-space lands* - The Crockett and Port Costa communities are separated by East Bay Regional Park District (EBRPD) lands. Both communities are small - Crockett has a population of 3,094, and Port Costa's population is less than 200. General land uses include residential, commercial, recreation and open space. Only limited in-fill development is expected in the future.
- b. *Present and probable need for public facilities and services in the area* - CCSD currently serves a population of 3,284. Development in Crockett and Port Costa is constrained by the Carquinez Strait to the north, hilly topography, and unstable soils. Most property surrounding CCSD is owned by EBRPD or the Port Costa Conservation Society. Only limited infill development is anticipated with the CCSD boundary. With limited growth potential for the CCSD service area, existing wastewater services in the area appear adequate. One parcel served by CCSD through an out-of-area agreement is located outside CCSD's SOI.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The District's wastewater treatment plants are in good operating condition and require no major rehabilitation in the near future. CCSD expects to spend about \$2.6 million on capital improvements in the next five years.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The District is primarily funded through sewer charges, property tax and assessments. The social and economic community of interest includes the estimated 3,284 residents within the District who have an economic interest in receiving services from CCSD. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to the District.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - A DUC has been identified in the west Crockett area. Future consideration of any SOI change or service expansion in this area would first require a detailed evaluation of CCSD's capability to adequately serve this territory.
- f. *Nature, location, extent, functions & classes of services to be provided* – CCSD serves two separate and distinct unincorporated communities – Crockett and Port Costa – and is authorized to provide wastewater collection, treatment and disposal; community recreation services; street lighting; landscape maintenance; and, graffiti abatement.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
 NOES:  
 ABSTENTIONS:  
 ABSENT:

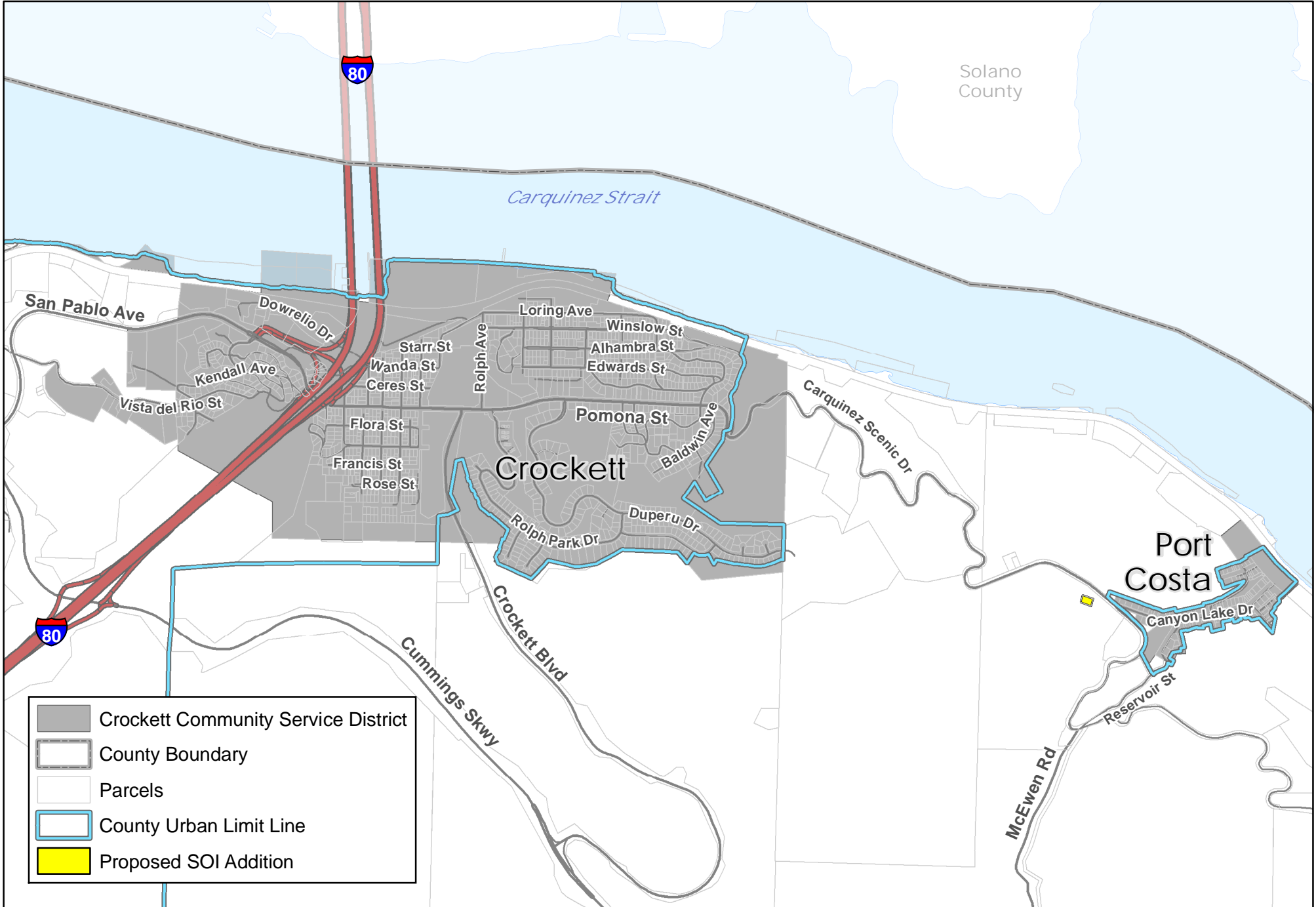
\_\_\_\_\_  
 ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
 Lou Ann Texeira, Executive Officer

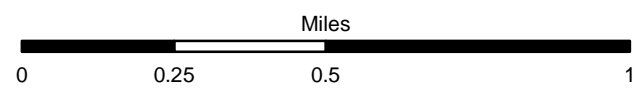
# Crockett Community Service District Boundary and SOI



- Crockett Community Service District
- County Boundary
- Parcels
- County Urban Limit Line
- Proposed SOI Addition

Map created 05/29/2014  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Muir Road, Martinez, CA 94553  
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
COUNTY SANITATION DISTRICT NO. 6**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes County Sanitation District No. 6 (SD No. 6), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, SD No. 6 was formed in 1992 to provide wastewater service to the Stonehurst subdivision, now located in the City of Martinez; and

**WHEREAS**, the District serves 48 parcels and approximately 100 residents, and uses a unique system combining individual septic tanks for each lot, with collection and transfer of effluent to a small, onsite wastewater treatment plant; and

**WHEREAS**, the current collection and treatment system provides minimum service per the approved operating permit from the State; and

**WHEREAS**, since its inception, the SD No. 6 wastewater collection facilities and treatment plant were considered a temporary system and were not intended to operate in perpetuity. Therefore, as with other temporary systems, this system has not been maintained to the same standard as a permanent system; and

**WHEREAS**, the District is under order from the State to connect to an adjacent agency for long-term effluent treatment services; and

**WHEREAS**, SD No. 6 and Central Contra Costa Sanitary District (CCCSD) are currently working on a reorganization plan; and

**WHEREAS**, the MSR report identified one SOI option for SD No. 6, which is to retain a zero SOI, as adopted in conjunction with the 2008 MSR; and

**WHEREAS**, retaining a zero SOI is recommended for SD No. 6. This will allow SD No. 6 to continue to exist while the County continues to pursue a reorganization with CCCSD; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Update and retain a zero SOI for SD No. 6 as described above and generally depicted on Exhibit A attached hereto.

3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

- a. *The present and planned land uses in the area, including agricultural and open-space lands* – The District has no land use authority for the area within its boundary. SD No. 6’s boundary encompasses the 47-parcel Stonehurst subdivision plus one non-contiguous parcel, all of which will continue to need wastewater services. The area is mostly developed. The SOI update will not adversely affect present or planned land uses.
- b. *The present and probable need for public facilities and services in the area* – Approximately 100 residents live with the District; little or no growth is anticipated. There will be a continued need for wastewater services. No changes in public facilities or services will result from the SOI update.
- c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The current collection and treatment system provides minimum service per the approved operating permit from the State. The State’s order mandates connection of the subdivision to a municipal sewer service, and closure of the SD No. 6 onsite wastewater treatment and disposal system as soon as feasible. The County will continue to provide service until such time as services are available from CCCSD. No changes in public facilities or services provided by SD No. 6 will result from this SOI update.
- d. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – SD No. 6 was formed in 1992, and the property owners funded the construction of the treatment and disposal facilities. The property owners pay an annual service charge for the system to be operated and maintained; and therefore, have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to SD No. 6.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs within or contiguous to the SD No. 6 SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – SD No. 6 provides wastewater service to the Stonehurst subdivision within the City of Martinez. The SD No. 6 boundary is 237± acres with 48 parcels, most of which are developed. Each parcel within the District has an individual septic system; the effluent receives secondary treatment at a community wastewater treatment plant owned by SD No. 6 and is discharged through a leach field at the top of an adjacent ridge. The system is managed by the County through an outside contractor.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
Lou Ann Texeira, Executive Officer

# County Sanitation District 6 (Alhambra Valley)

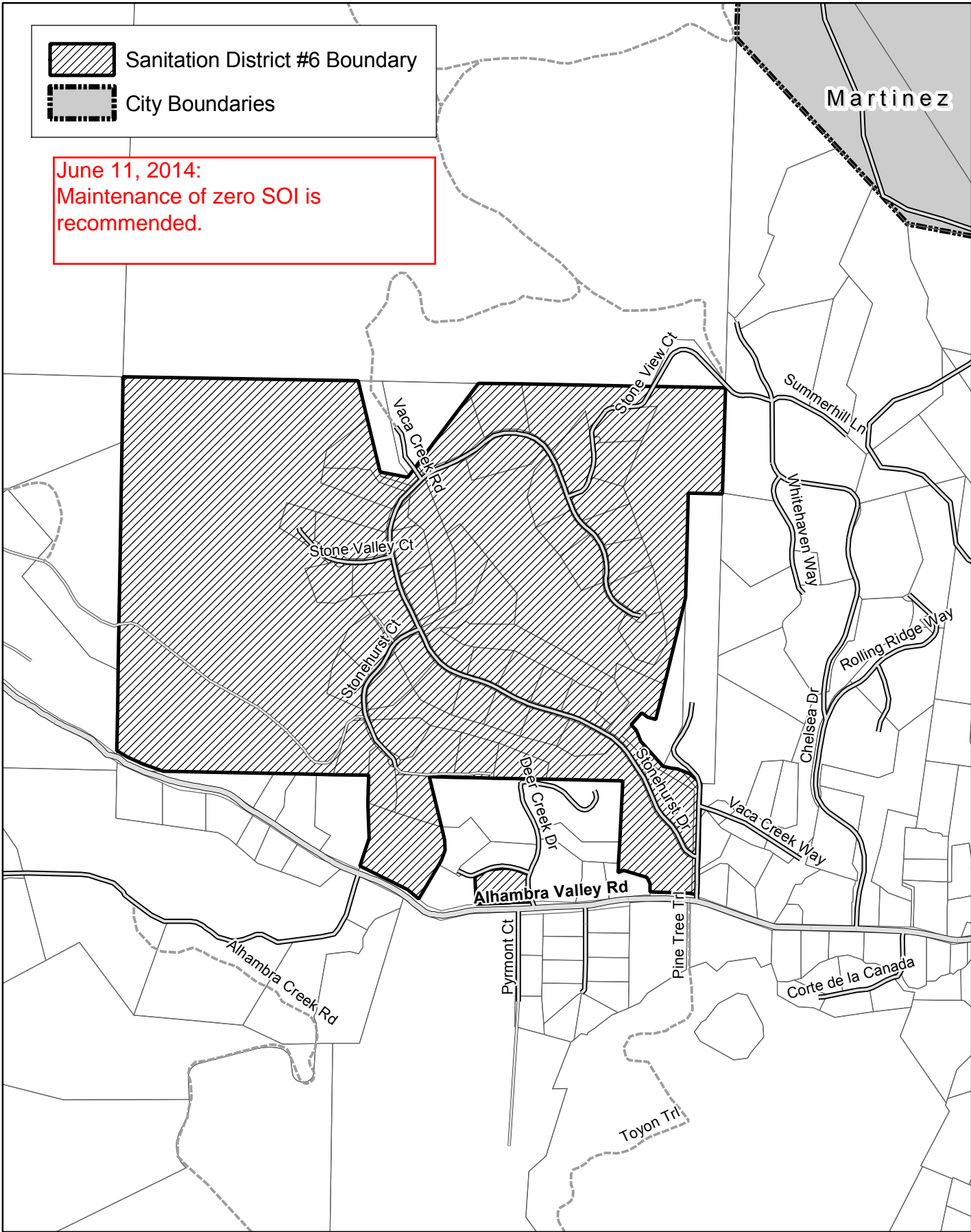


Sanitation District #6 Boundary



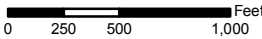
City Boundaries

June 11, 2014:  
Maintenance of zero SOI is  
recommended.



Map created 4/28/2008  
by Contra Costa County Community Development, GIS Group  
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095  
37.59:48.455N 122:06:35.384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
COUNTY SERVICE AREA M-28**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes County Service Area (CSA) M-28, and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, CSA M-28 was formed in 1991 to provide water service to the Willow Mobile Home Park on Bethel Island, serving 172 mobile homes, approximately 272 residents, and service area of 23± acres; and

**WHEREAS**, the District is served by one well with reverse osmosis treatment; the County contracts with a private company to maintain and operate the system; and

**WHEREAS**, the CSA M-28 system is aging and there will continue to be a need for a professionally managed water system to serve the mobile home park; and

**WHEREAS**, in 2008, a study was prepared that identified approximately \$1 million in needed system improvements. CSA M-28 does not currently have the funds to complete the improvements. Further, CSA M-28 anticipates increasing operation and maintenance costs as the system ages; and

**WHEREAS**, the County recently pursued the transfer of the District's operations and maintenance responsibilities to the mobile home park owner; however, the transfer cannot proceed because the mobile home park owner cannot fulfill the transfer requirements; and

**WHEREAS**, LAFCO urges the County to continue to explore funding and governance options; and

**WHEREAS**, the MSR report identified one SOI option for CSA M-28, which is to retain a zero SOI, as adopted in conjunction with the 2007 MSR; and

**WHEREAS**, retaining a zero SOI is recommended for CSA M-28. This will allow CSA M-28 to continue to exist while the County continues to explore funding and governance options; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Update and retain a zero SOI for CSA M-28 as described above and generally depicted on Exhibit A attached hereto.

3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

- a. *The present and planned land uses in the area, including agricultural and open-space lands* – The District has no land use authority for the area within its boundary. CSA M-28’s boundary encompasses the Willow Mobile Home Park. County plans include continued mobile home use that will need water service. The lands to the north and south are designated as Commercial Recreation; the lands to the west are designated as Agriculture. County policies support the provision of adequate water service for residents; water services do not by themselves induce growth on agricultural or open space lands. There are no agricultural lands within the District’s boundaries and SOI, and no Williamson Act contracts will be affected by this SOI action. The adoption of a zero SOI for this District will not adversely affect present or planned land uses.
- b. *The present and probable need for public facilities and services in the area* – The existing mobile home park is built out with 172 units. Little to no growth is expected. There will be a continued need for domestic water services. No changes in public facilities or services will result from this SOI update.
- c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The District is served by one well with reverse osmosis treatment. The County currently contracts with a private service provider to maintain and operate the system. There are significant infrastructure deficiencies, and the County is exploring options to address the deficiencies.
- d. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The District was formed in 1991, and property owner(s) funded the construction of the well, treatment facilities and storage tank. The property owner pays an annual service charge for the system to be maintained and operated and therefore has an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to the District.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - CSA M-28 is located on Bethel Island which has been identified as a DUC. Future consideration of any SOI expansion or change in service area would require a detailed study of the District’s ability to serve the area.
- f. *Nature, location, extent, functions & classes of services to be provided* – The District provides water treatment services, through a contract, to serve the Willow Mobile Home Park on the eastern edge of Bethel Island.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

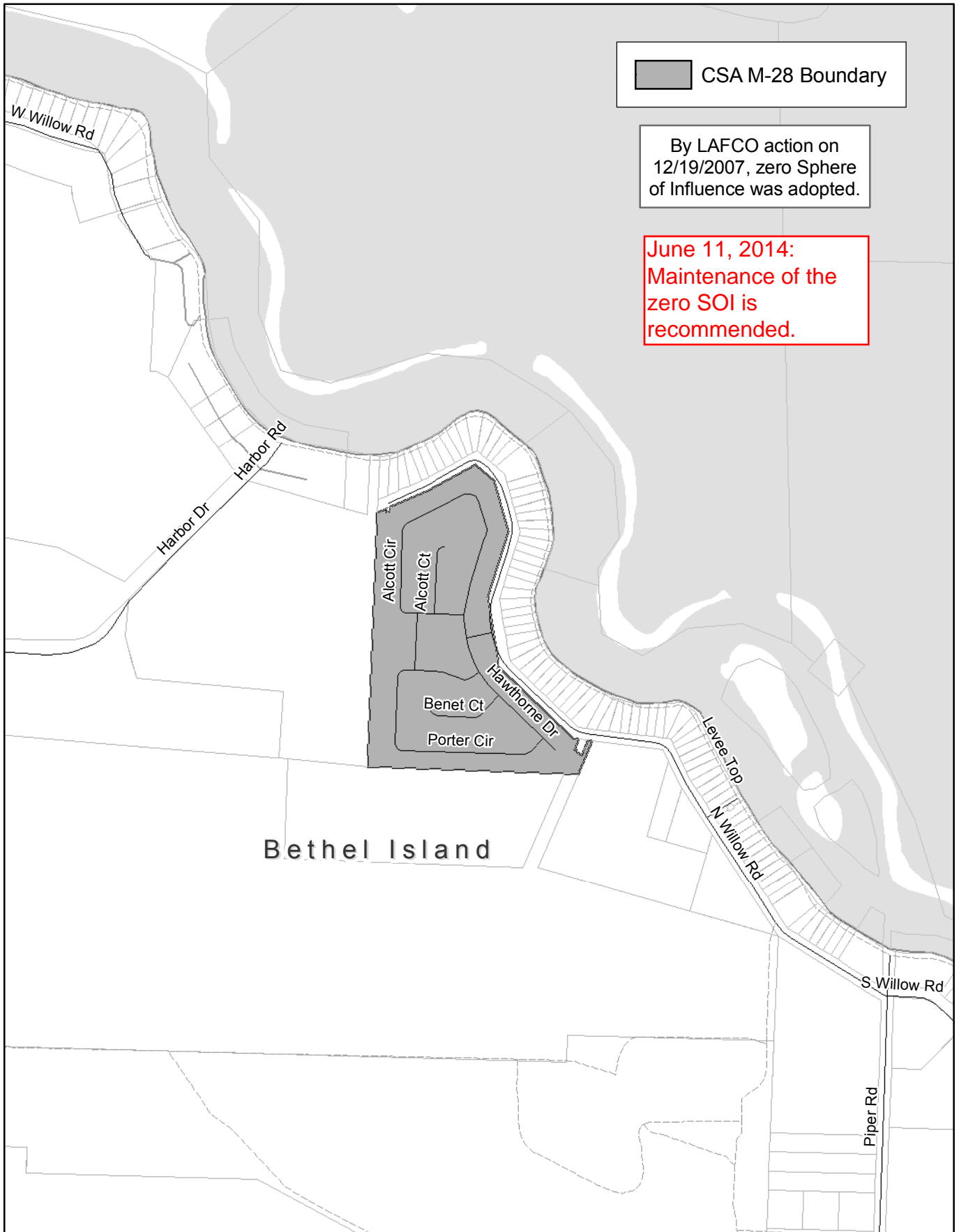
*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
Lou Ann Texeira, Executive Officer



# County Service Area M-28 (Willows Mobile Home Park)



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
DELTA DIABLO**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes Delta Diablo (DD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, DD was formed in 1955 as a County Sanitation District; and

**WHEREAS**, DD provides wastewater collection services for the unincorporated community of Bay Point, and the cities of Antioch and Pittsburg. DD operates the Delta Household Hazardous Waste Collection Facility for residents in the eastern portion of the County. Since 2001, DD has provided recycled water to the Delta Energy Center and the Los Medanos Energy Center. DD has also expanded recycled water conveyance to the cities of Pittsburg and Antioch for irrigation of public parks and median landscapes; and

**WHEREAS**, DD currently serves over 190,567 residents within a 52 square mile service area; and

**WHEREAS**, there are open space areas within the District's SOI that are located outside the Urban Limit Line (ULL) and will not need DD services; and

**WHEREAS**, the MSR report identified two SOI options for DD: maintain the existing SOI, or reduce the SOI and remove open space areas located outside the ULL; and

**WHEREAS**, reducing DD's SOI to remove the open space areas located outside the ULL is recommended; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Reduce the SOI of the DD and remove the open space area located outside the ULL as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* - Land uses within DD include residential, commercial, industrial and open space. The District has no land use authority. County and city plans include land uses and population growth that will

need increased wastewater services and recycled water supplies. County and city policies support the provision of adequate wastewater services for businesses and resident. Land use will not be affected by this SOI action.

- b. *Present and probable need for public facilities and services in the area* - The DD 2010 Conveyance System Master Plan Update projects 90,700 dwelling units within DD at build out, reflecting a 32% growth rate. There will be an increased need for comprehensive wastewater services, including a reliable recycled water supply. No changes in public facilities or services provided by the District will result from this SOI expansion.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* –DD completed a Sewer System Master Plan and Master Plan of Facilities that identifies improvements required over the next 10 years. DD’s 5-Year Capital Improvement Plan provides for wastewater treatment plant improvements, pump station upgrades, and collection system replacements totaling \$51 million. DD has reduced system overflows and is implementing an aggressive hazardous materials collection program.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – DD was formed in 1955 as a County Sanitation District. DD collects service charges within its three service zones and receives a portion of the 1% property tax. The social and economic community of interest includes the estimated 190,567 residents within the District who have an economic interest in receiving services from DD. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to the District.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - A DUC has been identified north of Willow Pass Drive adjacent to DD’s SOI. Future consideration of any SOI change or change in service area would first require a detailed evaluation of DD’s capability to adequately serve this community.
- f. *Nature, location, extent, functions & classes of services to be provided* – DD provides wastewater collection and conveyance, treatment and disposal; recycled water treatment and distribution; hazardous waste collection and reuse/disposal; and street sweeping services, serving the cities of Antioch and Pittsburg, the Bay Point community, and adjacent unincorporated areas.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

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ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

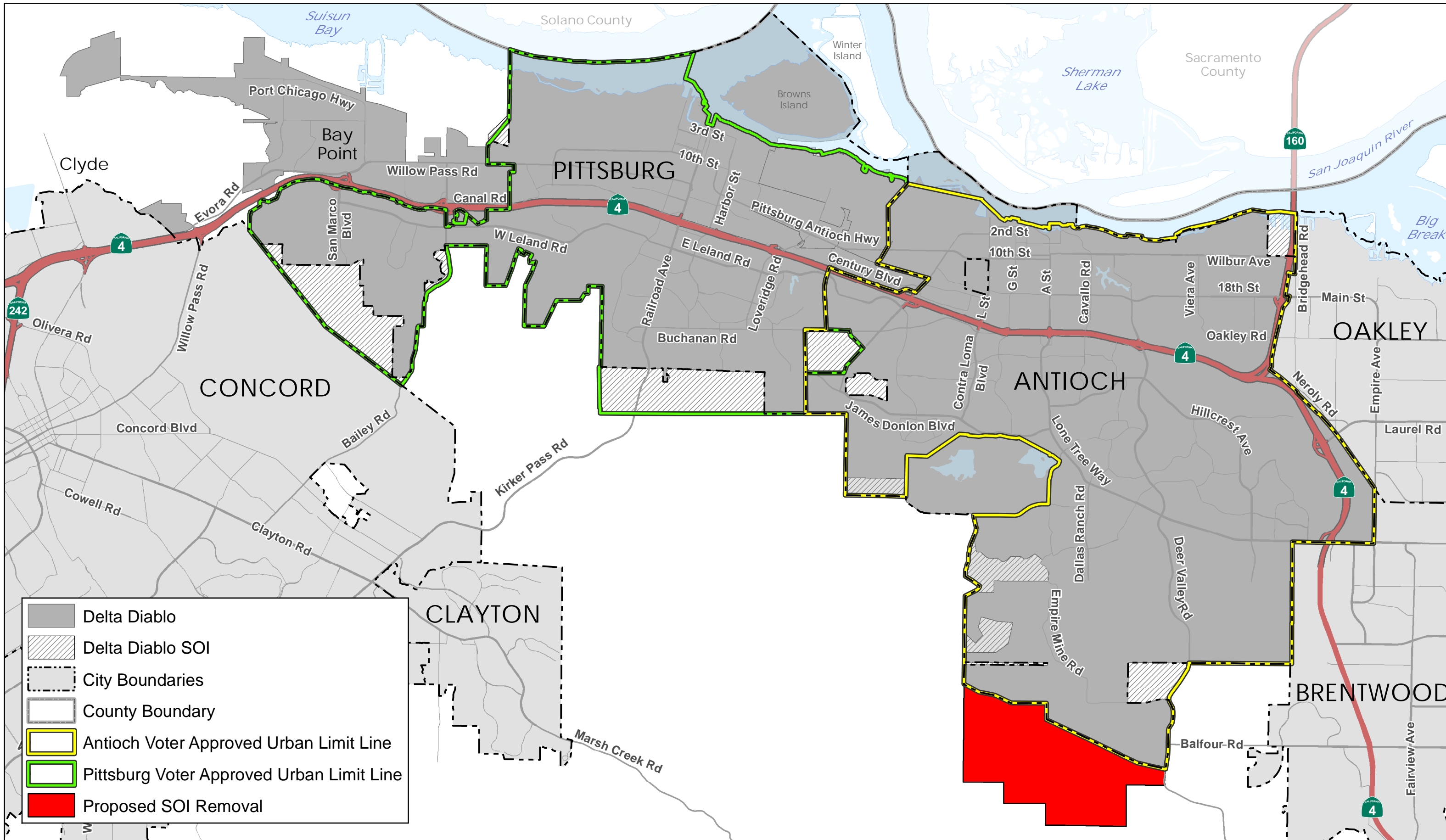
*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

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Lou Ann Texeira, Executive Officer

# Delta Diablo Boundary and SOI



	Delta Diablo
	Delta Diablo SOI
	City Boundaries
	County Boundary
	Antioch Voter Approved Urban Limit Line
	Pittsburg Voter Approved Urban Limit Line
	Proposed SOI Removal

Map created 05/29/2014  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Muir Road, Martinez, CA 94553  
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

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Exhibit A-2H

**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
DIABLO WATER DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Diablo Water District (DWD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, DWD was originally formed in 1953 as the Oakley Water District and provides water supply, treatment and distribution; and

**WHEREAS**, DWD serves a population of 40,893 residents, covering 21± square miles, including the City of Oakley, the East Cypress Corridor Specific Plan Area, the Hotchkiss Tract, Summer Lakes, portions of Knightsen and certain communities on Bethel Island, including Delta Coves; and

**WHEREAS**, DWD's primary sources of water are Central Valley Project (purchased from Contra Costa Water District) and groundwater extracted from San Joaquin Valley Basin; and

**WHEREAS**, the MSR report identified three SOI options for the District: retain the existing SOI, expand the SOI to include all of Bethel Island, or expand to include the Liberty Union High School District's (LUHSD) 4<sup>th</sup> high school site; and

**WHEREAS**, it is proposed that LAFCO expand DWD's SOI to include LUHSD's 4<sup>th</sup> high school site to facilitate the future annexation of the property to DWD; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI for DWD to include LUHSD's 4<sup>th</sup> high school site as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

- a. *Present and planned land uses in the area, including agricultural and open-space lands* – DWD’s service are is predominantly residential, and also includes commercial, institutional, and open space land uses. Significant residential development is expected to occur within the District’s boundary over the next 20 to 25 years, increasing the service area population from 40,893 to over 68,441 in 2035. No land use changes will result from the SOI update.
- b. *Present and probable need for public facilities and services in the area* - Continued growth will increase the demand for water service. DWD currently serves some communities on Bethel Island, including Delta Coves. Long-term expansion of water services to the entirety of Bethel Island should be considered by DWD. No changes in public facilities or services provided by DWD will result from this SOI update.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - The ongoing development of DWD’s local water supply through its two wells has resulted in a major upgrade of capacity. Along with the recent expansion of the Randall-Bold Water Treatment Plant from 40 to 50 million gallons per day, DWD’s capacity needs have been addressed for the foreseeable future.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – DWD provides services within the City of Oakley, Bethel Island, and other unincorporated areas. DWD collects service charges from existing users and fees for new development. Property owners within the area and ratepayers have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to DWD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - The entirety of Bethel Island is a DUC. Future consideration of a SOI or service boundary change in this area would first require a detailed evaluation of DWD’s capability to adequately serve this community.
- f. *Nature, location, extent, functions & classes of services to be provided* – DWD primarily supplies treated water for domestic use and some non-potable water for park and landscape irrigation to the City of Oakley, the East Cypress Corridor Specific Plan Area, the Hotchkiss Tract, Summer Lakes, portions of Knightsen, and certain communities on Bethel Island (Delta Coves). DWD is bounded to the north by the San Joaquin River, to the west by the City of Antioch, to the south by the City of Brentwood, and to the east by unincorporated area.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
 NOES:  
 ABSTENTIONS:  
 ABSENT:

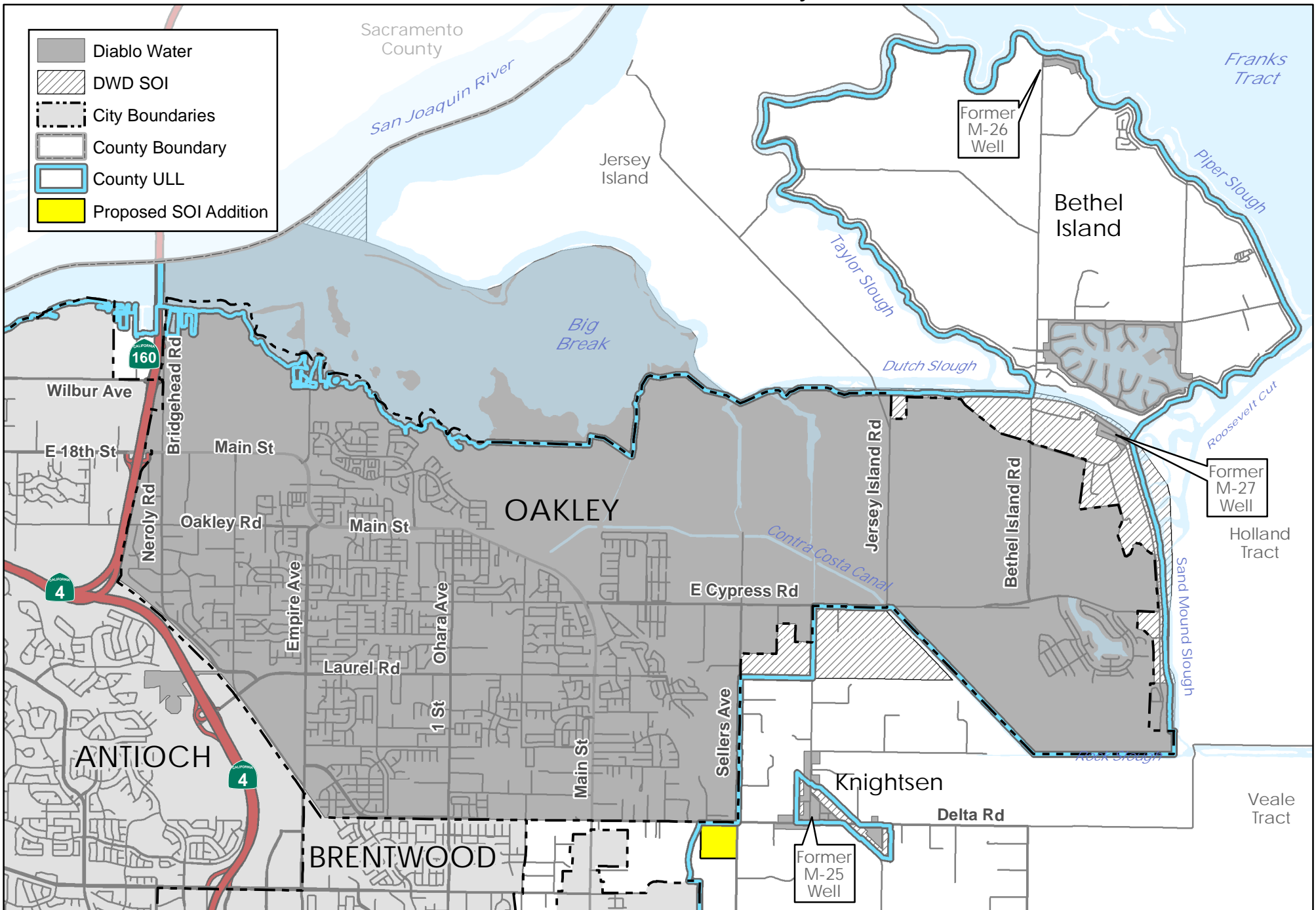
\_\_\_\_\_  
 ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
 Lou Ann Texeira, Executive Officer

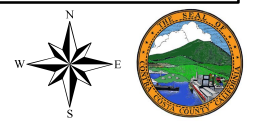
# Diablo Water District Boundary and SOI



- Diablo Water
- DWD SOI
- City Boundaries
- County Boundary
- County ULL
- Proposed SOI Addition

Map created 05/29/2014  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Muir Road, Martinez, CA 94553  
 37:59:41.791N 122:07:03.756W

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**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
IRONHOUSE SANITARY DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Ironhouse Sanitary District (ISD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, ISD was originally formed in 1945 under the Oakley Sanitary District and provides sewage collection, treatment and disposal services to the City of Oakley, the unincorporated community of Bethel Island, and other unincorporated areas in east Contra Costa County; and

**WHEREAS**, ISD serves nearly 40,000 customers with approximately 15,000 connections in a service area of 37± square miles; and

**WHEREAS**, the MSR report identified two SOI options for the District: retain the existing SOI, or expand the SOI to include the Liberty Union High School District (LUHSD) 4<sup>th</sup> high school site; and

**WHEREAS**, it is hereby proposed that LAFCO expand the SOI to include the LUHSD's 4<sup>th</sup> high school site to facilitate the future annexation of this property; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI for ISD to include the LUHSD's 4<sup>th</sup> high school site as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* – The major portion of ISD's service area is comprised of the City of Oakley and the unincorporated community of Bethel Island. The City of Oakley's General Plan includes a broad mix of land uses, including residential, commercial, industrial, recreational and public land uses. The vast majority of Oakley is, as it will be in the future, developed as residential communities of varying densities. Bethel Island, a residential/vacation area, is expected to remain largely residential in nature. No land use changes will result from this SOI update.



- b. *Present and probable need for public facilities and services in the area* - ISD's service area is expected to experience steady growth over the next 20 to 25 years. The Association of Bay Area Governments (ABAG) projects the City of Oakley to grow from 31,950 in 2010 to a population of 42,950 in 2035. Bethel Island, with a 2010 Census population of 2,137, is also expected to grow with a projected population of 9,706 by year 2025. Extension of service to the proposed Liberty Union High School District fourth high school site is also expected in the future.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – ISD's Water Recycling Facility has a design capacity of 4.3 million gallons per day (mgd) average dry weather flow with current flows of 2.41 mgd in 2013. The collection system is comprised of 119 miles of gravity sewer main, 16 miles of force main and 34 pump stations. The collection system is extensively laid out in the residential and commercial areas of both the City of Oakley and communities to the north. ISD recently completed construction of Phase 1 of a new \$55 million water recycling facility to accommodate growth and meet future regulatory requirements.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – ISD provides services within the City of Oakley, Bethel Island, and other unincorporated areas. ISD collects service charges from existing users and fees for new development; the District also receives a portion of the 1% property tax. Property owners within the area and ratepayers have an economic interest in receiving services from this investment. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to ISD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no DUCs located within, or contiguous to, ISD's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – ISD provides sewage collection, treatment and disposal services to the City of Oakley, the unincorporated community of Bethel Island, and other unincorporated areas in east Contra Costa County.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
 NOES:  
 ABSTENTIONS:  
 ABSENT:

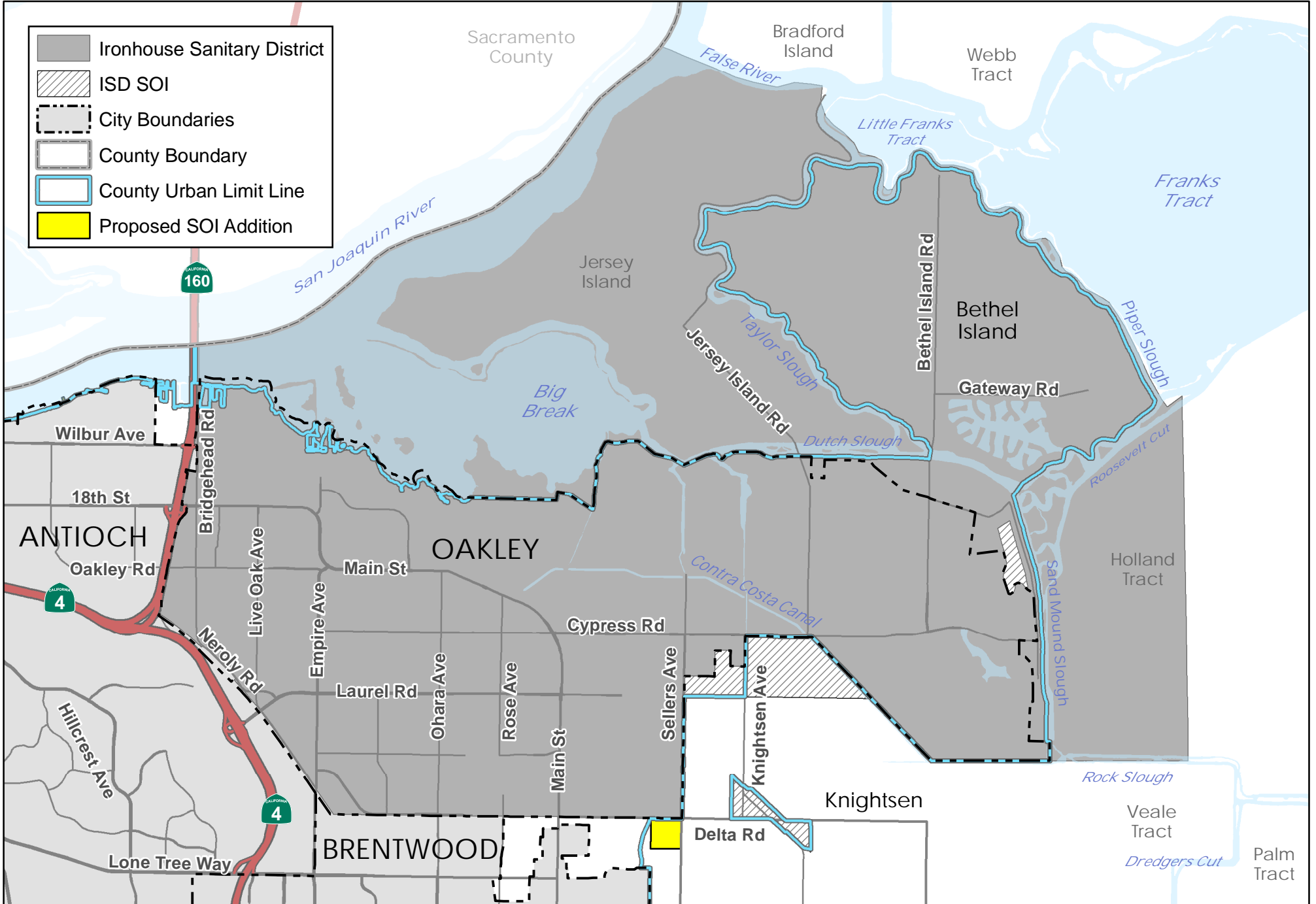
\_\_\_\_\_  
 ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
 Lou Ann Texeira, Executive Officer

# Ironhouse Sanitary District Boundary and SOI



Map created 05/29/2014  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Muir Road, Martinez, CA 94553  
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Exhibit A-2J

**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
KNIGHTSEN TOWN COMMUNITY SERVICES DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers, which includes the Knightsen Town Community Services District (KCSO), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, KCSO was formed in 2005 to provide flood control and water quality (drainage services) for the Knightsen community, an area of low elevation that receives runoff flow from nearby areas; and

**WHEREAS**, KCSO serves a population of 1,568 residents, covering 5,131± acres in the Knightsen community; and

**WHEREAS**, since its formation, KCSO has not provided any physical services related to its original purpose due to a lack of funds to construct the facilities; KCSO owns no physical assets or improvements; and

**WHEREAS**, KCSO continues to seek funding and recently partnered with a habitat conservancy group to apply for grant funding opportunities; and

**WHEREAS**, the MSR report identified three SOI options for the District: retain the existing SOI and designate the area as a “special study area”, adopt a provisional SOI, or adopt a zero SOI; and

**WHEREAS**, it is proposed that LAFCO retain the existing SOI, and require the District to provide LAFCO with annual updates until the next MSR cycle. The updates should include a progress report addressing services, facilities, funding, administrative and governance issues identified in the 2014 MSR report; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at a public hearing held on June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.

2. Retain the existing SOI as depicted on Exhibit A attached hereto.
3. Require KCSD to provide LAFCO with annual updates until the next MSR cycle. The updates should include a progress report addressing services, facilities, funding, administrative and governance issues identified in the 2014 MSR report.
4. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* – KCSD was created in 2005 and encompasses 5,100± acres. It was formed to provide flood control and water quality (drainage services) for the community of Knightsen, which is an area of low elevation that receives runoff flow from nearby areas. Largely agricultural in nature, very limited growth is anticipated with the KCSD service area in the next 10 to 20 years.
  - b. *Present and probable need for public facilities and services in the area* - A 2001 Water Quality Wetland Feasibility Study by the County concluded that to improve drainage and water quality in Knightsen, the area needs facilities designed to treat storm water runoff and extended detention basins. Flooding and water quality-related issues are ongoing concerns for Knightsen and will continue in the future until the necessary infrastructure is funded and implemented.
  - c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - KCSD currently has no infrastructure, no capital improvement program, has not constructed any capital projects since its formation, and currently has limited ability to construct any major improvements to support the District’s purpose.
  - d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The District serves the Knightsen community. KCSD receives funding through a parcel tax. Property owners have an economic interest in receiving KCSD services. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to KCSD.
  - e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) within the existing SOI* - There are no disadvantaged unincorporated communities located within, or contiguous to, KCSD’s SOI.
  - f. *Nature, location, extent, functions & classes of services to be provided* – KCSD is authorized to provide flood control and water quality (drainage) services to the Knightsen community, although it is not currently providing these services. In accordance with the MSR report, KCSD is required to provide LAFCO with annual updates until the next MSR cycle. The updates should include a progress report addressing services, facilities, funding, administrative and governance issues identified in the 2014 MSR report.

\*\*\*\*\*

PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
 NOES:  
 ABSTENTIONS:  
 ABSENT:

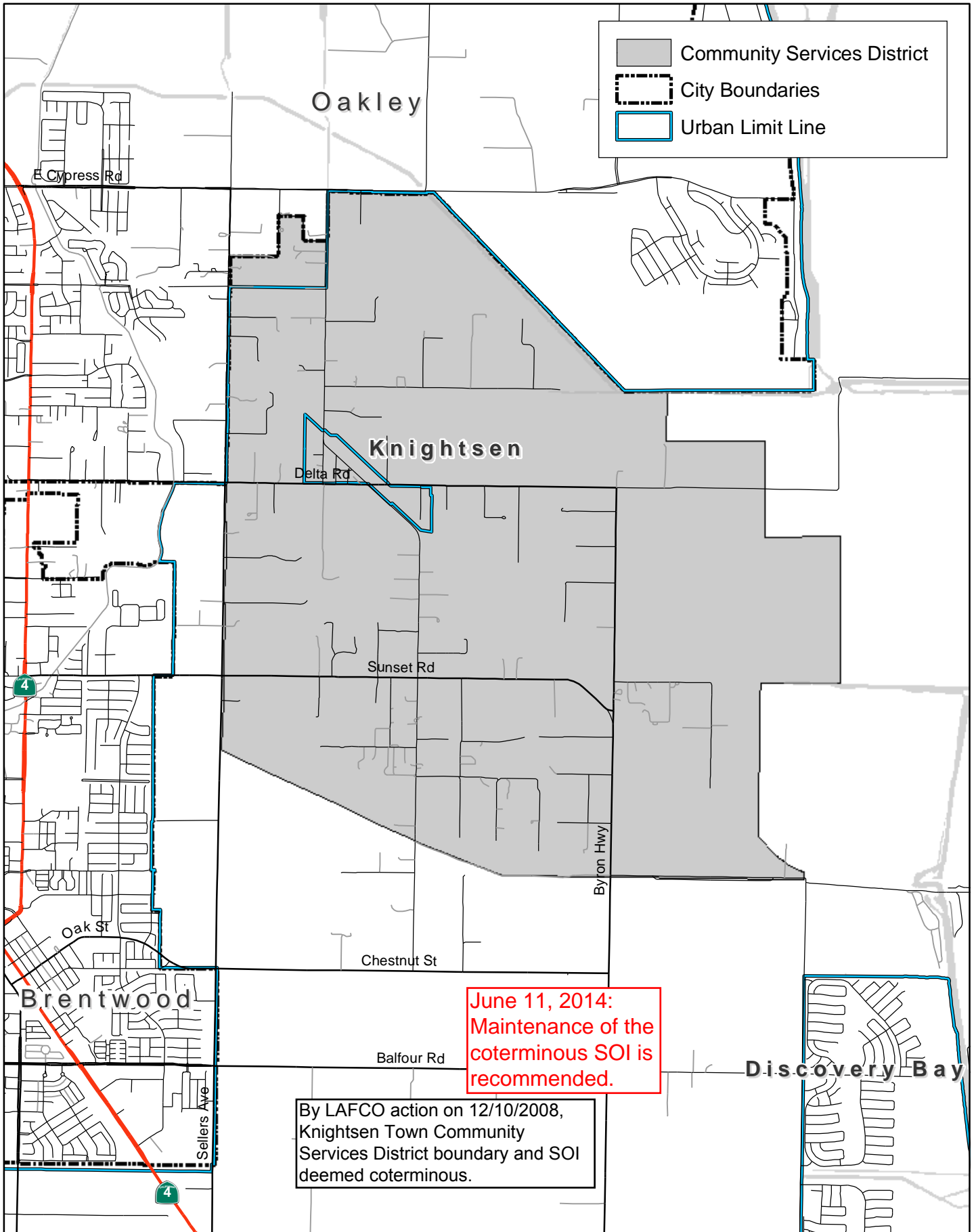
\_\_\_\_\_  
 ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

\_\_\_\_\_  
 Lou Ann Texeira, Executive Officer

# Knightsen Community Services District



**June 11, 2014:  
Maintenance of the  
coterminous SOI is  
recommended.**

By LAFCO action on 12/10/2008,  
Knightsen Town Community  
Services District boundary and SOI  
deemed coterminous.



**RESOLUTION OF THE CONTRA COSTA  
LOCAL AGENCY FORMATION COMMISSION  
APPROVING A SPHERE OF INFLUENCE UPDATE FOR  
TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT**

**WHEREAS**, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

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

**WHEREAS**, Government Code §56430 requires that a municipal service review (MSR) be conducted prior to or in conjunction with an SOI update; and

**WHEREAS**, LAFCO conducted a second round, countywide review of water and wastewater service providers which includes the Town of Discovery Bay Community Services District (TODBCSD), and adopted written determinations as required by Government Code §56430 on May 14, 2014; and

**WHEREAS**, TODBCSD was formed in 1998 and provides water and wastewater, parks and park maintenance, landscaping and recreation services to the unincorporated community of Discovery Bay; TODBCSD also provides flood control in specified areas; and

**WHEREAS**, TODBCSD provides service to approximately 13,500 people in a nine square mile area, with 5,523 water connections; and

**WHEREAS**, the MSR report identified two SOI options for the District: retain the existing SOI, or expand the SOI to include the District's wastewater treatment plant property; and

**WHEREAS**, the MSR report also noted a boundary overlap with the Byron Bethany Irrigation District which should be studied;

**WHEREAS**, it is hereby proposed that LAFCO expand the SOI to include the District's wastewater treatment plant property to facilitate the future annexation of this property; and

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

**WHEREAS**, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

**WHEREAS**, the SOI update was duly considered at public hearings held on May 14 and June 11, 2014; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** that the Contra Costa LAFCO does hereby:

1. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
2. Expand the SOI for TODBCSD to include the District's water treatment plant property located south of Highway 4 and southeast of Cherry Hills Drive as depicted on Exhibit A attached hereto.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
  - a. *Present and planned land uses in the area, including agricultural and open-space lands* – The Discovery Bay community is characterized by residential, commercial, public, recreational and marina uses. County policies support the provision of adequate services for County residents.

County plans include land uses and population growth needing District services. The areas included with this SOI update do not affect agricultural lands. The District has no land authority, and no change to the present or planned uses will result from this SOI update.

- b. *Present and probable need for public facilities and services in the area* - According to recent Census data, the population of the Town of Discovery Bay is currently 13,500. Two new residential development projects, Newport Pointe and Pantages Bay, were recently approved by the Contra Costa County Board of Supervisors and will impact the TODBCSD. These projects, as well as the continued built-out of entitled units in Discovery Bay West and Villages IV and V, will result in substantial future growth for TODBCSD. According to the 2012 Wastewater Master Plan, at build out, the Town of Discovery Bay will add 1,123 residential units, 90 acres of office and business park development and 10 acres of commercial land uses.
- c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* - TODBCSD is providing adequate services, is financially stable, and has the capacity to continue to provide services within its boundary. The District has planned for capital needs based on projected growth and is implementing projects to extend the life of existing infrastructure. The TODBCSD has not completed its Urban Water Management Plan (UWMP); therefore, LAFCO will be unable to consider any SOI or boundary changes until the UWMP is complete. Updating the SOI as proposed will not affect the present capacity of public facilities and adequacy of services provided by TODBCSD.
- d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – TODBCD was formed in 1998. The District collects service charges from existing users and fees for new development. The District has long-term debt. Property owners and ratepayers with TODBCSD have an economic interest in receiving District services. The SOI update will not affect the existence of any social or economic communities of interest in the area that are relevant to TODBCSD.
- e. *Present and probable need for those public facilities and services of any disadvantaged unincorporated communities (DUCs) with the existing SOI* - There are no DUCs located within, or contiguous to, the TODBCSD's SOI.
- f. *Nature, location, extent, functions & classes of services to be provided* – TODBCSD provides water and wastewater, parks and park maintenance, landscaping and recreation services to the unincorporated community of Discovery Bay; TODBCSD also provides flood control in specified areas.

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PASSED AND ADOPTED THIS 11<sup>th</sup> day of June 2014, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

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ROB SCHRODER, VICE CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.*

Dated: June 11, 2014

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Lou Ann Texeira, Executive Officer

