

YUBA COUNTY LOCAL AGENCY FORMATION COMMISSION

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Yuba Local Agency Formation Commission

March 7, 2012

TO: LAFCO Commissioners

FROM: John Benoit, LAFCO Executive Officer

SUBJECT: Sphere of Influence (SOI) Update for Olivehurst Public Utility District (OPUD) and Linda County Water District

Attachments:

1. Yuba County GPEIR, CEQA Findings and Notice of Determination and Certifying Resolution #2011-46 SCH #2010062054 (on CD)
2. Resolution adopting a Sphere of Influence Update for the Olivehurst Public Utility District for Parks, Lighting, Drainage, Water and Wastewater services
3. Resolution adopting a Sphere of Influence Update for the Linda County Water District for Water and Wastewater services.
4. Existing Sphere of Influence for OPUD adopted by Resolution 2009-03 on September 2, 2009.

1. RECOMMENDATION:

Staff recommends that the Commission take the following actions with respect to the update to Sphere of Influence for the Olivehurst Public Utility District and Linda County Water District.

- a. Approve the attached LAFCO resolution making determinations affirming the EIR prepared for the County of Yuba's General Plan and adopting a Sphere of Influence Update for Olivehurst Public Utility District (OPUD) for Parks, Lighting, Drainage, Water and Wastewater, (See Attachments #1 and #2).
- b. Approve the attached LAFCO resolution making determinations affirming the EIR prepared by the County of Yuba's General Plan and adopting a Sphere of Influence Update for the

Linda County Water District (LCWD) for Water and Wastewater, (See Attachments #1 and #3).

2. LAFCO's Responsibilities:

Government Code §56425 et seq. requires LAFCO to establish and maintain spheres of influence for all local agencies within its jurisdiction. A sphere of influence (SOI) is defined by statute as a “plan for the probable physical boundary and service area of a local government agency as determined by the commission” (§56076). Government Code §56425(g) requires that “on or before January 1, 2008, and every five years thereafter, the commission shall, as necessary review and update each sphere of influence.”

Yuba LAFCO is required to conduct a Sphere of Influence update consistent with the Policies and Procedures related to Spheres of Influence, adopted by Yuba LAFCO on July 11, 2007. Sphere of Influence Policies adopted by Yuba LAFCO and an analysis regarding this Sphere of Influence Update are as follows:

4.1 GENERAL

Government Code §§ 56425 et seq. requires LAFCO to establish and maintain spheres of influence for all local agencies within its jurisdiction. A sphere of influence (SOI) is defined by statute as a “plan for the probable physical boundary and service area of a local government agency as determined by the commission” (§56076). Every determination made by a commission shall be consistent with the spheres of influence of local agencies affected by that determination (§ 56375.5). A sphere of influence is primarily a planning tool that will:

1. Serve as a master plan for the future organization of local governments within the County by providing long range guidelines for the efficient provision of services to the public;
2. Discourage duplication of services by local governmental agencies;
3. Guide the Commission's consideration of individual proposals for changes of organization;
4. Identify the need for specific reorganization studies, and provide the basis for recommendations to particular agencies for government reorganizations;
5. LAFCO shall establish the nature, location, and extent of any functions or classes of service provided by existing districts as part of SOI update and service review processes (§56425, §56430).

Note: The nature, location and extent of OPUD's functions are included in the adopting resolution. The existing Sphere of Influence for Water, Lighting, Wastewater and Parks is included as Attachment #4 and contains 12, 717 acres more or less. The proposed Sphere of Influence for Water, Wastewater, Drainage, Lighting and Parks contains 17,407 acres more or less with a referral Area of 5,500 acres more or less. The district boundary includes 6,697 acres more or less. The Sphere of Influence update map for Water, Wastewater, Drainage, Lighting and Parks is included as Exhibit A of the OPUD

Sphere of Influence Update Resolution. Additional territory will be included in this Sphere of Influence update at this time thereby amending the previously adopted Interim Sphere of Influence the Commission approved on September 2, 2009 (Resolution 2009-03) see Attachment #4. At that time, the Commission approved the Bear River and Country Club estates projects.

The nature, location and extent of LCWD's functions are included in the adopting resolution. The existing Sphere of Influence for Water and Wastewater contains 5,414 acres more or less. The proposed Sphere of Influence for the LCWD contains 8,064 acres more or Less with a referral Area of 8,455 acres more or less. The district boundary includes 3,918 acres more or less.

The County adopted its General Plan on June 7, 2001 and adopted Resolution # 2011-46. The General Plan sets fourth the future development pattern and includes development and growth policy for Yuba County. The County adopted a Valley Growth Boundary. The Valley Growth Boundary does not precisely follow parcel lines so the proposed Spheres of Influence Updates for both the Linda County Water District and the Olivehurst Public Utility District roughly follow the Valley Growth Boundary yet are modified to align with current parcel lines.

4.2 PERIODIC REVIEW AND MAINTENANCE

The adequacy of each adopted SOI will be reviewed every 5 years following the initial sphere determination or initial review of an original sphere. At approximately 5-year intervals, a preliminary sphere evaluation will be conducted by LAFCO staff. The evaluation will include a recommendation by the Executive Officer to either (1) proceed with a sphere update study or; (2) affirm an existing sphere.

Each subject agency will be notified of the pending review of its SOI and will be requested to participate actively in any sphere update study deemed necessary by the Commission. Each agency will complete a SOI questionnaire relating to its services and plans. Failure to respond will be regarded as concurrence with the Executive Officer's recommendation.

Changes in land use, planning policy, demographics, demand for public services, or service capabilities may justify the need to study and amend spheres of influence. The Commission is responsible for the cost of LAFCO initiated review and revision of spheres. LAFCO will seek cooperative cost sharing agreements with the agencies involved.

LAFCO will receive requests for amendments to spheres at any time. If an agency, the County or other party requests a review, study and/or amendment of a sphere; LAFCO will undertake the review as required by statute. Where possible within the scope of its budget, LAFCO will assist a requesting agency with the costs associated with a sphere study in the initial review of an original sphere. Otherwise, fees to cover the actual costs associated with a sphere review and amendment may be charged to the party requesting the review.

Note: Yuba LAFCO is in the process of updating the remaining Spheres of Influence and has completed a Municipal Service Review and a Sphere of Influence Options report. Since new revised Yuba County General Plan and EIR have been approved by the County, the Sphere of Influence for Linda County Water District and the Olivehurst Public Utility District are being updated at substantial cost savings to LAFCo and its funding agencies.

4.3 LIMITED SERVICE SPHERE OF INFLUENCE

Territory proposed for inclusion within the SOI of a multi-service provider agency which is also contained within the boundary of another limited purpose district (providing some but not all of the services which may be needed), may be included within the SOI of the multi-service agency and designated as a limited-service sphere of influence area. Territory designated as limited service sphere may be considered for annexation to the multi-service agency, without concurrent detachment from the limited purpose district, when the Commission makes the following determinations:

- a. No feasible or logical alternative arrangement exists for the provision of service in the territory proposed for inclusion within the SOI.
- b. The existing multi-service agency is the most orderly and logical provider of some of the services, which will be needed in the future.
- c. Existing services provided by the limited-purpose district are adequate, cost-effective and efficient.
- d. Inclusion of the territory in the SOI is in the best interests of local government organization and structure in the area.

Note: This policy is applicable to this update. The Olivehurst Public Utility District provides street lighting, water, parks and wastewater in addition to fire and EMS. This Sphere is for street lighting, water, parks and wastewater. OPUD is the most logical parks, street lighting, water and wastewater provider for territory within their district.

4.4 CRITERIA FOR REVIEW OF SPHERE OF INFLUENCE AMENDMENTS

In determining the sphere of influence for each local agency, the Commission shall prepare a written statement of determinations with respect to each of the following:

- a. The present and the planned land uses in the area, including agricultural and open-space lands.
- b. The present and probable need for public facilities and services in the area.
- c. The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.

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. Before making these determinations, the Commission will review the following:

- i.) The service capacity, levels and types of services currently provided by the agency and the areas where these services are provided, topographic factors, financial capabilities, costs of service, and social and economic interdependencies;

Note: OPUD and LCWD have been pro-active in building in capacity to accommodate new development.

- ii.) Existing and planned land uses, land use plans and policies; consistency with county and city general plans; projected growth in the affected area, and potential effects on agricultural and open space lands;

Note: OPUD's territory is consistent with territory designated for development including but not limited to the North Arboga Study Area, the Plumas Lake Specific Plan Area and the County General Plan. Likewise LCWD's territory is consistent with territory designated for development. However much of the district boundary to the east is already included in the district yet not within the Valley Growth Boundary. A general plan amendment would be required for any development within that and other areas not included in the valley growth boundary for any reason.

- iii.) A description of the services that will be provided to any areas which may be added to the sphere and the timing and method for funding expansion of facilities or services to those areas.

Note: OPUD provides water, wastewater, and park services. OPUD also provides fire services but are not addressed in this Sphere of Influence update report and resolution.

The LCWD provides water and wastewater services and these are addressed in this Sphere of Influence.

- iv.) An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities.

Note: There should be no effects of the proposed sphere of influence update on other agencies. Yuba County will not permit development outside the Valley Growth Boundary. While parcels are split by the Growth Boundary LAFCO's Sphere includes the entire parcels where feasible.

e. A substantial SOI amendment is an amendment that causes the SOI to be internally inconsistent, is inconsistent with provisions of the CKH Act, has the

potential to cause significant adverse social, economic, environmental, or other consequences, or has substantial adverse regional planning implication. Substantial SOI amendments shall not be processed until service reviews are completed (§56430) and the subject SOI is updated consistently with §56425.

Note: N/A

f. A substantial SOI amendment may be processed concurrently with a service review and incorporated into a SOI update. However, LAFCO will make service review determinations prior to considering a substantial SOI amendment (§56425, §56430).

Note: N/A

g. A review of a municipal services pertaining to a subject SOI will be prepared prior to, or in conjunction with, each SOI update (§56430) or substantial amendment unless the Commission determines that a prior service review remains adequate.

Note: the review of Municipal Services has been completed for this update. The Sphere of Influence for Fire and EMS services will more addressed in a separate document.

h. When determining which local agency should provide services, considerable weight will be given to an agency's ability and willingness to provide services. When more than one agency can serve an area, LAFCO shall also consider the conclusion of service reviews, each agency's service capacity, financial capabilities and costs to provide service. Social and economic interdependencies, topographic, historic and environmental factors, input from affected communities and agencies, and pertinent LAFCO policies shall also be considered (§56668, §56430).

Note: both OPUD and LCWD are able and willing to provide services within the SOI. However, both agencies require newly annexed areas to have a services agreement to ensure orderly provision of services and that annexations be initiated by Resolution of the district Boards of Directors.

i. LAFCO shall prioritize pending or anticipated SOI actions and related services review, and consider preliminary work plans as part of its annual work plan and budget hearing processes, although the Commission may consider SOI proposals whether or not they are reflected in the budget. The Commission may also initiate related service reviews. The Commission may also need to review or approve final SOI work plans and other processing recommendations.

Note: This policy is not applicable to this update.

j. Agencies will be asked to participate in an SOI scoping session and complete SOI/service review questionnaires relating to their services and plans. Agencies will be required to complete and submit questionnaires within 90 days. Failure to respond within 90 days will be regarded as concurrence with Executive Officer recommendations.

Note: This has been completed as part of the MSR/SOI process.

k. LAFCO shall hear and consider the SOI, and related service reviews if any, at a noticed public hearing.

Note: The hearing will take place.

5. OTHER RELATED POLICIES

a. LAFCO will make every attempt to establish Spheres of Influence acceptable to affected agencies, property owners, and other stakeholders but ultimately, LAFCO is the final determinant of a Sphere of Influence.

i. Inclusion within an agency's sphere of influence does not ensure annexation to that agency.

NOTE: There is territory within the existing Spheres of Influence for both OPUD and LCWD and not within the Valley Growth Boundary. These areas will require approval in the form of a General Plan Amendment from the County prior to any future annexations being approved through LAFCO. In particular, areas around Chippawa Trail, two areas west of Forty Mile Road and south of Mage Avenue and an area north of Plumas Arboga Road (extended) west to the Feather River have been in OPUD's Sphere of Influence and will remain within the Sphere. For Linda Co. Water District, an exchange area with OPUD west of Feather River Road adjacent to the Feather River on the north ½ of this area, an area North of Simpson-Dantoni Road and areas currently within the LCWD district boundaries in the Virginia Avenue area, and east of the Valley Growth Boundary north and south of North Beale Road. Also requiring a General Plan Amendment prior to allowing an annexation through LAFCo will be several areas where the Valley Growth Boundary splits parcels in particular two areas in the southern portion of the OPUD Sphere addition, three areas between Hale and Erle Roads for OPUD and one area north of Erle Road for the LCWD.

ii. In order to encourage orderly growth of urban areas, the Commission promotes infill development of incorporated vacant lands located adjacent to already developed areas.

Note: While this Sphere of Influence Update is for areas planned for development by the County and no future changes of organization will be considered by LAFCO prior to approval of a General Plan Amendment for an urban land use and a General Plan Amendment including territory within the Valley Growth Boundary.

iii. Developed lands, which benefit from municipal services and are contiguous to a city boundary should be annexed to the city that provides service.

Note; N/A

- iv. Spheres of influence for cities and districts should respect the long-term preservation and protection of the County’s agricultural and open space resources when not in conflict with Policy 4.5.3.

Note: While Prime Agricultural land exists within the existing SOI, the Valley Growth Boundary and the boundaries of the LCWD and OPUD no additional Prime Agricultural Lands are to be included the SOI by this update excepting in the areas where the Valley Growth Boundary splits parcels identified above. In this case, LAFCO will not consider changes of organization without approval of a General Plan Amendment for land use and for relocation of the Valley Growth Boundary. The addition of agricultural lands whether prime or non-prime will be evaluated on a case by case basis as annexations come forward.

- v. When an application for a new sphere of influence involves a City, the City and County are required to meet prior to submitting the application to LAFCO, to attempt to reach a mutual agreement regarding the boundaries, development standards, and zoning requirements for the proposed sphere. These agreements are required to carry great weight in any LAFCO decision (§56425).

Note: N/A

3. OPUD Background:

OPUD was formed on November 13, 1948 as an independent special district.¹ The District was formed to provide domestic water and fire protection services to the community of Olivehurst. It has since added wastewater, park, drainage and street lighting services.

The principal act that governs the District is the Public Utility District Act.² The principal act allows districts to acquire, construct, own, operate, control, or use works for supplying light, water, power, heat, transportation, telephone service, or other means of communication, or means for the disposal of garbage, sewage, or refuse matter.³ In addition, any such district may acquire, construct, own, complete, use, and operate a fire department, street lighting system, public parks and other recreation facilities, and provide for the drainage of roads, streets, and public places.⁴ Districts must apply and obtain LAFCO approval to exercise latent powers or, in other words, those services authorized by the principal act but not provided by the district at the end of 2000.⁵

The District’s boundary is entirely within Yuba County, and is made up of two noncontiguous areas. The northernmost noncontiguous area encompasses the Yuba County Airport in the northwest, the community of Olivehurst in the center and east, and areas along Plumas Arboga

¹ Board of Equalization Official Date.

² Public Utilities Code §15501-17501.

³ Public Utilities Code §16461.

⁴ Public Utilities Code §16463.

⁵ Government Code §56824.10.

Road and south of Broadway Road in the southwest. OPUD provides fire service to the majority of this area. There is an approximately 30-acre area of overlap between OPUD and Linda Fire Protection District (LFPD) where both are providing fire service to a property owned by Caltrans, north of Furneaux Road. South of McGowan Parkway, OPUD boundaries overlap Plumas Brophy Fire Protection District (PBFPD) in a 36-acre area that was annexed to OPUD by the 2004 Summerfield annexation but was not detached from PBFPD.

The second noncontiguous boundary area is located south of Broadway Road in Arboga and into the Plumas Lake area, just north of the Yuba-Sutter county line. Fire service in this area is provided by LFPD, with OPUD providing other services. The District has a boundary area of nine square miles.

The 1985 SOI adoption for OPUD created two distinct sphere areas for the District. In areas of overlap between OPUD and LFPD and PBFPD, LAFCO limits OPUD's services to "recreation, lighting, domestic water and sewer services only."⁶ The limited SOI is located in select areas north of the District, in a rectangular-shaped area east of the District, south of McGowan Parkway in the Olivehurst area, along and adjacent to the Rancho Road-SR 65 corridor, in the Arboga area to the Yuba-Sutter county line in the west, and south of Plumas Arboga Road into the community of Plumas Lake. OPUD is authorized to provide fire service to an SOI area that consists of the community of Olivehurst, the Yuba County Airport and Industrial Park, and to select areas northeast of SR 70. There is one area where the bounds extend beyond the sphere, consisting of two parcels north of Furneaux Road.

The OPUD boundary is made up of two noncontiguous areas. The northernmost noncontiguous area encompasses the Yuba County Airport in the northwest, the community of Olivehurst in the center and east, and areas along Plumas Arboga Road and south of Broadway Road in the southwest. The second noncontiguous boundary area is located south of Broadway Road in Arboga and into the Plumas Lake area, just north of the Yuba-Sutter county line. The District has a boundary area of nine square miles.

The existing SOI for OPUD contains two distinct sphere areas for the District: a limited-service SOI and an all-services (including fire) SOI. LAFCO limits OPUD's services to "recreation, lighting, domestic water and sewer services only" generally in areas of overlap between OPUD and Linda Fire Protection District (LFPD) or Plumas Brophy Fire Protection District (PBFPD).⁷ The limited service SOI is located in select areas north of the District, in a rectangular-shaped area east of the District, south of McGowan Parkway in the Olivehurst area, along and adjacent to the Rancho Road-SR 65 corridor, in the Arboga area to the Yuba-Sutter county line in the west, and south of Plumas Arboga Road into the community of Plumas Lake.

4. LCWD Background:

The Linda County Water District (LCWD) was formed on December 29, 1954 as an independent special district. The District was originally formed to provide water and sewer services to the community of Linda.

The principal act that governs the District is the Water District Act.⁸ The principal act empowers the District to "acquire, plan, construct, maintain, improve, operate, and keep in repair the

⁶ LAFCO resolution 1988-15, Section 6.

⁷ LAFCO resolution 1988-15, Section 6.

⁸ California Water Code §34000-38501.

necessary works for the production, storage, transmission, and distribution of water for irrigation, domestic, industrial, and municipal purposes, and any drainage or reclamation works.”⁹

The District’s boundary is entirely within Yuba County, and encompasses the community of Linda. The boundary area extends north to Simpson Dantoni Road, west of the Yuba County Airport, south to Erle Road and south along Feather River Boulevard, and one mile east of Griffith Avenue. The District has a boundary area of six square miles.

The District’s SOI is an annexable sphere, extending north of Simpson Dantoni Road and Levee Road, west beyond Riverside Drive and Feather River Boulevard, south to Erle Road and areas surrounding the Yuba County Airport to the north and west, and east one mile beyond Griffith Avenue.

The SOI for LCWD was adopted in 1988 to include the community of Linda and the East Linda Specific Plan area, ranging from Riverside Drive in the west to beyond Griffith Avenue in the east, north of Erle Road and beyond Simpson Dantoni Road.¹⁰ The SOI was amended in 2002 along with the Lepage annexation, and consisted of 0.13 acres between Riverside Drive and Poplar Avenue.¹¹ There have been no subsequent amendments to the SOI.

5. Overlapping Providers

OPUD’s existing SOI (for all services except fire) overlaps the Linda CWD SOI and a small portion of the Linda CWD boundary area at the north end of the Airport where an animal control facility is located. Both districts provide water and wastewater services.

6. California Environmental Quality Act:

A Sphere of Influence update is subject to the California Environmental Quality Act. LAFCo has reviewed the County General Plan and EIR adopted on June 7, 2011. The EIR prepared by Yuba County addresses additional areas to be included in the Sphere of Influence for both OPUD and LCWD. The Valley Growth Boundary limits the geographic extent of development to be allowed in both the OPUD and LCWD Spheres of Influence. No new changes of organization shall occur outside the Valley Growth Boundary until the County amends its General Plan. Since no changes of organization outside the Valley Growth Boundary for existing Sphere of Influence areas and for areas where lots are split, no additional environmental impacts upon the physical environment will occur as a result of affirming the EIR prepared for the General Plan.

7. Sphere of Influence Determinations OPUD:

Present and Probable Need for Public Facilities and Services

There were 10,271 residents in the District in 2000, according to 2000 Census data and GIS analysis. The District has experienced significant growth and urban development since the 2000 Census; the District’s 2007 population was approximately 12,259.¹²

⁹ California Water Code §35401.

¹⁰ LAFCO resolution 1988-14.

¹¹ LAFCO resolution 2002-07.

¹² Burr Consulting, *Municipal Service Review Appendix A: Report to the Yuba Local Agency Formation Commission*, 2008.

Further growth is anticipated within the District in the coming years as planned developments begin and continue construction within the Plumas Lake Specific Plan (PLSP) and North Arboga Study Areas (NASA). Future developments within the District bounds and SOI encompass over 5,000 acres (including 73 acres of non-residential), with over 16,000 planned and proposed dwelling units. Build-out of the residential development projects located within the recommended SOI planning area would add additional dwelling units and non-residential development.

Present Capacity of Public Facilities and Adequacy of Public Service

OPUD provides retail water services to customers in the form of groundwater pumping, treatment, water quality testing, conveyance, storage, and delivery. These services are provided through two separate pumping and distribution systems in Plumas Lake and old Olivehurst. The District served a total of 6,486 connections in 2007 (1,374 in Plumas Lake and 5,472 in Olivehurst). The total maximum well pumping capacity of both systems is 24,070 gpm, 16,370 gpm in Olivehurst and 7,700 gpm in Plumas Lake. The Department of Public Health (DPH) reported that source capacity is not a concern in the Plumas Lake area, as maximum day demand in 2005 used only 60 percent of the system's capacity. The Olivehurst system has enough source capacity to meet peak demand; however, providing sufficient treated water to the eastern side of the system has posed a challenge to the District.

The District provides wastewater collection, treatment, and disposal services to 5,221 connections. The District owns and operates a wastewater treatment plant and inspects, cleans and repairs sewer collection infrastructure in the service area such as pipes, manholes and lift stations. The OPUD wastewater treatment plant (WWTP) currently has a permitted capacity of 3.0 mgd average dry weather flow (ADWF); however, the District has plans for future plant expansions. The WWTP site can accommodate further expansion up to 8.0 mgd, without the acquisition of additional land. Projected demand within the District's SOI at build-out of the Plumas Lake Specific Plan, North Arboga Study Area, in addition to Olivehurst existing demand, is approximately 7.1 to 8.85 mgd ADWF.

The District's financial ability to provide services is constrained by available revenues and legal limitations on revenue increases; however, OPUD has managed to provide adequate service levels within these resource constraints. The District reported that the current level of financing is adequate to deliver services "based on anticipated cash flows and scheduled rate increases for the next ten years."¹³

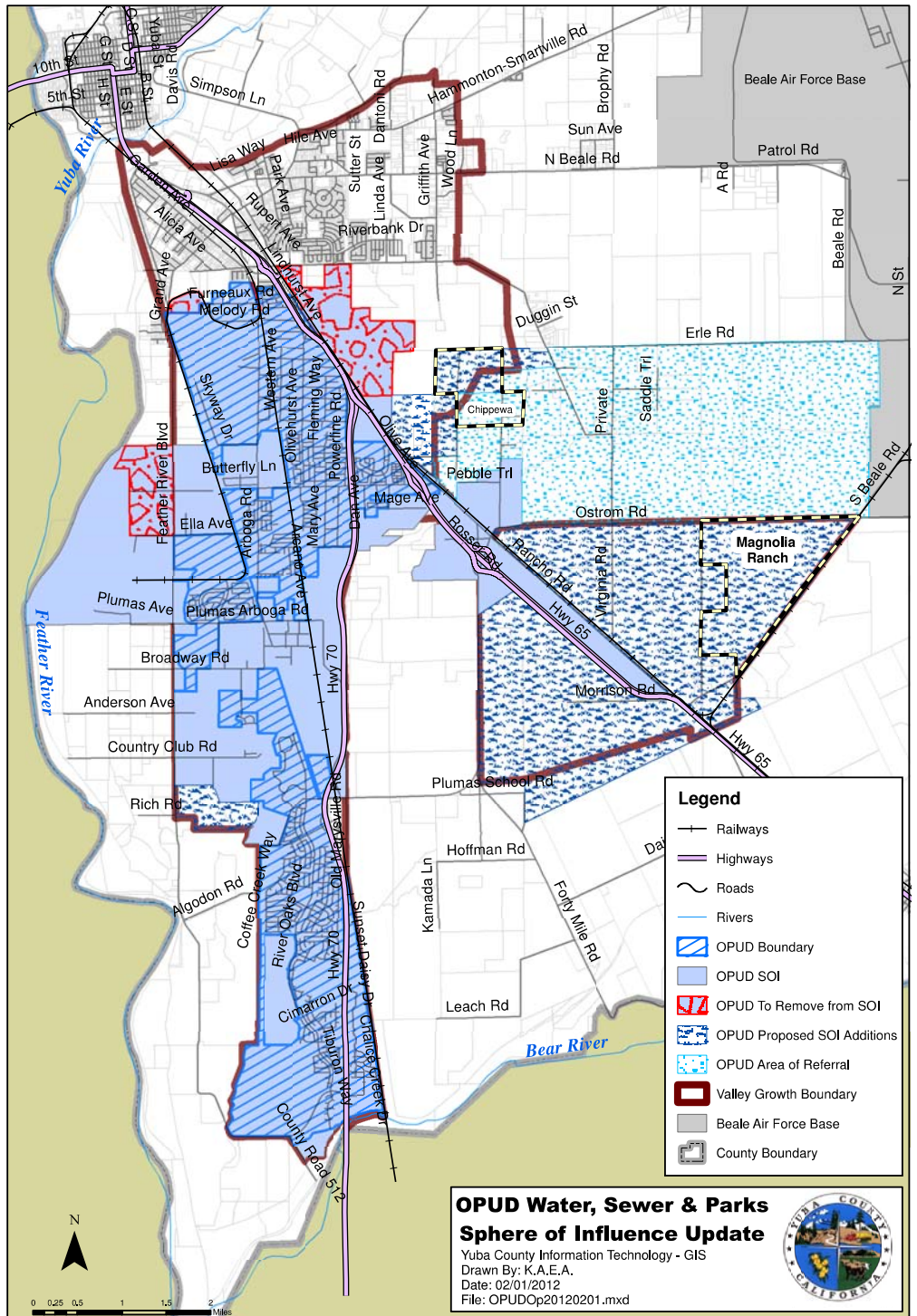
Existence of Any Social or Economic Communities of Interest

Within the existing boundary and SOI area, the primary communities of interest are the communities of Olivehurst and Plumas Lake. Within the SOI expansion area, communities of interest include the South Yuba Water District and Brophy Water District boundary areas, including the proposed residential development of the Magnolia Ranch Specific Plan. Other economic communities of interest include the non-residential developments of the Research and Development Park, the Sports and Entertainment Zone and the Rancho Road Industrial and Commercial Park, along SR 65.

1. Existing land uses within OPUD bounds are primarily urban residential and commercial areas. Residential zoning is concentrated in the Olivehurst and Plumas Lake areas, and ranges from low density single family residential to high density multi-family residential. Other land uses located within OPUD bounds are highway and community commercial areas, parks, and other public uses.
2. Residential development proposals in the recommended SOI planning area include the Magnolia Ranch Specific Plan.

¹³ OPUD, Memorandum from Glen P. Phillips, Office Manager, 3/26/08.

Yuba LAFCO OPUD Water, Sewer & Parks SOI Update



8. Sphere of Influence Determinations for the LCWD

Present and Planned Land Uses

Existing land uses in the LCWD boundary area are primarily urban residential and commercial. Residential zoning is located throughout the boundary area, and varies from low-density single family residential (R-1) to high-density multi-family residential (R-3). Within the East Linda Specific Planning area, zoning ranges from minimum lot sizes of 10 to 20 acres (R-10 to R-20), to minimum half-acre lots (R-0.5). Also located within LCWD bounds are neighborhood commercial (RC) facilities, public facilities (PF) including Yuba College, and agricultural in the overlap areas with BWD, zoned as agricultural exclusive with minimum 80-acre lots (AE-80).

Land within the District's SOI planning area includes low density residential (R-1) and agricultural exclusive with minimum 40-acre lots (AE-40) in the southwestern portion, agricultural exclusive with minimum 80-acre lots (AE-80) in the eastern portion, and agricultural exclusive with minimum 40-acre lots (AE-40), agricultural/rural residential with minimum five-acre lots (A/RR05) and extractive industrial (M-2) uses in the northeast of the SOI planning area.

Planned land uses in the area include various residential development projects. Major developments located within LCWD are the 390-acre Edgewater development and the 108-acre Montrose at Edgewater development, as well as the 130-acre Orchard development. Infrastructure has been laid and residences are under construction in both Edgewater and Montrose. The total acreage of development area within the District bounds and existing SOI is in excess of 860 (including over 17 acres of non-residential), with over 3,100 planned dwelling units. At the time the MSR was written there were two proposed development projects located within the SOI planning area and included the Woodbury Specific Plan and Terra Linda developments. These developments are in the process of withdrawal at this time. The Woodbury Specific Plan, as originally proposed, was a 1,633-acre development area, with plans for 6,300 residential units, over 60 acres of neighborhood commercial, and a 56-acre business park. This proposal, like many in Yuba County was subject to the outcome of the ongoing Yuba County General Plan update and the timing on housing market dynamics. The Terra Linda development is not consistent with the 2011 Yuba County General Plan and has been withdrawn.

Present and Probable Need for Public Facilities and Services

As of 2000, the District boundaries included approximately 12,439 residents, according to Census data and GIS analysis. Significant growth is anticipated within the District in the next few years as planned developments begin and continue construction primarily in the East Linda Specific Plan (ELSP) area. The ELSP area is approximately 70 percent within LCWD bounds and encompassed by the District's existing SOI. According to UWMP projections, population will increase to 55,162 in 2030—causing annual demand for domestic water to increase by 340 percent, from 3,267 acre-feet per year in 2005 to 14,402 by 2030.

The projected rate of wastewater demand growth in the LCWD area is comparable to projected population growth but higher than water demand growth. Wastewater flows are expected to increase by 450 percent, from 1.2 mgd ADWF in 2005 to 6.6 in 2030. LCWD projections are based on SACOG projections (currently being revised) and Yuba County actual growth rates and growth estimates, in conjunction with planned and proposed developments in the East Linda and Woodbury Specific Plan areas, including Woodbury, Edgewater, Orchards & Montrose, Sierra Vista, and 200 units in other developments. Projected population for each development was estimated based on the assumption of three individuals per housing unit. Note: Woodbury is in the withdrawal process at this time.

Present Capacity of Public Facilities and Adequacy of Public Service

The current LCWD water system has the pumping capacity to serve anticipated growth until 2010, according to UWMP projections. However, if growth occurs as predicted, an additional three mgd capacity will be needed by 2015 and an additional 20 mgd by 2030 to accommodate maximum daily demand. The additional five mgd of pumping capacity from Well 17 is expected to meet the needs of the District beyond 2015. According to the District, developers will provide necessary infrastructure to meet additional capacity needs.

The LCWD wastewater treatment plant (WWTP) plant was built in 1960 with significant upgrades in 1996 and 2002. The existing plant is expected to reach its design flow capacity of 1.8 mgd by the end of 2008. Due to growth and development in the District, the UWMP predicts a need for a plant with design flow capacities of 2.5 mgd by 2010 and 6.6 mgd by 2030. Plans for plant expansion are underway to accommodate rapid growth. The plant discharges to the Feather River.

The District has managed to provide adequate water service levels despite being constrained by available revenues. The District implements water and wastewater rates biennially to reflect current costs.

Existence of Any Social or Economic Communities of Interest

Within the existing boundary and SOI area, the primary communities of interest are the community of Linda and the ELSP area. Within the SOI planning area, communities of interest include the community of East Linda and the BWD area, including the proposed residential developments of the Woodbury Specific Plan in so far as it is within the Valley Growth Boundary. Other economic communities of interest include the various businesses located off SR 70, and throughout the community of Linda.

Yuba LAFCO Linda County Water District SOI Update

