

Local Agency Formation Commission of Colusa County

MEMORANDUM

DATE: March 3, 2005
TO: LAFCO Commissioners
FROM: John Benoit, Executive Officer
SUBJECT: Addendum to Hearing Draft for Arbuckle MSR

I have met with Steve Hackney of the County Building and Planning Department and have the following recommended changes to the Arbuckle Area MSR to address his and other concerns. Note that changes to the Determinations are located in two places in the document. Only the first page reference is listed below, changes will also be made later in the document.

1. Page 3 Determination #1 under “Growth and Population Projections for the Arbuckle Area”.

Change “moderate to high likelihood of growth... to “...a very high likelihood of growth....”.

2. Page 3 Determination #2 under “Growth and Population Projections for the Arbuckle Area”

Change from:

“2. The projected number of people based on an assumption of 50 additional dwelling units per year at the average persons per household rate in Colusa County of 3.01 in the Arbuckle area over the next 5 years is as follows:

Projected Water and Wastewater Flow Rates

YEAR	Units	Population	Increased	Water	Usage
Wastewater Flow					in AWWF
2004	780 units	2348	773,193		300,000
2005	830 units	2498	822,173		318,700
2006	880 units	2649	872,080		338,000
2007	930 units	2829	931,540		357,000
2008	980 units	2980	981,090		376,300
2009	1030 units	3130	1,030,640		395,500
2010	1080 units	3280	1,080,190		415,000

1. The above table assumes a 50-unit increase in the District through the year 2010.
2. Water demand is based on the current 991-gpd consumption per connection and wastewater demand is based on the current ADWF of 359 gpd per connection.

3. Wastewater demand is based upon the current AWWF of 384 gallons per day per connection at the high average wet weather flow rate. Assuming this amount of service AWWF (.50 mgd permitted) may be exceeded after the year 2014.
4. Base data for wastewater and water flows and consumption is included under the analysis for Infrastructure Needs and Deficiencies below. “

To read as follows:

2. Arbuckle has seen unprecedented growth in recent years as well as prospects for additional development. According to the County Planning and Building Department, Arbuckle in January 2005 has 415 units in the planning stages and the number is increasing. Based on current wet weather and dry weather flow amounts, the Arbuckle PUD currently (February 2005) has 600 wastewater connections remaining before its wastewater treatment capacity is exceeded.

3. Page 4 Determination #4 under “Growth and Population Projections for the Arbuckle Area”

Change from:

4. Average Wet Weather Wastewater flows will exceed the current permitted capacity after the year 2014 when a projected additional 500 units are developed (the existing sphere and District will allow for 1,225 units gross). At full development of the Sphere and the District AWWF will be exceeded by the year 2015 unless District consumers reduce wastewater flows. A water use reduction program and a pro-active Infill and Infiltration reduction program should be undertaken to reduce flows.

To read as follows:

4. Based on anticipated development activity, average wet weather wastewater flows will exceed the wastewater treatment plant’s current permitted capacity in the near future. A water use reduction program and a pro-active Infill and Infiltration reduction program should be undertaken to reduce flows during wet weather. In addition, the district should immediately embark upon a wastewater treatment and conveyance expansion program.

4. Pages 4 and 5 Determination #1 under water under Infrastructure Needs and Deficiencies

Change the word “parks” to “curbs and gutters” and add a sentence at the end to read: “Fire flow standards have already been exceeded near the Arbuckle High School.”

5. Page 5 Determination #3 under water under Infrastructure Needs and Deficiencies

Change “Currently, the fire flow is approximately 1,300 gpm (gallons per minute) at the school” to “Currently, the fire flow is as low as 1000 gallons per minute or less at the High School”

6. Page 5 Determination #5 under water under Infrastructure Needs and Deficiencies

Change:

“The District receives its water from groundwater sources within a large aquifer with the ability to accommodate urban growth within the Arbuckle PUD area”.

To read as follows:

“The District receives its water from the Colusa basin, a large groundwater basin located in the western Sacramento Valley. This basin has adequate water resources to supply domestic water to the Public Utility District.

7. Page 5, Determination 2 under wastewater under Infrastructure Needs and Deficiencies

Change “parks” to “curb and gutters”

8. Page 6, Determination 3 under wastewater under Infrastructure Needs and Deficiencies

Re-word paragraph to say:

3. Since the District will exceed its permitted capacity before full buildout of its existing SOI (capacity would be exceeded at approximately 1,303 total equivalent dwelling units at 384 gpd/EDU), the District should be planning for expansion of its wastewater treatment and collection capacity prior to annexing all territory within its existing SOI. If the existing actual dry weather flow of 280,000 gpd were used and the average dry weather flow of 359 gpd per equivalent dwelling unit, at full buildout of the District and its SOI (1,225 additional EDUs, 2005 total with existing units) an additional 439,775 gpd would be generated. Total dry weather flow at full buildout of the existing SOI would be 719,775 gpd. If the existing actual wet weather flow of 300,000 gpd were used and the average wet weather flow of 384 gpd per equivalent dwelling unit, at full buildout of the District and its SOI, an additional 470,400 gpd would be generated. Total wet weather flow at full buildout of the existing SOI would be 769,920 gpd. Since .50 mgd AWWF/ADWF is the limitation within the District’s WDR’s, AWWF would exceed that amount by .27 mgd, and ADWF would exceed that amount by .22 mgd.

9. Page 6, Determination 4 under wastewater under Infrastructure Needs and Deficiencies

Re-word paragraph to say:

4. The District has the financial resources and ability to require future developers to reimburse the District for any costs associated with the development of an updated Wastewater Master Plan for its wastewater treatment, collection and disposal service. The district should immediately begin an updated Master Plan to guide infrastructure planning for operations and maintenance and cost recovery for its facilities. As growth occurs, based on current anticipated growth levels, additional infrastructure and capacity will soon be needed in the to accommodate the increased population.

10. Page 6, Determination 5 under wastewater under Infrastructure Needs and Deficiencies

Re-word paragraph to say:

5. While the District has recently updated its connection fees, the District should consider updating its wastewater facilities plan to ensure fees collected will cover the cost of any land acquisition or outfall (if determined this method will be used) and expansion of its wastewater treatment facility and land disposal area prior to annexing additional lands.

11. Page 7, Determination 1 under Financing Constraints and Opportunities

Change “should” to “shall”

12. Page 7, Determination 3 under Financing Constraints and Opportunities

3. Capacity expansion and operations may currently be sufficiently financed. Of concern is a more advanced level of wastewater treatment or plant expansion will be required. Additional wastewater treatment capacity will be needed in the very near future. The District shall initiate a planning process to include capacity expansion for projected growth and build out of its Sphere of Influence and initiate a cost recovery program for infrastructure expansion for both water and wastewater treatment prior to new annexations.

13. Page 15, Change third full paragraph to read:

The Arbuckle PUD services approximately 347-acres and provides domestic water and wastewater services to 780 homes and 29 commercial connections at an estimated total population of 2,200 people. The District currently serves no one outside of the District boundaries. According to the District manager, there have been only 92 new connections in the last ten years. There is an increasing number of homes and development proposals in recent months. According to the Colusa County Planning and Building Director there are at least 415 new homes in the planning stages that could be served by the District. Colusa County and especially the Arbuckle area is experiencing development pressures not seen before. A shift is occurring from one of slow growth rates with owner-builders seeking individual building permits to larger subdivision-type development from large developers who build subdivisions throughout Northern California.

14. Page 15, Change fifth full paragraph to read:

The Arbuckle PUD’s Sphere of Influence was determined by LAFCO on December 4, 1984 (LAFCO Resolution no. R84-10). See Figure 1, Existing Sphere of Influence and Figure 2, Colusa County Land Use and Zoning Map. Today there are about 300 vacant acres within the Sphere of Influence. Assuming 25% of this land was developed in public uses (streets and curbs and sidewalks) there would be approximately 225 acres of net developable land. Assuming 4 equivalent dwelling units to the net acre (8000 square foot lots), an additional 1,225 dwelling unit equivalents could be developed in the existing Sphere of Influence. According to the 2004 Colusa

County Housing Element, based on existing zoning, a total 973 dwelling units could be developed in the Arbuckle area. It should be noted that a portion of the area within the Sphere of Influence is designated for non-urban type uses. As has been the case in the past a prospective developer will petition the County for a change of land use designation to Urban Residential along with a change of zoning designation and request LAFCO for an annexation.

15. Page 16, Add sentence under the first paragraph under Population Projections to read:

The 2004 Housing Element call for 973 dwelling units based on current zoning in the Arbuckle area (page 4-2 of the Colusa County Housing Element, 2004).

16. Page 16, Add the following to the last paragraph to read:

On February 7, 2005 the California Department of Finance released revised figures for California Counties. Between July 1, 2003 and July 1, 2004 Colusa County had an increase of population of 530 persons to 20, 582 , an increase of 2.64%. Net migration accounted for 324 of the 530 new residents within Colusa County.

17. Page 24 under fire flows

Change 1300 gpm to 1000 gpm or less

18. Page 24 last paragraph continuing onto page 25:

Delete last sentence