
MENDOCINO **Local Agency Formation Commission**

Ukiah Valley Conference Center ♦ 200 South School Street ♦ Ukiah, California 95482

LAYTONVILLE COUNTY WATER DISTRICT
SPHERE OF INFLUENCE UPDATE

Prepared in accordance with Government Code §56425

Draft Workshop- October 5th, 2015

Draft Hearing- December 7, 2015

Final Adoption- December 7, 2015

MENDOCINO LOCAL AGENCY FORMATION COMMISSION

LAFCo Resolution No. 15-16-09

**A RESOLUTION OF
THE LOCAL AGENCY FORMATION COMMISSION OF MENDOCINO COUNTY
APPROVING THE LAYTONVILLE COUNTY WATER DISTRICT
SPHERE OF INFLUENCE UPDATE 2015**

WHEREAS, the Mendocino Local Agency Formation Commission, hereinafter referred to as the "Commission", is authorized to establish, amend, and update spheres of influence for local governmental agencies whose jurisdictions are within Mendocino County; and

WHEREAS, the Commission conducted an update for the Laytonville County Water District's sphere of influence pursuant to California Government Code Section 56425; and

WHEREAS, the Executive Officer gave sufficient notice of a public hearing to be conducted by the Commission in the form and manner prescribed by law; and

WHEREAS, the Executive Officer's report and recommendations on the sphere of influence update were presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public hearing held on the sphere of influence update on December 7, 2015; and

WHEREAS, the Commission considered all the factors required under California Government Code Section 56425.

NOW, THEREFORE, the Mendocino Local Agency Formation Commission does hereby RESOLVE, DETERMINE, and ORDER as follows:

1. This sphere of influence update has been informed by the Commission's earlier municipal service review on countywide water and wastewater services, for which the section on the Laytonville County Water District was accepted by the Commission on October 6, 2014.
2. The Commission, as Lead Agency, finds the update to the Laytonville County Water District's sphere of influence is exempt from further review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061(b)(3). This finding is based on the Commission determining with certainty the update will have no possibility of significantly effecting the environment given no new land use or municipal service authority is granted.
3. The Laytonville County Water District confirmed during the review of its sphere of influence that its services are currently limited to water services. Accordingly, the Commission waives the requirement for a statement of services prescribed under Government Code Section 56425(i).
4. This sphere of influence update is assigned the following distinctive short-term designation: "Laytonville County Water District Sphere of Influence Update 2015"
5. Pursuant to Government Code Section 56425(e), the Commission makes the written statement of determinations included in the Laytonville County Water District Sphere of Influence Update report, hereby incorporated by reference.

6. The Executive Officer shall revise the official records of the Commission to reflect this update of the Laytonville County Water District's sphere of influence.

BE IT FURTHER RESOLVED that the Laytonville County Water District's sphere of influence is updated as depicted in Exhibit "A".

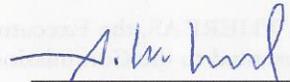
The foregoing Resolution was passed and duly adopted at a regular meeting of the Mendocino Local Agency Formation Commission held on this 7th day of December, 2015, by the following vote:

AYES: Commissioners Doble, Hamburg, Hammerstrom, McCowen, McNetlin, Silver, and Ward

NOES: None

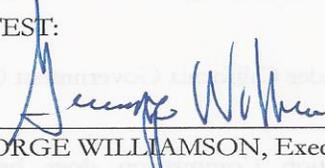
ABSTAIN: None

ABSENT: Madrigal



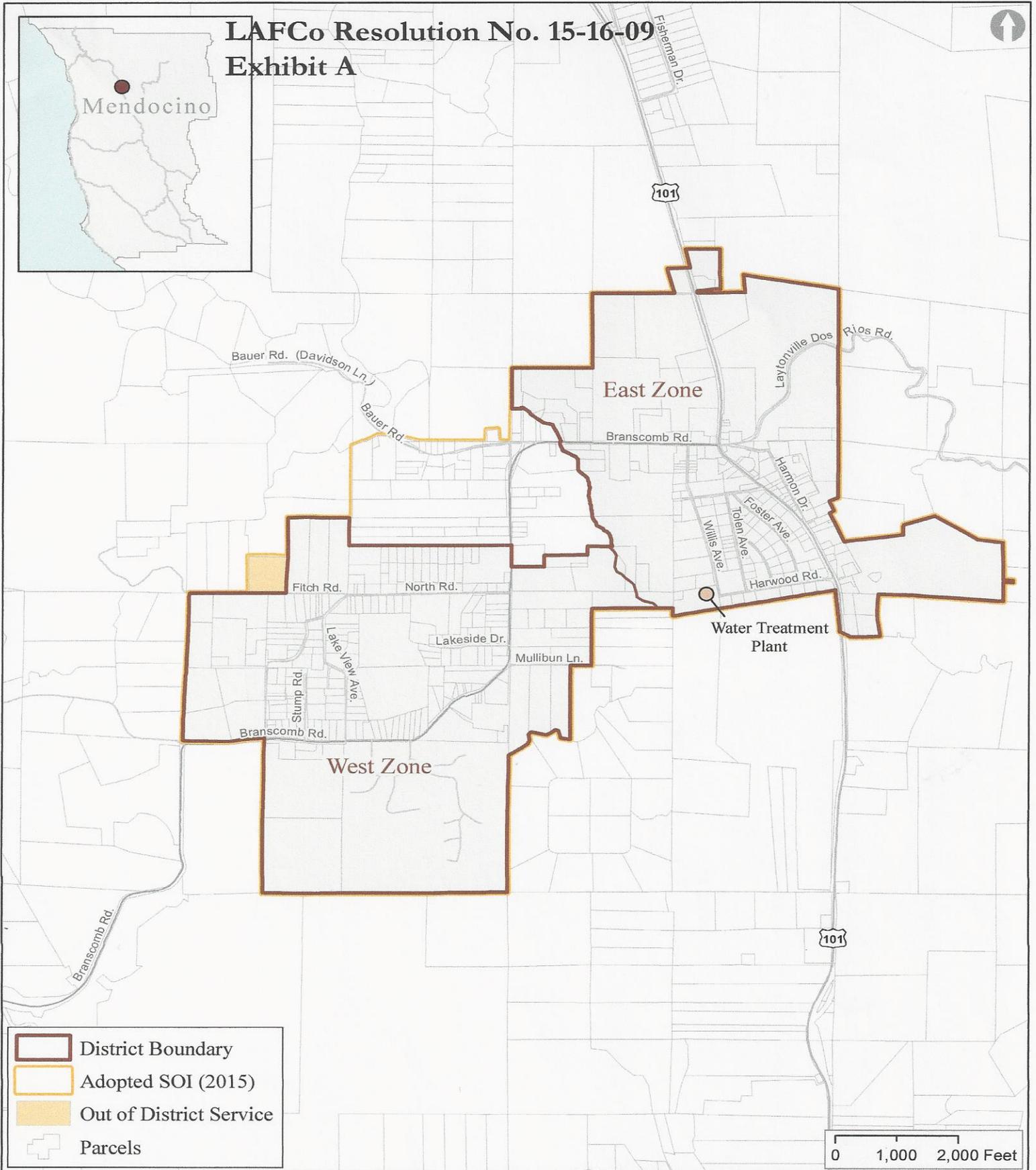
JERRY WARD, Chair

ATTEST:



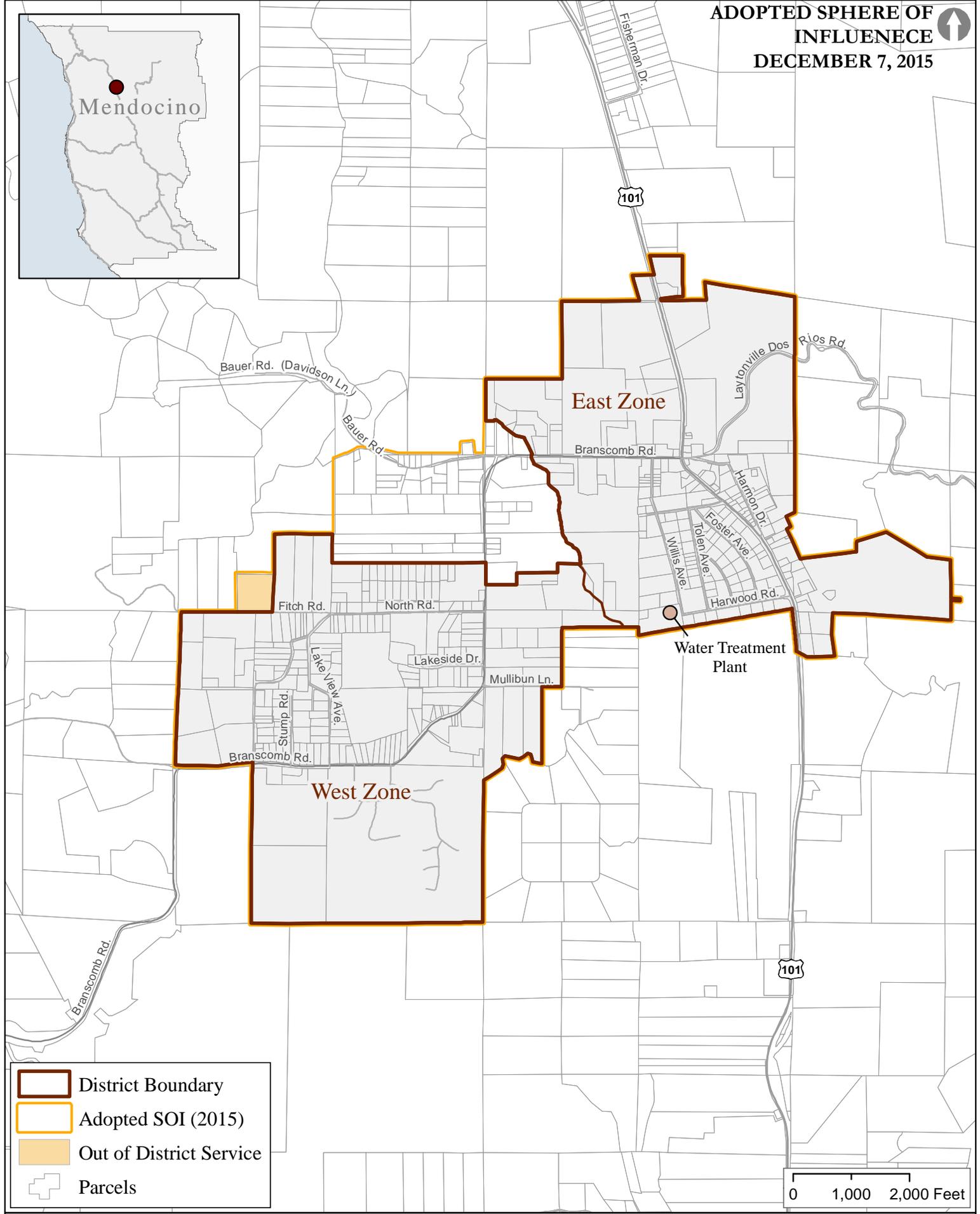
GEORGE WILLIAMSON, Executive Officer

LAFCo Resolution No. 15-16-09
Exhibit A



Laytonville County Water District

Prepared for **PLANWEST**
 Mendocino **PARTNERS, INC.**



-  District Boundary
-  Adopted SOI (2015)
-  Out of District Service
-  Parcels



Laytonville County Water District

Prepared for **PLANWEST PARTNERS, INC.**
 Mendocino LAFCo by: Date: 12/14/2015

Sources: Boundaries: Mendocino County; Roads: US Census TIGER.
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Table of Contents

INTRODUCTION	3
OVERVIEW	3
REVIEW PERIOD	3
EVALUATION CONSIDERATIONS	3
General Guidelines for Determining Spheres of Influence	4
FIGURE 1	5
OVERVIEW	6
CURRENT AGENCY OPERATIONS	6
BACKGROUND	6
MUNICIPAL SERVICE REVIEW	7
SPHERE OF INFLUENCE	7
DISADVANTAGED UNINCORPORATED COMMUNITIES	7
CURRENT AND PROJECTED POPULATION	8
Population and Growth	8
Land Use and Development	8
CAPACITY AND SERVICE	9
Service Overview	9
Infrastructure and Facilities	9
Supply	9
Water Quality	10
Demand	10
Relevant Local Agencies and Communities of Interest	10
RELEVANT PLANNING AND SERVICE FACTORS	10
County of Mendocino General Plan Chapter 3: Development Element (DE)	10
County of Mendocino General Plan Chapter 6: Community – Specific Policies: Laytonville Goals and Policies. Those policies that are considered relevant to this Update are excerpted below:	11
DISCUSSION	12
ANALYSIS	13
1.) Present and Planned Land Use Determination	13
2.) Present and Probable Need for Public Facilities and Services Determination	13
3.) Present Capacity of Facilities and Adequacy of Public Services Determination	13
4.) Social and Economic Communities of Interest Determination	13
5.) Present and Probable Need for Water, Sewer, or Fire Protection Services for Disadvantaged Unincorporated Communities (DUCs) Determination	13
CONCLUSIONS	13
REFERENCES	14
APPENDIX A	15
FIGURE 2. LAND USE MAP	15
FIGURE 3. WILLIAMSON ACT MAP	16

INTRODUCTION

OVERVIEW

This update is prepared as part of a Cortese Knox Herzberg (CKH) Act mandated (GC §56076) process which states, “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local government agencies so as to advantageously provide for the present and future needs of the county and its communities, LAFCo shall develop and determine the Sphere of Influence (SOI) of each local governmental agency within the county”. A “SOI” under the CKH Act (GC §56076) definition is “.... a plan for the probable physical boundaries and service area of a local (government) agency”.

Decisions on organizational changes must be consistent with the SOI boundary and determinations. The adopted SOI is used by LAFCo as a policy guide in its consideration of boundary change proposals affecting each city and special district in Mendocino County. Other agencies and individuals use adopted SOIs to better understand the services provided by each local agency and the geographic area in which those services will be available. Clear public understanding of the planned geographic availability of urban services is crucial to the preservation of agricultural land and discouraging urban sprawl.

The following update assesses and recommends a Laytonville County Water District (Laytonville CWD or District) Sphere of Influence (SOI). The objective is to establish Laytonville CWD’s SOI relative to current legislative directives, local policies, and agency preferences in justifying whether to (a) change or (b) maintain the designation. The update draws on information from the Laytonville County Water District Municipal Services Review (MSR), which includes the evaluation of availability, adequacy, and capacity of services provided by the District.

REVIEW PERIOD

SOI reviews and updates typically occur every five years, or as needed. A local agency’s services are analyzed with a twenty year planning horizon, and a sphere is determined in a manner emphasizing a probable need for services within the next 5-10 years. Actual boundary change approvals, however, are subject to separate analysis with particular emphasis on determining whether the timing of the proposed action is appropriate.

EVALUATION CONSIDERATIONS

When updating the SOI, the Commission considers and adopts written determinations:

Sphere Determinations: Mandatory Written Statements

1. Present and planned land uses in the area, including agricultural and open space.
 2. Present and probable need for public facilities and services in the area.
 3. Present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.
 4. Existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency.
 5. If the city or district provides water, sewer, or fire, the present and probable need for those services of any disadvantaged unincorporated communities within the existing sphere.
-

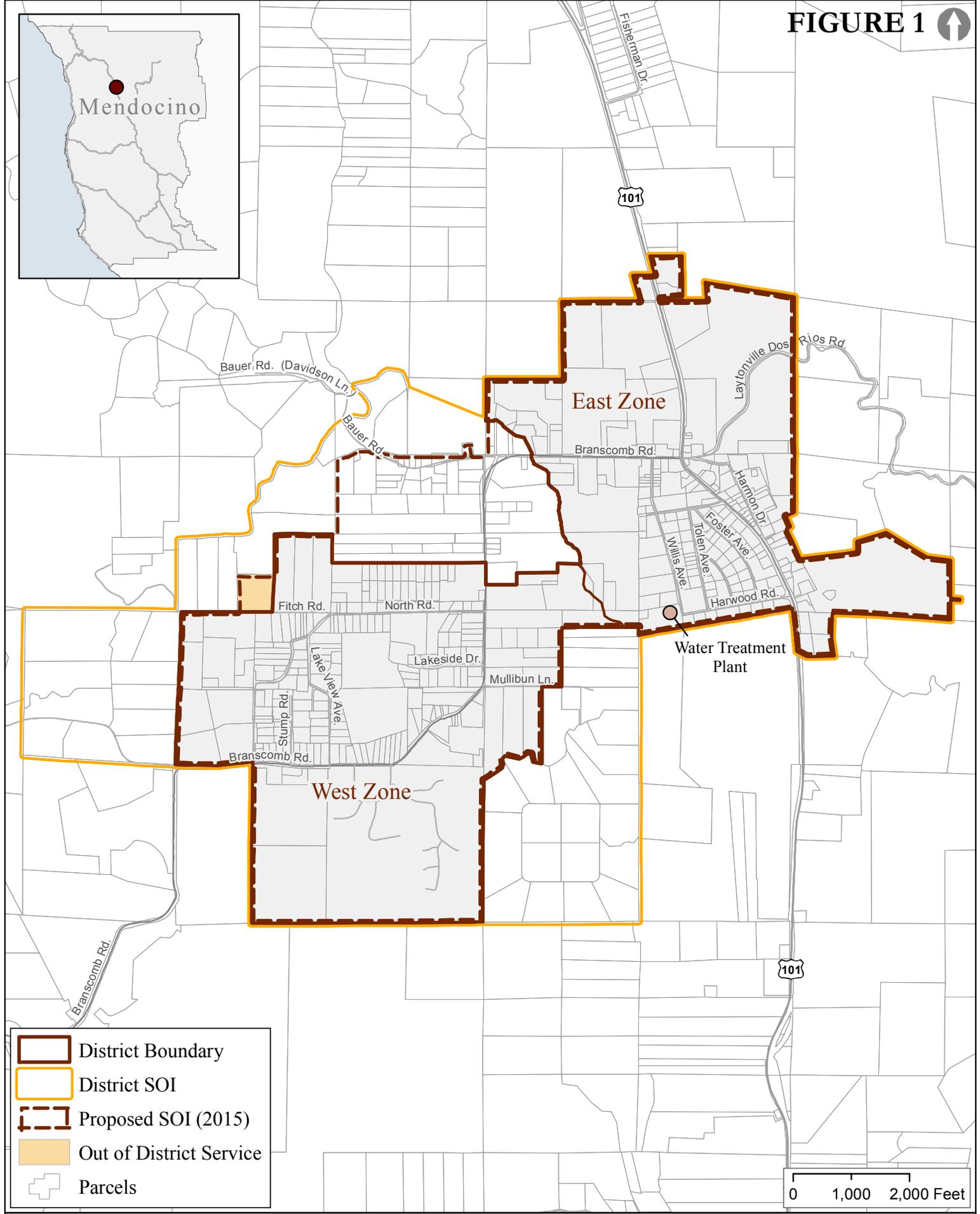
Policies specific to Mendocino LAFCo are also considered along with determinations in administering the CKH Act in Mendocino County. This includes considering the merits of the SOI, or any changes, relative to the Commission's seven interrelated policies, as listed below, with respect to determining the appropriate SOI.

General Guidelines for Determining Spheres of Influence

The following is excerpted from *Mendocino LAFCo's 2004 Policies and Procedures*, "Chapter 5: Policies That May Apply for Some Applicants":

1. Territory that is currently receiving services from a local agency shall be considered for inclusion within that agency's sphere. Territory that is projected to need services within the next 5-10 years may be considered for inclusion within an agency's sphere, depending on a number of factors required to be reviewed by LAFCo. Additional territory may be considered for inclusion if information is available that will enable the Commission to make determinations as required by Section 56425.
2. Territory will not be considered for inclusion within a city's sphere of influence unless the area is included within the city's general plan land use or annexation element.
3. A special district that provides services, which ultimately will be provided by another agency (e.g. mergers, consolidations) will be assigned a zero sphere.
4. When more than one agency can serve an area, agency service capabilities, costs for providing services, input from the affected community, and LAFCo's policies will be factors in determining a sphere boundary.
5. If additional information is necessary to determine a sphere boundary a partial sphere may be approved and a special study area may be designated.
6. A local agency may be assigned a coterminous sphere with its existing boundaries if:
 - There is no anticipated need for the agency's services outside its existing boundaries.
 - There is insufficient information to support inclusion of areas outside the agency's boundaries in a sphere of influence.
 - The agency does not have the service capacity, access to resources (e.g. water rights) or financial ability to serve an area outside its boundaries.
 - The agency's boundaries are contiguous with the boundaries of other agencies providing similar services.
 - The agency's boundaries are contiguous with the sphere of influence boundaries previously assigned to another agency providing similar services.
 - The agency requests that their sphere of influence be coterminous with their boundaries.
7. If territory within the proposed sphere boundary of a local agency does not need all of the services of the agency, a service specific sphere of influence may be designated.

FIGURE 1 



-  District Boundary
-  District SOI
-  Proposed SOI (2015)
-  Out of District Service
-  Parcels



Laytonville County Water District

Prepared for **PLANWEST PARTNERS, INC.**
Mendocino LAFCo by: 
Date: 11/20/2015

Sources: Boundaries: Mendocino County; Roads: US Census TIGER.
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OVERVIEW

CURRENT AGENCY OPERATIONS

The Laytonville County Water District (LCWD) provides potable water service to the unincorporated community of Laytonville. The District provides treated water for residential, commercial, and landscape use. The District does not provide irrigation or raw water supply.

LCWD is operated via two separate distribution zones, the East Zone and the West Zone. The East Zone lies east of Ten Mile Creek and includes the downtown area of Laytonville, the Laytonville K-12 school facilities, and surrounding areas along a two-mile-plus stretch of Highway 101. The West Zone, where approximately 60 percent of District customers reside, lies west of Ten Mile Creek and includes the Cahto Indian Rancheria and Casino, as well as adjacent residential neighborhoods located on or adjacent to Branscomb Road (See Figure 1) (MSR 2014).

BACKGROUND

From 1951 to 1957 the private Laytonville Water Company provided water services to the community. The LCWD was established in July 1957 by vote of its constituents during a special election. Mendocino County Board of Supervisors acknowledged the election results via Resolution No. 2271, adopted on July 1, 1957, thereby forming the LCWD. The California Secretary of State also filed formation documents for the District in July 1957. The LCWD was organized with a small-sized geographic boundary and in 1970 the District acquired all of Laytonville Water Company's assets and infrastructure (MSR 2014).

The District is located 40 miles north of Ukiah, in Mendocino County. Ten Mile Creek and Long Valley Creek are unique geographic features of the Laytonville Valley. The community of Laytonville is the socio-economic center of the District. LCWD encompasses approximately 1,377 acres (2.15 square miles) and contains approximately 550 parcels (MSR 2014).

Since the original establishment of the LCWD in 1957 there have been several changes to the District boundaries and/or SOI. At least 1,500 acres have been annexed to the District since 1971. There may be an error in acreage calculation because the County's GIS system calculates the District boundary to encompass 1,377 acres total. It is possible that the 2001 annexation and sphere of influence amendment totaled 900 acres, but it is not clear based on the file (MSR, 2014).

In 1971, LAFCo Resolution No. 71-4 resulted in the annexation of 600 acres of property located due west of Ten Mile Creek. Many of the individual private wells in the area had run dry, which resulted in residents seeking service from the District. In April, 1975, LAFCo Resolution No. 75-6 was approved to allow annexation of approximately 400 acres to LCWD for the provision of water service; it was later contested by members of the public and the water district approved a special election to consider the issue in 1976. The original request was to annex 720 acres and the area was reduced to approximately 400 acres by final approval in 1976. In 1999, LCWD worked with community members to consider the feasibility of adding wastewater treatment to the District provided services. It was determined to be unfeasible for a variety of reasons, including financial (MSR, 2014).

In 2001, LCWD applied to LAFCo to annex a 900-acre area because properties within the area had been receiving water service from the District. LCWD recognized that out-of-district water service was not in compliance with state law and sought to remedy the situation. LAFCo held a public

**LAYTONVILLE COUNTY WATER DISTRICT SPHERE OF INFLUENCE UPDATE
MENDOCINO LAFCO**

hearing on the item in December 2001 and approved Resolution No. 01-01. Following a protest hearing held in February 2002, LAFCo's Executive Officer issued Certificate of Completion No. 2002-01 certifying that the annexation was approved and final (MSR, 2014).

MUNICIPAL SERVICE REVIEW

In 2014/15, a Countywide Water and Wastewater Services Municipal Service Review (MSR) was prepared by LAFCo, which included a section on the LCWD. MSR's are a prerequisite for establishing, amending, or updating spheres of influence. As such, much of the information contained herein comes directly from the LCWD MSR, accepted by the Commission on October 6, 2014.

SPHERE OF INFLUENCE

The District's SOI was last updated in 2002. The SOI extends past the boundary to the west approximately 0.3 miles, to the southeast approximately 0.4 miles, and to the northwest by about 0.6 miles (See Figure 1).

According to the 2014 MSR, LAFCo approved water service connections to five customers located outside the District's boundary in September 2003 (Resolution No. 2003-06). The property owners had requested District service based on poor water quality of their private individual wells. Two of these customers were located within the District's SOI and three were located outside the SOI. The District reports that the service connections are still in place, but 4 of the 5 parcels are no longer receiving water service (See Table 1) (District staff, November 2015). No additional areas outside the District boundaries have been identified that require services from the District (MSR, 2014).

Table 1. Parcels receiving service according to Resolution No. 2003-06

ASSESSOR PARCEL NUMBER	WATER SERVICE STATUS
014-260-58-01	Not currently receiving service
014-260-30-00	Not currently receiving service
014-260-26-01	Not currently receiving service
014-250-29-00	Receives water via property owner connection from parcel within the District boundary
014-500-20-00	Receives water service

DISADVANTAGED UNINCORPORATED COMMUNITIES

LAFCo is required to evaluate disadvantaged unincorporated communities (DUCs) as part of this SOI review, including the location and characteristics of any such communities. Per California Senate Bill 244, a DUC is defined as any area with 12 or more registered voters where the median household income (MHI) is less than 80 percent of the statewide MHI. Within a DUC, three basic services are evaluated: water, sewage, and fire protection. The LCWD provides one of these services -water- and is responsible for assuring that those services are adequately provided to the community. Wastewater service is not provided by a local service provider, and the community relies upon individual private septic tanks for sewage disposal. Fire protection is provided by the Long Valley Fire District.

Laytonville qualifies as a DUC since the median household income within the Laytonville Census Designated Place (CDP) is \$35,391, which is less (57.4%) than 80% of the State median household income of \$61,632 (MSR 2014).

Based on annual reports to the State Department of Public Health, as well as a review of the 2014 MSR, water supply services to customers within the District are considered to be satisfactory. Additionally, Mendocino County's DUC evaluation reports that no deficiencies have been identified in regards to water service to the Laytonville community (Hannaford, 2015). The District does not provide sewer services or structural fire protection, and is therefore not responsible for assuring that these services are adequately provided to the community.

CURRENT AND PROJECTED POPULATION

Population and Growth

Laytonville is a census designated place (CDP) under the provisions of the US Census. The Laytonville CDP encompasses 5.4 square miles, and is not coterminous with the boundaries of the LCWD. The District comprises a portion of the Laytonville CDP (MSR 2014).

The 2010 Census reported 1,227 residents in the CDP, which was a decline of 74 people from the 2000 Census of 1,301 people. The California Department of Finance's (DOF) population estimate lumps Laytonville with unincorporated parts of Mendocino County, and thus a numerical breakdown is not readily available. The 2014 MSR estimated population within LCWD boundaries at 488 (MSR 2014).

Based on the census data presented above, the population level in the community appears stable, with limited growth or decline. During the years 2000 to 2010 the number of "connections" the District served increased by three percent annually on average (MSR 2014). So while, as noted above, the population in the area declined, service connections continued to increase.

Land Use and Development

LCWD encompasses a central business district with commercial, public and residential uses. Land use is primarily low-density residential (see Figure 2 in Appendix A). Since the community relies upon individual private septic tanks for sewage disposal, lot sizes must be large enough to accommodate the septic system, thereby reducing overall density. The land uses within the Primary Service Area are consistent with services provided by the District.

The eastern portion of the current SOI is primarily low density residential housing, but some of the eastern portion and the majority of the south-western portion of the SOI are designated as resource lands (Agricultural, Open Space, etc.), many of which participate in the Williamson Act program (see Figure 3 in Appendix A)..

Part of LAFCo's purpose is to discourage urban sprawl and preserve open space and prime agricultural lands (GC §56301). As such, those parcels within the SOI that are designated as resource lands, particularly those enrolled under the Williamson Act should be evaluated to determine their relevance for inclusion in the SOI.

CAPACITY AND SERVICE

Service Overview

The LCWD has approximately 370 active customer accounts, which includes 306 single family residences, nine multi-family residences, 59 commercial/institutional customers, five landscape irrigation customers and one “other” type customer. LCWD estimates that it provides water to approximately 2,200 people on a daily basis. All water sales are metered, including bulk water sales, i.e., water sold to commercial and public sector water haulers. LCWD shares recycled/grey water resources with the adjacent Rodeo Grounds for landscape irrigation purposes. A recent study found that there are no technical limitations preventing the District from expanding its water recycling/grey water use to other locations (MSR, 2014).

Infrastructure and Facilities

The District operates a water treatment plant, two active wells, storage tanks, conveyance infrastructure, office building, and other support facilities.

After treatment, water is moved to the distribution system, which includes four storage tanks that connect to the water mains. There are approximately 13 miles of water mains that carry water to 2 separate pressure or distribution zones (the East Zone and the West Zone, as shown in Figure 1). The East Zone lies east of Ten Mile Creek and includes two storage tanks that have a combined capacity of 750,000 gallons. The West Zone lies west of Ten Mile Creek and has two storage tanks with a combined capacity of 310,000 gallons. All four tanks, with a combined capacity of 1,060,000 gallons, are filled through the distribution system.

The District does not have a current capital improvement plan; however, it did complete capital improvement projects in 2009 which included installation of new water mains, new storage tank, and a new arsenic treatment facility.

Supply

LCWD water supply is the aquifer that underlies the Laytonville Valley, which the California Department of Water Resources (DWR) has labeled Groundwater Basin Number 1-38. The U.S. Geological Service (USGS) found that storage capacity estimates for the basin in Laytonville Valley are approximately 14,000 acre-feet. Abundant rainfall generally recharges the basin to capacity. Seasonal water level fluctuation was found to be nearly constant, except during drought years. However, a more recent but less detailed report prepared by the DWR found that there is insufficient information available to make judgments regarding groundwater levels, storage capacity, groundwater budget, or water quality. Furthermore, a groundwater management plan for this aquifer was not available (MSR 2014).

LCWD pumps approximately 53 million gallons per year from the aquifer via its two wells. Water demand/production is slightly higher during the summer months. The groundwater basin is not adjudicated; therefore, there are no legal limits on the amount of water that can be withdrawn annually. The distribution of water deliveries based on customer type is as follows: single-family residential receives 61 percent, multi-family residential receives 4 percent, commercial/institutional receives 24 percent, landscape irrigation receives 1 percent, and other receives 10 percent. The District also does not currently have plans to increase the capacity of this system (MSR 2014).

Water Quality

LCWD reports that water quality is currently very good and it has worked diligently to resolve past water quality concerns. The District treats its water to lower levels of naturally-occurring iron, manganese, and arsenic in the system to meet water quality standards. When the arsenic standard was lowered to 0.010 milligrams per liter in January 2006, the District was out of compliance and received notice of violation from the CDPH. The new arsenic treatment system was installed in 2008 and successfully operated in 2009. The District continues to monitor this constituent to ensure compliance with regulatory standards (MSR 2014).

Another water quality issue is the presence of hundreds of septic tanks near the ground surface and above the aquifer. Since the community of Laytonville does not have access to a formal wastewater treatment system, septic tanks serve as the primary treatment and disposal method. Sometimes aging septic tanks can fail and create water quality problems such as E. coli contamination (MSR 2014). Mendocino County is aware of the concerns and established the Laytonville Municipal Advisory Council (LMAC). The LMAC prepared a community plan for Laytonville in 1999 identifying issues and opportunities relative to economic growth, housing and infrastructure, community facilities and activities, and health and safety. .

Demand

A District study estimated that average daily use per connection is approximately 1,160 gallons. Based upon its present infrastructure configuration, the 2014 MSR estimated that the District can support a maximum of 392 customer connections. The 2014 MSR reported 370 District connections, meaning that there would be capacity to serve 22 additional connections (MSR 2014). Recent conversation with the District indicates that currently they have close to 400 connections, with approximately 370 considered as “active”. Inactive connections are customers who have the infrastructure for the water service connection, but are not presently receiving service (General Manager, September 25, 2015).

It should be emphasized that the aquifer likely contains sufficient water supply to support continued growth in the District, however, additional studies would be needed to support a definitive conclusion about the aquifer. The most significant limitation is the District’s capacity to treat the water to meet water quality regulations in a cost effective manner. A recent engineering report recommended that the District begin planning for future upgrades to the water treatment plant to provide additional capacity (MSR 2014).

Relevant Local Agencies and Communities of Interest

The Long Valley Fire District provides fire protection services to the Laytonville community. The LCWD does not own or share facilities or services with other agencies. In addition, the District does not participate in any mutual aid agreements nor is it part of an Integrated Regional Water Management Plan.

RELEVANT PLANNING AND SERVICE FACTORS

County of Mendocino General Plan Chapter 3: Development Element (DE)

Water Supply and Sewer (Wastewater Treatment) Services Policies:

LAYTONVILLE COUNTY WATER DISTRICT SPHERE OF INFLUENCE UPDATE
MENDOCINO LAFCO

Policy DE-186: Coordinate community water and sewer services with General Plan land use densities and intensities.

Policy DE-187: The County supports efficient and adequate public water and sewer services through combined service agencies, shared facilities, or other inter-agency agreements.

Action Item DE-187.1: Work aggressively with water and sewer service providers to overcome current and projected system and supply deficiencies necessary to serve planned community growth.

Action Item DE-187.2: Support funding applications to improve and expand water and sewer service capabilities in areas planned for future growth or to resolve existing deficiencies.

Action Item DE-187.3: Work with communities and public water and sewer service entities to monitor, manage and/or maintain community-wide or decentralized systems.

Policy DE-188: Encourage water and sewer service providers to incorporate water conservation, reclamation, and reuse.

- Encourage the development and use of innovative systems and technologies that promote water conservation, reclamation, and reuse.
- Encourage the development of systems that capture and use methane emissions from their operation.
- Encourage the development and use of innovative systems and technologies for the treatment of wastewater.

Policy DE-189: Oppose extension of water or sewer services to rural non-community areas when such extensions are inconsistent with land use and resource objectives of the General Plan, except where the extension is needed to address a clear public health hazard.

Policy DE-190: Development of residential, commercial, or industrial uses shall be supported by water supply and wastewater treatment systems adequate to serve the long-term needs of the intended density, intensity, and use.

Policy DE-191: Land use plans and development shall minimize impacts to the quality or quantity of drinking water supplies.

County of Mendocino General Plan Chapter 6: Community – Specific Policies: Laytonville Goals and Policies. Those policies that are considered relevant to this Update are excerpted below:

The Laytonville Area Municipal Advisory Committee (LAMAC) has identified a number of short- and long-term community goals, addressed below. Among the key goals is the construction of a public wastewater treatment system (replacing widespread use of septic systems) and provision of a stable public water supply through the Laytonville County Water District. In January 2008, the “Laytonville Traffic Calming and Revitalization Plan” (prepared with grant funding from Caltrans) was adopted to address longstanding issues affecting the main roadway through this community.

Laytonville Community Area Policies

Policy CP-L-1: The County will maintain the open, rural atmosphere of Long Valley and facilitate infill of the existing community by restricting the US 101 business district of Laytonville to the established town center.

Policy CP-L-2: The County shall support, encourage, and facilitate community planning in Laytonville.

LAYTONVILLE COUNTY WATER DISTRICT SPHERE OF INFLUENCE UPDATE
MENDOCINO LAFCO

Action Item CP-L-2.1: Continue to refer discretionary projects to, and consider recommendations of, the Laytonville Area Municipal Advisory Commission prior to taking action on the proposal.

Policy CP-L-15: The County supports construction efforts to provide necessary water storage to meet community fire-fighting needs and required fire flows.

Policy CP-L-16: The County will assist the Laytonville County Water District in its efforts to serve existing development and future growth consistent with the land use patterns and densities established in the General Plan, including the District's efforts to provide long-term, reliable water supplies.

Policy CP-L-17: The County supports the use of a domestic wastewater treatment system for Laytonville. A decentralized system with components managed and maintained by a public district is preferred by the County over other alternatives.

Policy CP-L-18: The County encourages the Laytonville County Water District to pursue the provision or management of a decentralized wastewater system and shall facilitate this process and support funding applications consistent with technical studies and General Plan objectives.

Action Item CP-L-18.1: Pursue the study, design and construction of a wastewater treatment system serving Laytonville.

Action Item CP-L-18.2: The County shall continue to monitor the Laytonville Landfill and fully mitigate any impacts to groundwater resources, greenhouse gas emissions and related environmental resources.

DISCUSSION

This update focuses on the current boundaries of the LCWD and the District's current SOI to make the required determinations and to establish a SOI for the District. This analysis considers an updated SOI boundary which remains the same (Current SOI boundary in Figure 1), or is modified to reflect current service conditions (Proposed SOI in Figure 1).

District facilities are in good condition, and water service is adequate. LCWD's infrastructure appears to be nearing its capacity. Based on the above information discussed in the *Capacity and Service* section, there are more connections to the system (400 connections) than estimated in the 2014 MSR (392 connections), but not all of them are receiving service at this time. These 20-30 non-serviced connections represent a potential future service need from the District.

In the longer term, if the area experiences any significant population growth, expansion of the District's facilities would likely be necessary. Supply appears to be adequate at this time; however, additional studies are needed to support a definitive conclusion about the capacity of the aquifer.

The existing SOI extends beyond the District's boundary. LCWD reports only one parcel is currently receiving services (via Resolution No. 2003-06). This property (APN 014-500-20-00) is designated as Rural Residential and services received are consistent with LAFCo policy (See Figure 2 in Appendix A). As such, this parcel should remain within the SOI.

Those parcels which historically received service per Resolution No. 2003-06 that are not currently served are parcels designated as Agricultural, with the majority of them under Williamson Act

contracts. Given present land use designations and discontinuance of district service, excluding these parcels from the updated SOI is consistent with LAFCo policies to preserve prime agricultural lands and discourage urban sprawl.

Furthermore, the remaining properties in the current SOI which do not receive service and are designated as Agricultural or Rural Residential should also be excluded from the updated SOI due to their limited development potential (See Figure 2). The only exception is in the northern portion of the present SOI along Branscomb Road. These Rural Residential-designated properties are largely developed to the extent that current zoning allows.. Including this area in the updated SOI would be appropriate and enable the provision of services, should the need occur.

ANALYSIS

1.) Present and Planned Land Use Determination

The SOI proposed excludes agricultural lands and includes only rural residentially designated land.

2.) Present and Probable Need for Public Facilities and Services Determination

Minimal development is anticipated in the District. Those properties receiving service outside of District boundaries represent a need for service external to District boundaries. Given present land use designations and services provided, significant growth and additional demand for services is not anticipated.

3.) Present Capacity of Facilities and Adequacy of Public Services Determination

The District has sufficient infrastructure and capacity to serve existing customers (including those out of District). Further studies of the supply aquifer and service infrastructure capacity are needed.

4.) Social and Economic Communities of Interest Determination

The LCWD serves the community of Laytonville and is the primary community of interest for this SOI Update.

5.) Present and Probable Need for Water, Sewer, or Fire Protection Services for Disadvantaged Unincorporated Communities (DUCs) Determination

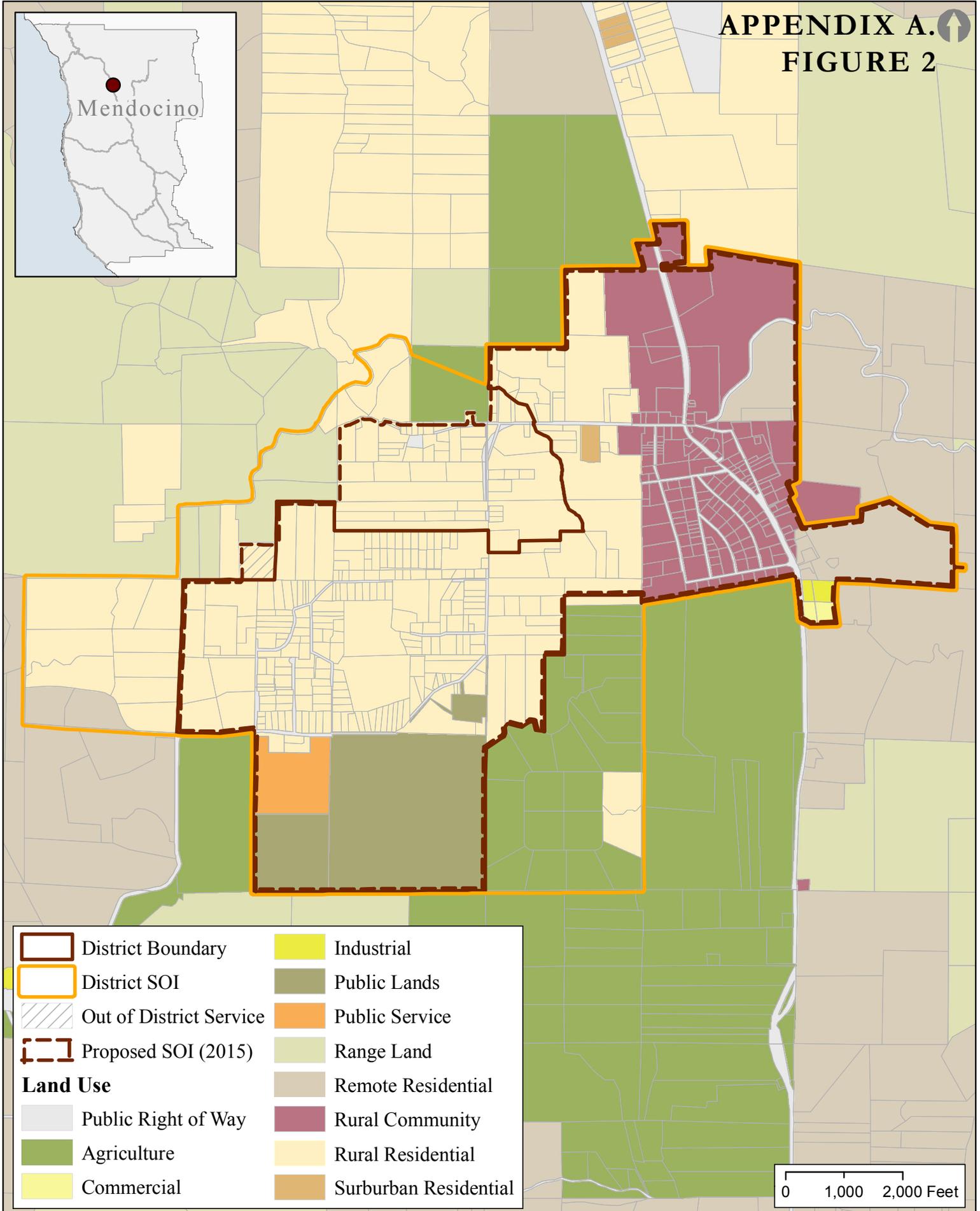
The community of Laytonville qualifies as a DUC, a portions of the community are not within LCWD. The District is responsible for assuring that water services are adequately provided to the community. The 2014 MSR reports water supply services to customers within the District as satisfactory and the County DUC evaluation reports no deficiencies in regards to water service to the Laytonville community (Hannaford, 2015).

CONCLUSIONS

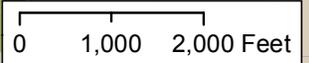
This update considers the present SOI relative to services provided and its consistency with LAFCo policy. The property receiving service within the current SOI (APN 014-500-20-00) should remain within the updated sphere, as should a portion of territory in the northern part of the current SOI designated as Rural Residential. All other territories should be excluded from the updated sphere (See proposed SOI in Figure 1).

REFERENCES

- Hannaford, Graham. September 21, 2015. "GP_2015-0002- Disadvantaged Unincorporated Communities Assessment". Memorandum to the Mendocino County Planning Commission. <http://www.co.mendocino.ca.us/planning/pdf/current/1.STAFF%20MEMO%20DUC.pdf>
- Mendocino LAFCo, 2004 Policies and Procedures, Chapter 5- Policies That May Apply for Some Applicants, D. Sphere of Influence.
- Mendocino County Coastal Element: Chapter 6: Community – Specific Policies
- Mendocino County General Plan: Coastal Element. Adopted by Mendocino County Board of Supervisors. November 5, 1985 (Revised -- March 28, 1988, February 13, 1989, January 22, 1990, July 9, 1990, March 11, 1991)
- (MSR, 2014) "Mendocino Local Agency Formation Commission, Final Water and Wastewater Municipal Service Review: Caspar South Water District, Elk County Water District, Gualala Community Services District, Irish Beach Water District, Laytonville County Water District, Pacific Reefs Water District, Round Valley County Water District, Westport County Water District. October 2014". Prepared by: Kateri Harrison, SWALE, Inc.; Uma Hinman, Uma Hinman Consulting. Final approval October 6, 2014.



	District Boundary		Industrial
	District SOI		Public Lands
	Out of District Service		Public Service
	Proposed SOI (2015)		Range Land
Land Use			Remote Residential
	Public Right of Way		Rural Community
	Agriculture		Rural Residential
	Commercial		Suburban Residential

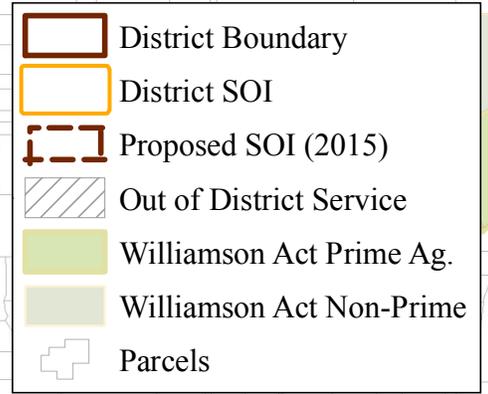
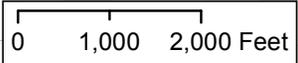
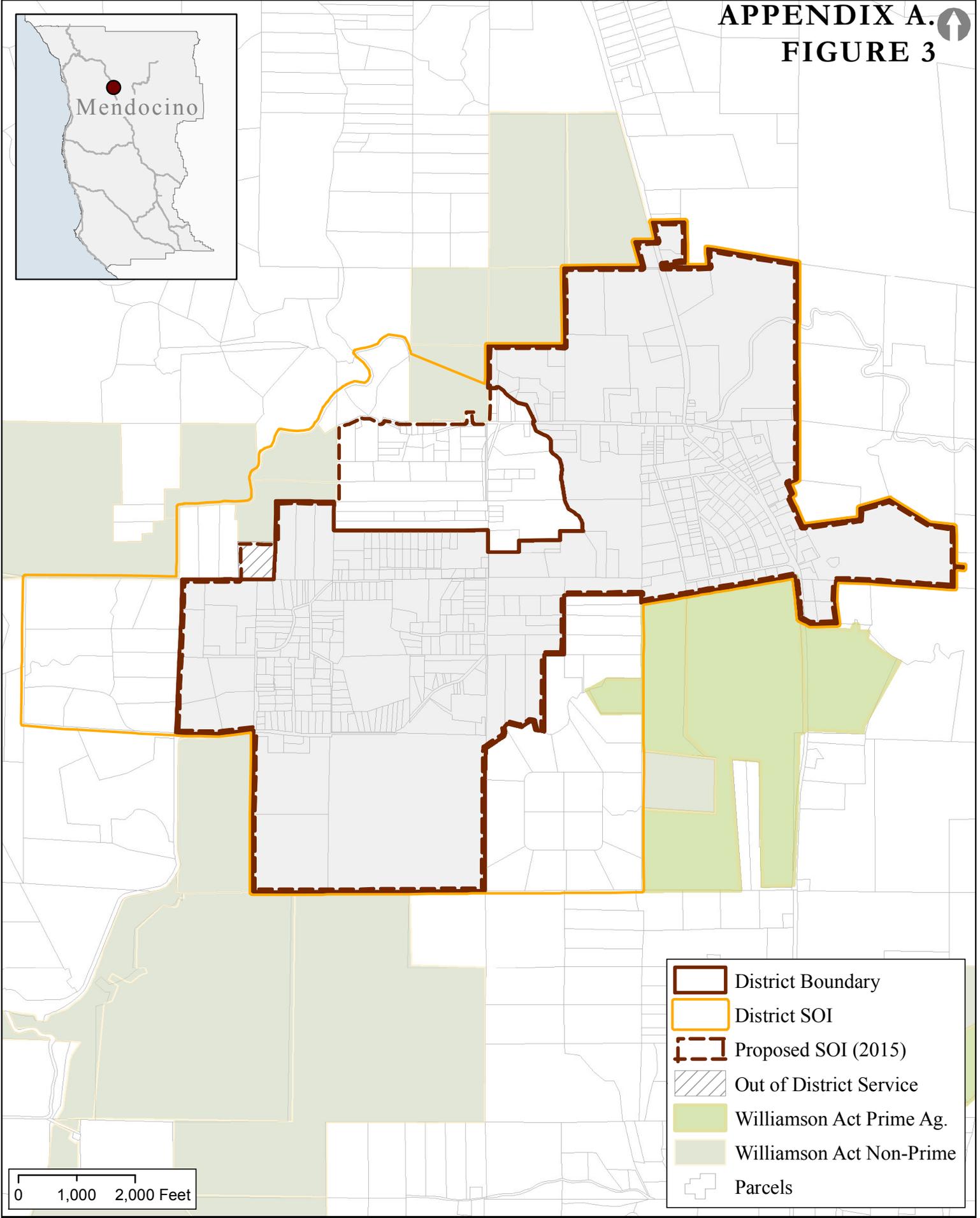


Laytonville County Water District

Landuse Designations

Sources: Boundaries: Mendocino County; Roads: US Census TIGER.

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Laytonville County Water District

Williamson Act Agriculture Lands

Sources: Boundaries: Mendocino County; Roads: US Census TIGER.

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