BARACCO AND ASSOCIATES
Architecture and Planning
44 Eureka Street P.O. Box 1415
Sutter Creek, California 95685

January 18, 2008

MEMORANDUM

TO: Water Determinations Course Participants

FROM: Bruce Baracco, Moderator/Facilitator

SUBJECT: Helpful Hints from the Helpful Over-the-Hill Executive Officer

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Attached to this Memo are samples of Water-related information that you may find helpful. Included are the following:

  Attachment A      Justification of Proposal Submittal Checklist
  Attachment B      Sample Plan for Municipal Services
  Attachment C      Sample Statement of Timely Availability of Water Supply
  Attachment D      Water Supply Data Sheet

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SUBMITTAL CHECKLIST

In order for this application to be processed, the following information needs to be provided:

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (Refer to Guide for Preparation);
3. One copy of an 8.5" x 11" or 11" x 17" reduction of the proposal map;
4. One copy of a metes and bounds description of the affected territory;
5. One certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
6. Written permission from each affected property owner (or signature form);
7. One copy of the project environmental document (One Compact Disc if more than 25 pages);
8. One copy of the project Notice of Determination;
9. One 8.5" x 11" copy of the Vicinity Map (if not included on the proposal map);
10. One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
11. One copy of the Pre-Zoning map or description (as required by Section 56375);
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
13. One copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
15. One copy of the project design (site plan, development plan, or subdivision map);
16. One copy of the Residential Entitlement Matrix form (if residential land uses are included in the proposal); and
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Additional information may be required during staff review of the proposal.
CITY OF TRACY
PRESIDIO ANNEXATION

PLAN FOR MUNICIPAL SERVICES

Introduction

The plan for municipal services is submitted to comply with San Joaquin County Local Agency Formation Commission (LAFCO) requirements and to accompany the proposed annexation of the Presidio Project to the City of Tracy. This service plan complies with the requirements of California Government Code Section 56653.

Project Description

The City of Tracy is proposing to annex the Presidio Development Area (approximately 147.3 acres), located on the south side of Eleventh Street approximately one-half mile west of Corral Hollow Road (see attached location map).

The annexation proposal is consistent with the Tracy Urban Management Plan (UMP). The UMP designates the Presidio Area as Residential Low and Public.

The proposed Project consists of 550 single-family lots of varying sizes, a 27.1 acre community park consisting of four lighted softball fields and four lighted soccer fields and a variety of park amenities.

The Project includes the extension and development of a full range of public services. Infrastructure to be provided include, participation in the expansion of the existing water treatment plant and extension of water lines to serve the Project. The Project, further will participate in the expansion of the City's existing wastewater treatment plant and improvements to the Hansen Sanitary Sewer Line, extension of the City's storm drain system, and improvements to the City's roadway system.

Environmental Impact Report

On October 5, 1999, the Tracy City Council certified an Environmental Impact Report (EIR) for the Presidio project (copy attached). The EIR had been prepared to evaluate the potential environmental impacts arising from maximum build-out of the Project and annexation of the site to the City.

Identified within the EIR are specific impacts which remain significant and unavoidable despite Project conditions of approval and mitigation measures. The Planning Commission and City Council determined that the benefits of the Project outweighs its unavoidable environmental effects. The Project’s contribution to cumulative unavoidable impacts relating to agricultural land conversion, traffic and circulation, and air quality have previously been identified by the Urban Management
Plan EIR and the City of Tracy’s adoption of a Statement of Overriding Consideration (Resolution 93-226) for these impacts.

**Existing Facilities and Services**

Existing uses consist primarily of raising alfalfa, and a residence. As the site is presently comprised of undeveloped rural land uses beyond the City limits, minimal services are currently provided to this annexation area.

**Water Service and Supply:** Water to the site is currently provided by a private well and West Side Irrigation District for agricultural water.

**Sanitary Service:** The on-site residence utilizes a septic tank.

**Drainage:** Drainage facilities are largely non-existent, however, the residence and cultivated field include privately maintained drainage facilities.

**Police Protection:** Provided by the San Joaquin County Sheriff’s Department.

**Fire Protection:** Fire protection is available from the Tracy Rural Fire District.

**Schools:** The site is within the Tracy Unified School District.

**Solid Waste:** Is collected by the Tracy Delta Disposal Service.

**Gas and Electricity:** Provided by Pacific Gas and Electric (PG&E).

All other services to the site, including some roadway maintenance, library, parks and recreation services, land use and building regulation are currently provided by San Joaquin County.

**Level and Range of Services to be Provided**

**Water System:** Development of the Project will require the treatment and delivery of a reliable supply of water. The water system will consist of a combination of transmission and distribution facilities. Water treatment will take place at the City’s water treatment plant located near the Tracy Municipal Airport.

The water supply will be provided initially through the City’s existing supplies, (see Table 4.10-1 page 4.10-4, of the Presidio Draft EIR). Ultimate water supply will be through participation in the SSJID project.

**Wastewater System:** The Presidio project will utilize a portion of existing uncommitted capacity in the Hansen Sanitary Sewer Line. The Project will be required to contribute a fair-share for improvements and upgrades to the Hansen
four lighted soccer fields, parking and a variety of park amenities. The City will be responsible for maintenance of the park.

**Solid Waste Disposal:** Solid waste collection will be conducted by Tracy Delta Disposal, which also handles the sorting of waste at the Tracy Materials Recovery Facility. Solid waste will be directed to the Foothill Landfill which has a capacity of 48 to 60 years of service at its currently permitted service level.

**Timing of Service**

All of the general services described above will be available in advance of development in accordance with the requirements of the Finance and Implementation Plan described below.

**Facility and Service extensions**

The Presidio project and related service extension improvements is required to conform with all applicable standards and requirements of the City of Tracy including the Tracy Municipal Code, Uniform Codes, Design Standards, Standard Specifications, Standard Plans, and the Parks and Parkways Manual, except as otherwise approved in the Presidio Development Agreement.

**Financing of Services and Infrastructure**

Infrastructure improvements necessary to serve the new development will be financed through either development exactions, development impact fees, or debt financing. Pursuant to California Government Code and the Tracy Municipal Code. The Presidio Conditions of Approval and Mitigation Monitoring Program include a generalized overview of financing mechanisms and revenue sources which may be appropriate to finance the development and construction of public improvements necessary to support the build-out of the Project. The Finance and Implementation Plan will enable the City to effectively manage its fiscal resources in relation to the demands placed on it from future growth. These policies are intended to further the goals and objectives of the Urban Management Plan and the Presidio Development Plan.

The Finance and Implementation Plan is a tool utilized by the City to manage and monitor the funding and construction of improvements identified within the Mitigation Monitoring Program and project-specific conditions of approval, including but not limited to roadways, water, wastewater, storm drainage, and public building improvements.

By means of the above described finance policies and Finance and Implementation Plan, the City will ensure the implementation of project-related improvements as well as impact mitigation.
MEMORANDUM

DATE: August 8, 2005

TO: James E. Glaser, Director
    Department of Community Development

FROM: Mark Madison, Director of Municipal Utilities

SUBJECT: STATEMENT OF TIMELY AVAILABILITY OF WATER SUPPLY
         {GC56668}
         NORTH STOCKTON PROJECTS ANNEXATION AREA, PHASE 3
         (A 04-01)

The North Stockton Projects Annexation Area project involves urban residential and commercial development of a 208.0-acre site; proposed development would require City approvals including annexation (File No. A 04-01), tentative subdivision maps (File No.s TM 46-04, 45-04 and 35-04) and planned unit residential developments (File No.s PUD 6-04, 1-05, 7-04 and 2-05). The project would involve the development of approximately 121,100 square feet of commercial development and up to 980 residential units, approximately 77% of which would be single-family. The project would involve the development of as many as 222 multi-family residential units. The North Stockton Projects Annexation Area project is located in the unincorporated area adjacent to the City of Stockton along its western boundary. The project site is immediately south of Eight Mile Road and immediately west of Lower Sacramento Road.

A Supplemental Environmental Impact Report (File No. SEIR 1-05) for the project was prepared and certified by the City of Stockton. A Water Supply Assessment (WSA) was prepared for the project by the Stockton Department of Municipal Utilities (COSMUD) pursuant to the requirements of SB 610 and 221, and in conjunction with the SEIR. The proposed project is described in more detail in Chapter 2.0. The environmental impacts of the project are described in more detail in the SEIR; the availability of water supplies for the project are discussed in the SEIR and described in detail in the WSA.

In its WSA, COSMUD determined that it presently has sufficient water supplies to meet the water demands of the project. The WSA is hereby incorporated by reference. Copies of the WSA can be reviewed at the LAFCO offices, 1860 East Hazelton, or at the Stockton Permit Center, 345 North El Dorado Street, Stockton. A copy of the WSA has been submitted to LAFCO as an appendix to the SEIR for the project.

This memo is submitted to assist in the further processing of the proposed annexation through the San Joaquin County Local Agency Formation Commission (LAFCO). LAFCO is required, in its review of the proposed annexation, to consider the "timely availability of water supplies adequate for projected needs as specified in (Government Code Section 65352.5)". GC 65352.5 is intended to promote close coordination and consultation between water supply and land use agencies. The Stockton Department of Municipal Utilities is the water supply agency for the proposed project; the Stockton Department of Community Development is the land use agency for the proposed project.
GC 65352.5 sets forth specific information to be provided to the planning agency in Subsection (c), items 1-9. The information required by GC 65352.5 (c) is provided below; the information is arranged and numbered in accordance with the referenced code section.

**GC65352.5(c)(1) Urban Water Management Plan.** The City of Stockton has prepared and adopted an Urban Water Management Plan (UWMP), which was most recently updated in December 2000. A copy of the UWMP has previously been provided to LAFCO.

**GC 65352.5(c)(2) Capital Improvement Program.** The City of Stockton has prepared and adopted a Capital Improvement Program (CIP) that includes the City’s planned water supply improvement projects. The most recent version of the CIP for the years 2005 – 2010 was adopted by the City Council on May 24, 2005.

**GC 65352.5(c)(3) Existing Water Supply.** The City of Stockton currently meets its water needs with a combination of surface and ground water supplies. Approximately 60% of Stockton’s total water supply is derived from surface water, with 40% derived from ground water.

Existing surface water supplies are obtained via the Stockton East Water District (SEWD). Potential water supplies available under existing SEWD contracts total 205,000 acre-feet per year (AFY); however, under various supply restriction and water-year type conditions, actual water supply availability ranges from about 100,000 AFY in a wet year, to 30,000 AFY in a critical dry year. Existing SEWD surface water supplies include the following sources:

- Calaveras River water, via New Hogan Reservoir; this supply includes water that has been appropriated for use by Calaveras County, but which has not yet been used by that County.
- Interim Stanislaus River Water stored in New Melones Reservoir and delivered via Goodwin Dam and the SEWD’s Farmington Canal. Up to 75,000 AFY of interim water is available under this agreement, but delivered water volumes have been substantially limited by Central Valley Project operational changes.
- Section 215 “Spill” Water Contracts for both New Melones and New Hogan Reservoirs.
- Oakdale Irrigation District (OID) and South San Joaquin Irrigation District (SSJID) water transfers. The OID/SSJID contract is based on unimpaired in-flow to the New Melones Reservoir. Potential water deliveries range from 8,000 to 30,000 AFY.
SEWD water supplies are apportioned among the California Water Service Company, the City of Stockton, Lincoln Village Maintenance District and Colonial Heights Maintenance District, in accordance with the "Second Amended Contract" involving the named agencies.

Additional information on water supplies available to the City is provided in the WSA for the North Stockton Projects Annexation Area, Phase 3 project.

**GC 65352.5(c)(4) and (5) Surface and Ground Water Quantity Purveyed in Previous Five Years.** Table 1 quantifies the amount of surface water and ground water purveyed by the City of Stockton in each of the previous five whole water years. Water years run from April 1 through March 31 of each year.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SURFACE WATER VOLUME (AFY)</th>
<th>GROUND WATER VOLUME (AFY)</th>
<th>TOTAL WATER PURVEYED IN AFY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998-1999</td>
<td>16,659</td>
<td>8,737</td>
<td>25,396</td>
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<tr>
<td>1999-2000</td>
<td>16,013</td>
<td>10,224</td>
<td>26,237</td>
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<tr>
<td>2000-2001</td>
<td>16,594</td>
<td>10,446</td>
<td>27,040</td>
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<tr>
<td>2001-2002</td>
<td>17,076</td>
<td>12,566</td>
<td>29,642</td>
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<tr>
<td>2002-2003</td>
<td>18,100</td>
<td>12,674</td>
<td>30,774</td>
</tr>
<tr>
<td>2003-2004</td>
<td>18,164</td>
<td>13,820</td>
<td>31,984</td>
</tr>
<tr>
<td>2004-2005</td>
<td>19,426</td>
<td>15,124</td>
<td>34,550</td>
</tr>
</tbody>
</table>

**GC 65352.5(c)(6) Proposed Additional Water Supplies.** The City's proposed future water supplies would consist of both groundwater and surface water sources, to be managed conjunctively. Additional information on conjunctive water management and groundwater supplies is provided in the WSA for the project.

The City has established a groundwater yield target of approximately 0.6 acre-feet per acre annually for the City of Stockton Metropolitan Area (COSMA), which would amount to a total of 27,000 AFY available for use. The proposed ground water yield target is approximately 20% less than the lowest "safe yield" estimated for the ground water system underlying the COSMA; "safe yield" has been estimated to range between 0.75 and 1.0 acre-feet-acre annually. Additional ground water supplies are available now and do not require additional improvements other than continued expansion of the City's well field.
The Delta Water Supply Project (DWSP) is the City's preferred project to meet projected unmet domestic water demands. The DWSP would generate 33,600 AFA initially up to 125,900 AFA in 2050 that would be diverted from the Delta, treated and conducted to the City's domestic water supply distribution system via new pipelines. The initial phase of the DWSP, with a capacity of 30 million gallons per day is expected to be completed in 2010. The DWSP is also expected to be able to process additional “area of origin” waters during wet years; these flows would be directed, together with other available excess waters, to ground water recharge.

The City of Stockton is pursuing several other water development opportunities including interim, short-term pumping of ground water at a rate of up to 0.75 acre-feet/acre/year; purchase of other raw surface water supplies through interim, willing seller and water transfers for direct agricultural use or ground water re-charge; purchase of interim treated water supplies from neighboring communities; increased water recycling and water conservation; participation with SEWD and other agencies in new surface water supply development; and ground water recharge and banking programs.

GC 65352.5(c)(7) Water Customers by Land Use. Based on UWMP (page 10) data, the City serves a total of approximately 33,500 connections. Of these, approximately 94.5% (31,660 connections) are residential uses; approximately 3.5% (1,170 connections) serve commercial and industrial users; and the remaining 2% (670 connections) consist of landscape connections and temporary uses. The municipal system does not service agricultural users.

GC 65352.5(c)(8) Water Use Reduction Measures. The City of Stockton UWMP incorporates several Water Demand Management Measures (WDMM's) (Section 6) and a Water Shortage Contingency Plan (Section 7) that coordinates the implementation of WDMM's and other measures during water shortage periods. Implementation of these programs is projected to result in water conservation of at least 10% during dry years and at least 15% during critical dry years. Projected water savings are not segregated by land use. WDMM's include survey and inspection programs, plumbing retrofit programs, pricing and rebate programs, conservation programs, information and education, and other measures. The WSCP provides a coordinated program for implementation of WDMM's that increases in intensity in accordance with water shortage stages.

Please refer any questions to Bob Granberg at (209) 937-8779.

MARK J. MADISON
DIRECTOR OF MUNICIPAL UTILITIES

MJM:RLG:as

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# Water Supply Data

Present Conditions (Fiscal Year Basis) for:
FY 200__ -- 200__

Current Population (per DOF)

Treatment Capacity (Million Gallons per Day)
Storage Capacity (MGD)
Distribution Mains (lineal miles)
Average Daily Demand (MGD)

Water Purveyed:
- Surface Water (Acre-Feet per Year)
- Ground Water (AFY)

Water Customers by Land Use:
- Number of Residential Connections
- Number of Commercial Connections
- Number of Industrial Connections

Residential Water Use
(in gallons per capita per day)

## Costs
- Participation (hook-up) Fee (per Single-Family Equivalent)
- Monthly Service Charge (per SFE)
- Percent of Monthly charge to Participation Fee
- Current Water Service Operating Budget
  (Does not include capital improvements or debt)
- Current Cost per Capita
Water Determinations
The Practice of Water Analysis and Staff Reports

A Workshop for LAFCo Staff, Consultants and Commissioners

18 January 2008
Sacramento

COURSE MANUAL
and MATERIALS

California Association of Local Agency Formation Commissions
801 12th Street, Suite 611, Sacramento, CA 94558
www.calafco.org
CALIFORNIA ASSOCIATION OF LOCAL AGENCY FORMATION COMMISSIONS
801 12th Street, Suite 611, Sacramento, CA 95814

CALAFCO University
Water Determinations Course
Friday, January 18th, 2008
10:00 AM to 3:00 PM

COURSE OUTLINE

Instructors:
Bruce Baracco – Moderator/Facilitator
Robert Shibatani – Consulting Hydrologist
John Schatz - General Manager, Santa Margarita Water District

10:00 -- Introductions and Welcome
   Summary of the Class
   Responsible for:
   Chiat
   Baracco

10:15 to 12:00 – The Basics
   Water issues in the State of California
   Supply and Demand
   Sources of water information
   Urban Water Management Plans/Water Supply Assessments
   How to analyze water documentation/studies
   SB 221 (Kuehl, 2001) and SB 610 (Costa, 2001)
   Schatz
   Shibatani
   Schatz
   Schatz

12:00 to 12:30 -- Lunch

12:30 to 2:00 – The Nuts and Bolts: LAFCO Links to Water
   LAFCO review of applications and required information
   Plan for Providing Services (Section 56653(b))
   Timely Availability of Water Supplies (Sections 56668(k) and 65352.5)
   LAFCO Terms and Conditions with respect to Water
   (Section 56886(j))
   CEQA Review – Mitigation Measures, Project Alternatives, and Mitigation Monitoring Programs
   Municipal Service Review Determinations (Section 56430(a))
   and Sphere of Influence Determinations (Section 56425(e))
   Baracco
   Shibatani
   Schatz
   Baracco

2:00 to 2:45 -- Case Studies
   Water Rights and Entitlements
   Adjudication
   Santa Clarita
   CALFED Bay Delta Plan Fact Sheet
   Other Individual Case Studies . . .
   Shibatani
   Schatz
   Schatz
   Chiat

2:45 to 3:00 -- Toolbox Checklist for LAFCo Staff and Commissioners
   Baracco

3:00 -- Closing
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