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**MENDOCINO**    **Local Agency Formation Commission**

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

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**WESTPORT COUNTY WATER DISTRICT**  
**SPHERE OF INFLUENCE UPDATE**

Prepared in accordance with Government Code §56425

Draft Workshop- October 5, 2015

Draft Hearing- November 2, 2015

**Final Adoption- November 2, 2015**

**MENDOCINO LOCAL AGENCY FORMATION COMMISSION**

**LAFCo Resolution No. 15-16-07**

**A RESOLUTION OF  
THE LOCAL AGENCY FORMATION COMMISSION OF MENDOCINO COUNTY  
APPROVING THE WESTPORT 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 Westport 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 November 2, 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 appropriately informed by the Commission's earlier municipal service review on countywide water and wastewater services, for which the section on the Westport County Water District was accepted by the Commission on October 6, 2014.
2. The Commission, as Lead Agency, finds the update to the Westport 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 Westport County Water District confirmed during the review of its sphere of influence that its services are currently limited to water and wastewater. 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: "Westport 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 Westport 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 Westport County Water District's sphere of influence.

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

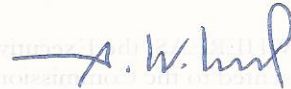
The foregoing Resolution was passed and duly adopted at a regular meeting of the Mendocino Local Agency Formation Commission held on this 2<sup>nd</sup> day of November, 2015, by the following vote:

AYES: McCowen, Hamburg, Hammerstrom, Madrigal, McNerlin, Silver, and Ward

NOES: None

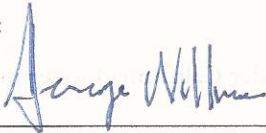
ABSTAIN: None

ABSENT: None



JERRY WARD, Chair

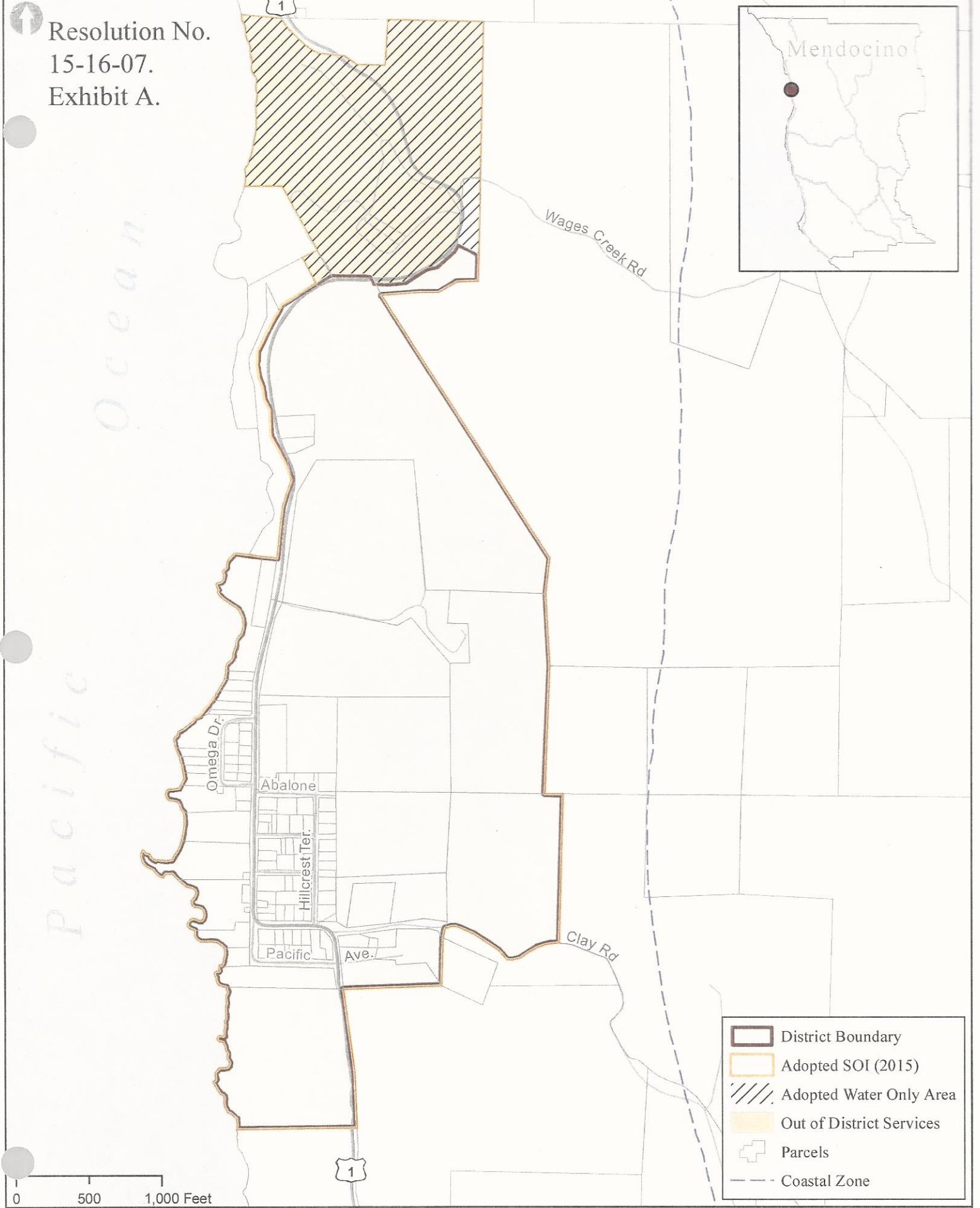
ATTEST:



GEORGE WILLIAMSON, Executive Officer



Resolution No.  
15-16-07.  
Exhibit A.



- District Boundary
- Adopted SOI (2015)
- Adopted Water Only Area
- Out of District Services
- Parcels
- Coastal Zone

# Westport County Water District

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

LAFCo by: Date: 11/4/2015

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## ***INTRODUCTION***

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### **OVERVIEW**

This update is prepared in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH Act) 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” (GC §56425). A “SOP” is defined under the CKH Act as “... a plan for the probable physical boundaries and service area of a local (government) agency” (GC §56076).

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 will assess and recommend establishment of an appropriate Westport County Water District Sphere of Influence (SOI). The objective is to establish Westport County Water District 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 Westport County Water District’s 2014 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**

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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.

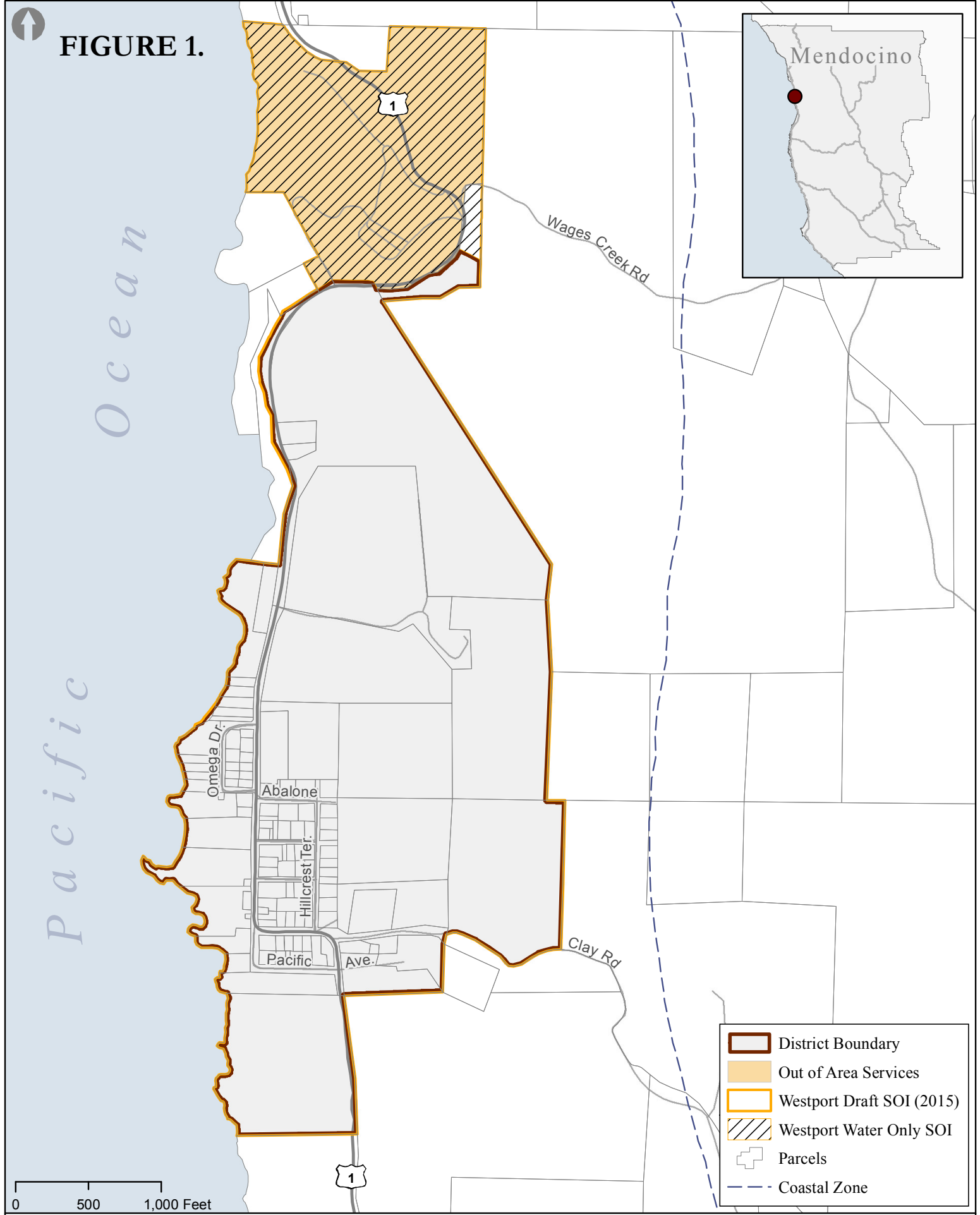
### **General Guidelines for Determining Spheres of Influence**

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
- Out of Area Services
- Westport Draft SOI (2015)
- Westport Water Only SOI
- Parcels
- Coastal Zone

# Westport County Water District

Prepared for **PLANWEST PARTNERS, INC.**  
 Mendocino  
 LAFCo by: Date: 10/27/2015

Sources: Boundaries: Mendocino County; Roads: US Census TIGER.  
 Path: D:\Planwest\_GIS\projects\current\Mendocino\_LAFCo\Water\_Districts\mapdocs\Westport\_County\_Water\_District.mxd



## **OVERVIEW**

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### **CURRENT AGENCY OPERATIONS**

The Westport County Water District (Westport CWD or District) provides water supply and treatment; wastewater collection, treatment and disposal services to 61 residential and 12 commercial customers within the District boundary. The District provides out-of-district water and wastewater service under contract to the Westport Beach RV Park and Campground, which is adjacent to the District's northern boundary, 0.7 miles north of Westport. Additionally, water is supplied by request and fee for export water trucks (MSR 2014).

### **BACKGROUND**

The Westport CWD is a special district that was established in 1971 by Mendocino County Board of Supervisors Resolution No. 71-369 and Mendocino LAFCo Resolution No. 71-1 under the County Water District Law (Water Code §30000–33901) for the purpose of providing water, wastewater and fire protection services to the community of Westport on the northern coast of Mendocino County. Just months after formation, in May 1971, 18-acres were detached from the northern portion of the District. No detachments or annexations have occurred since. In 2007, the Westport Volunteer Fire Department separated from the District and became a 501(c) (3) non-profit organization, which was further formalized in 2009 as a Fire Company. The Westport CWD now provides only water and wastewater services (MSR 2014).

The District is 235 acres in size. The current boundary includes the unincorporated community of Westport, which consists of residences, a small hotel/restaurant, small motel, and a store/deli. The Mendocino County Coastal Element indicates that the community is largely made up of the Westport Beach Subdivision, which lies east of Highway 1 with the exception of one parcel and that 33 of its 80 20-acre residential parcels are located wholly within the coastal zone.

The District boundary extends north to Wages Creek, and just south of Westport on the west side of Highway 1 (Figure 1). The western boundary extends to the Pacific Ocean and the eastern boundary encompasses a number of large, undeveloped rangeland parcels, as well as the District's water tanks and wastewater treatment facilities (MSR 2014).

### **MUNICIPAL SERVICE REVIEW**

A Municipal Service Review (MSR) for the District was initiated in 2005, but was not completed. In 2014, LAFCo prepared a County-wide water and wastewater services MSR, which included the Westport County Water District. The Westport CWD MSR was approved by the Commission on October 2, 2014. This was the first MSR completed for the District (MSR 2014). A Municipal Service Review is a part of and a prerequisite for a SOI Update; as such, much of the information contained herein comes directly from the 2014 Westport CWD MSR.

### **SPHERE OF INFLUENCE**

The District's SOI has not been established by LAFCo. This document will assess and recommend establishment of an appropriate SOI for the District based on sphere determinations in the *Analysis* portion of this document. The SOI is considered to be coterminous with the District's boundaries at this time, and there is no information in LAFCo files to indicate otherwise.

### **Out of District Service**

The District provides out-of-district water services to the Westport Beach RV Park and Campground (Westport Beach) under contract (District Manager, October 27, 2015). This area is external to the current District boundary and coterminous with northern most portion of said boundary (see Figure 1).

The Westport Beach RV Park and Campground is located just 0.7 miles north of the community of Westport at the mouth of Wages Creek. The 50-acre park provides 75 full hookup RV sites, 50 tent sites, and 5 group sites. Westport Beach also has a bluff-top two bedroom, rental cabin. Amenities include a camp store, two restroom/shower buildings, a laundromat, and play area (MSR 2014).

### **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. 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 Westport CWD provides two of these services—water and wastewater. The District does not provide structural fire protection and is therefore not responsible for assuring that fire protection service is adequately provided to the community. Fire protection is provided by the Westport Volunteer Fire Department.

Westport County Water District is not considered a DUC, nor is it within proximity to an identified DUC, and therefore no further analysis will be conducted.

### **CURRENT AND PROJECTED POPULATION**

#### **Population**

The community of Westport has a permanent population of approximately 70 residents. There is no designated census block for Westport specifically, nor is Westport a census designated place. The community is comprised primarily of residential and residential vacation homes, which are vacant part of the year. According to the MSR, populations can double during summer months. The District provides service to 61 residential and 12 commercial customers (73 total) within the District. Assuming the County's average of 2.46 people per household and the 73 total connections, the District serves approximately 180 people during the high season (MSR 2014).

#### **Projected Growth and Development**

The growth rate within the District was estimated at 2.1 percent in 2001; however no growth has occurred since the economic downturn in 2007-2008. Further, the District anticipates little growth in population within the next few years; however, no formal population projections have been made by the District (MSR 2014).

Given Westport's isolated location and limited development potential, it's unlikely to experience significant population increases in the next few decades. There are no outstanding will-serve letters and no known developments pending. The District's water and wastewater systems were designed to accommodate 95 services each and are approximately 77 percent built out; however, the area has experienced little to no growth in recent years. Additionally, the occupancy rate has been reduced quite a bit since the 1960s, which further reduces the projected build-out population (MSR 2014).

## **Land Use and Development**

The Westport area is unincorporated and subject to Mendocino County land use authority. The primary service area is the current District boundary, as shown in Figure 1. The Westport CWD and Out of District Service Area are entirely within the Coastal Zone and subject to Mendocino land-use authority and the California Coastal Act. Lands within the District are primarily designated as Range Land and Rural Village. The land designations within the District are shown on the Land Use map provided in Appendix A. As with many service providers in the County, there are resource lands currently in District boundaries, but no lands under Williamson Act contract are within the District or Out of District Service Area.

### *Out of District Service Area (Westport Beach RV Park and Campground)*

The Out of District Service Area includes the Westport Beach RV Park and Campground, which receives out-of-district water and wastewater service from the Westport CWD. There are 2 parcels within the area. One parcel is designated as Rangeland, with a combining district designation for Visitor Accommodation Services of Existing Facilities: Campground and RV. The other parcel is designated as remote residential. Together the two parcels are approximately 50 acres. The current use is the Westport Beach RV Park and Campground, which provides full hookup RV sites, tent sites, and group sites. It also has a rental cabin.

The Principal Permitted Use of the remote residential site is one dwelling unit per parcel with associated utilities, light agriculture uses and home occupations (see Mendocino County Coastal Element Policy 3.2-11). With the current land use designations and the RV Park and Campground development, no further development or additional need for services is expected within the Out of District Service Area. The area's use is consistent with services provided and will likely need future services and inclusion within the Westport CWD SOI appears warranted.

## **CAPACITY AND SERVICE**

The District's water and wastewater systems were built with the capacity to accommodate 95 connections each and are approximately 77 percent built-out (73 connections used, 22 connections left) (MSR 2014).

### **Water Services**

WCWD provides water supply and treatment to 61 residential and 12 commercial customers. The District has two developed sources of water: an appropriative water right on Wages Creek and a well near the water tank site. It pumps water primarily from Wages Creek, with emergency water coming from the largely unusable well (MSR 2015).

The District maintains a treatment, storage and distribution system. The distribution system consists of two water storage tanks totaling 200,000 gallons, a waterline, meters, and fire hydrants. As discussed above, the District provides out-of-district water and wastewater service under contract to the Westport Beach RV Park and Campground, which is coterminous with the District's northern boundary. Additionally, water is supplied by request and fee for export water trucks (MSR 2014).

### **Facilities**

WESTPORT COUNTY WATER DISTRICT SPHERE OF INFLUENCE UPDATE  
MENDOCINO LAFCO

The District’s treatment, storage, and distribution system was installed in 1976 using Wages Creek as its primary water supply. The District later drilled a deep well, but is unusable due to high concentrations of manganese and iron. To use the well water, the District would need to install a filtration system that would cost in excess of \$100,000. The District has occasionally been granted permission by the State Department of Health and Safety to use the well water for supply in periods of drought (MSR 2014).

WCWD’s distribution system consists of waterlines, meters, and fire hydrants. The hydrant system is up to date. The lines remain in serviceable condition; however they are more than 35 years old and are reaching the end of their useful lives. There is no funding available for replacement of aging distribution and transmission lines (MSR 2014).

The District has a 100,000 gallon steel storage tank and a 100,000 gallon redwood tank. The steel storage tank was constructed in 2009 with the assistance of Proposition 50 IRWM Implementation Grant, to increase water supply reliability, fire protection, emergency water supply and maintenance of bypass flows in the Wages Creek water right. Although it provides improved water supply reliability within the District, the tank provides limited term storage (10 days, up to 30 days with conservation measures implemented) and water rationing has been implemented during times of high turbidity. The redwood water tank was reported in the 2014 MSR as in a state of degradation and leaking. District staff has reported that the tank received a new liner and sample tap in August of 2014 and is now in good working condition (General Manager, September 21, 2015). Both tanks are located above the community and provide water supply via gravity. Water supply for the District is dependent on adequate annual rainfall and water quality of Wages Creek, its primary water supply (MSR 2014).

Water storage needs are reported to include working, fire, and emergency storage. According to the MSR, the District’s recommended working storage is 30,000 gallons. Fire storage is required to meet a standard volume of 180,000 gallons, nearly all of the District’s current storage capacity. Emergency storage is typically one to three days of existing water demand, which was estimated at nearly 80,000 gallons. Total recommended storage volume is 290,000 gallons. Based on this, the Westport CWD has a storage deficit of 90,000 gallons (MSR 2014). The table from the 2014 MSR presenting this information is excerpted below:

*Recommended Storage Volumes for WCWD*

Storage Element	Storage Volume (gallons)
Recommended Storage	
Working Storage <sup>1</sup>	30,000
Fire Storage	180,000
Emergency Storage <sup>2</sup>	160,000
Total Recommended Storage	290,000
Existing Storage	200,000
<b>Storage Deficit</b>	<b>90,000</b>

<sup>1</sup> The working storage provides water to accommodate the daily variations in water use given constant water plant output. It is estimated to be 35 percent of the maximum day average demand  
<sup>2</sup> Emergency storage should be one to three days of additional water supply. Based on a demand of 78,600 GPD, one day's supply would be approximately 80,000 gallons.  
Source: (Winzler & Kelly, 2003, pp. 8-3)

Figure 2. Recommended Storage Volumes for WCWD; excerpted from Final Water and Wastewater Municipal Service Review 10-06-14, Chapter 9.

It should be noted that District staff has reported sufficient water capacity at current levels of 200,000 gallons, which is double the original design capacity of the water system (General Manager, September 21, 2015).

### Water Supply

The Westport County Water District has two developed sources of water: an appropriative water right on Wages Creek (SWRCB Permit No. 16729) and the previously discussed well near the water tank site. Water supply for the District is dependent on adequate annual rainfall and water quality of Wages Creek. The Wages Creek permit was obtained in 1972 and allows the District to divert flows year-round at a rate of 0.125 cubic feet per second (cfs) for a maximum 47 acre-feet/year (af/yr). Conditions of the permit require bypass flows at:

- 20 cfs from November 15 – February 29,
- 10 cfs from March 1 – May 31,
- And 3 cfs from June 1 – November 14.

District staff report that on average approximately 28 cfs flows through the treatment plant, which reportedly far exceeds average demand. Average day demand is approximately 26,230 gallons per day (GPD), and maximum day demand is 78,600 GPD (MSR 2014).

During its annual inspection in 2000, the State Water Resources Control Board (SWRCB) found that the District was not yet putting to use the full water appropriation found in their water right permit. The WCWD is currently using approximately 41 percent of its permitted annual diversion, based on an annual raw water demand of 6.32 million gallons, which is 19.4 afy (MSR 2014).

At the end of the dry season, October and into December, the flow in Wages Creek can become very low. The bypass flow requirement increases from 3 cfs to 20 cfs on November 15, making it very difficult to impossible for the District to withdraw if the winter rains have not yet started. Conversely, during very high flows, turbidity of the water poses a difficulty in meeting current water standards (MSR 2014).

The District has a drought management plan in place, which specifies voluntary conservation at Stage 1 and limits supply to 150 GPD to each homeowner in extreme drought conditions. Average daily water consumption is approximately 250 GPD. During drought conditions the District has approval to withdraw water, if less than one inch of flows are in Wages Creek (MSR 2014). The District reports that stream flow measurements are currently .5 CFS above their action level for

mandatory water conservation. Current water conservation is voluntary and requires limiting outdoor irrigation to only two days per week (District Manager, September 2015).

### **Wastewater Services**

The Westport CWD has treatment capacity of a maximum of 20,000 gallons per day averaged over a period of 30 consecutive days of average dry weather flow. The plant is designed to provide primary and secondary treatment of wastewater (MSR 2014).

Wastewater treatment consists of two aerated ponds, followed by an approximately 11.3 million gallon polishing/storage pond. Wastewater from the polishing/storage pond is then disinfected prior to being irrigated over a 16.8-acre open field west of the community. The wastewater treatment plant handles approximately 6.4 million gallons of rainfall and storm water annually. The District has space to add an additional 25 feet to the existing lagoon should development occur that required additional wastewater capacity. Peak flow was last exceeded in March 2011 due to heavy rainfall. The infrastructure has recently been replaced, including almost all of the District's original wastewater system equipment, pump station, and collection lines (MSR 2014).

A Grand Jury Update in 2001-2002 identified the sewage settlement ponds as having sediment accumulation and sewage seepage. The 2014 MSR reported that the District has insufficient funds for required, draining, sediment removal and lining, but the District reports that sediment accumulation builds up in the aeration lagoons and is removed when needed and tilled into the hillside where they irrigate for evaporation (District Manager, September 2015).

### **Relevant Local Agencies and Communities of Interest**

The closest communities to the District are Cleone (a census designated place) and the City of Fort Bragg, approximately 9 and 15 miles to the south, respectively. To the north is the unincorporated community of Rockport, approximately 10 miles on California State Route 1. According to the Mendocino County Coastal Element for the Rockport to Little Valley Road Planning Area, residents of Westport work in Fort Bragg, and the District is socially and economically tied to Fort Bragg. All of the aforementioned communities, including Fort Bragg, are not in proximity to provide services.

## **RELEVANT PLANNING AND SERVICE FACTORS**

### **County of Mendocino General Plan- Development Element (DE)**

Water Supply and Sewer (Wastewater Treatment) Services Policies:

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.

**Coastal Element: North Coast CAC Planning Area: Rockport to Little Valley Road Planning Area (Includes Westport, Inglenook)**

“The Westport CWD lies within the Rockport to Little Valley Road Planning Area. Major development in this area is constrained due to the topography, agricultural and timber resources, and the highly scenic coastline. North of the Ten Mile River, the coastal zone boundary is 1,000 yards from the shoreline, nearly all of it visible from Highway 1. 80% of the land west of Highway 1 in this area is in public ownership.

The Coastal Element protects the scenic and rural qualities of the area by limiting new subdivisions, retaining rangelands and timberlands in large parcels, and by designating specific areas between Hardy Creek and the Ten Mile River as highly scenic areas within which new development must be subordinate to the character of its setting consistent with Coastal Element Policy 3.5-3. The plan recognizes the existing subdivisions: Ocean Meadows, Seaside and Westport Beach. Each existing legally created parcel in each subdivision is allowed one residence as a principal permitted use.

The Coastal Element further meets Coastal Act requirements by directing growth to areas with available services. The plan does not anticipate formation of new districts to provide water or sewage services in this area but does recognize that the formation or expansion of existing districts requires a coastal development permit (30254). The Coastal Element calls for most new housing units to be in the Westport Beach Subdivision and the town of Westport.”

Coastal Element Policies: Westport - Only relevant policies are excerpted here.

4.2-2 Westport shall be designated a Rural Village, as described in the Land Use classification section. Commercial uses shall be limited to both sides of Highway 1 between the southern boundary of the treatment plant on the north, and to the east jog in the highway to the south.

4.2-3 Shoreline access for residents and visitors shall be provided at Pete's Beach in conformance with Policy 4.2-10.

4.2-4 Future development of Westport as a Rural Village shall require that new development be compatible with existing development relative to scope and character.

## ***DISCUSSION***

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The present need for Westport CWD's services within the District is limited to the community of Westport, which has an estimated permanent population of approximately 70 residents and experiences seasonal fluctuations, more than doubling the population, during the summer months. Facility service capacity is estimated around 77 percent built-out; however, population and service needs do not appear to be expanding rapidly (see *Current and Projected Population* above for initial discussion). The estimated full build-out of 95 additional hookups is not anticipated within the next 5-10 years; however, unanticipated growth may occur within the 20 year planning horizon of this update, and population growth should be monitored in further SOI updates.

### *Water Services*

The 2014 MSR states that Westport CWD appears able to provide water service to its current customers, but aging infrastructure and storage capacity are concerns for future service (see *Capacity and Service* section for initial discussion). The water supply from Wages Creek is limited by the District's water rights, which are tied to environmental inflow stream bypass requirements. While the water right allotment appears to be more than sufficient for the District's needs during normal periods, drought conditions affect the District's ability to withdraw water (due to low flow levels). The 2014 MSR also reports turbidity associated with high water flow limits water supply. With the reported water storage capacity, both low flows and high turbidly conditions may cause demand to exceed the storage supply. The District has indicated that periods of limited withdrawal occur mainly in the winter, when customer demand is low, around 2,500 gallons/day (District Manager, September 25, 2015). Additionally, voluntary water conservation measures are in place and the District utilizes management practices to anticipate limited water supply and ensure water storage is at full capacity.

Given that peak water service and fire flow demand for the system occur in the summer months, whereas concerns regarding insufficient storage capacity occur mainly during the winter months, the present storage capacity of the system is adequate to meet present and short-term future needs of the District. Additional storage capacity, infrastructure upgrades, and a treatment system for the well are all recommended actions to address future service needs.

### *Recommended Sphere*

Given that the Westport County Water District has sufficient capacity to provide water and wastewater services, and given the District currently provides services outside the district boundary, The Out of District Service Area (Westport Beach RV Park and Campground) should be included in the Westport CWD's SOI. The parcels receiving service in the Out of District Service Area (APNs 013-240-051 and 013-240-049) receive only water services. A water service specific SOI for this area should be considered. Additionally, to the southeast of this area is a parcel (APN 013-240-047), which is currently only partially included in the District boundaries. Including the portion of this parcel not already within District boundaries in the SOI will provide for a more logical boundary. Adjacent parcels to the east of the Out of District Service Area were not considered appropriate for inclusion within the SOI given their open space land use designation.



## ***ANALYSIS***

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As presented in the introduction, when updating the SOI, the Commission considers and adopts written determinations. The following are the formal determinations for this SOI Update:

### **1.) Present and Planned Land Use**

The Westport CWD and Out of District Service Area are entirely within the Coastal Zone and subject to Mendocino County General Plan and Local Coastal Program. The Out of District Service Area's land-use with combining district designation is consistent with services provided.

### **2.) Present and Probable Need for Public Facilities and Services**

The present need for Westport CWD's services is limited to the community of Westport and the Out of District Service Area. The out-of-district area receives water and wastewater service from the Westport CWD. The establishment will likely need continued services into the future, which warrants inclusion in the Westport CWD SOI.

### **3.) Present Capacity of Facilities and Adequacy of Public Services**

Water and wastewater services appear to be adequate to accommodate existing and probable near-future demands within the current service area (Primary Service Area and Out of District Service Area). Service capacity should be monitored closely in subsequent MSR and SOI updates.

### **4.) Social and Economic Communities of Interest**

The Out of District Service Area has established social and economic ties with Westport CWD given that the area receives water and wastewater services from the District. These social and economic ties would support the inclusion of the Out of District Service Area within the District's updated SOI.

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

Westport CWD is not considered a DUC, nor is it within proximity to an identified DUC.

## ***RECOMMENDATIONS***

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The Westport County Water District Sphere of Influence should be coterminous with the District boundaries with the exception of an expanded area include the two parcels receiving water service (APNs 013-240-051 and 013-240-049) and the split parcel (APN 013-240-047), which together should be designated as a water-only SOI area. See Figure 1.

There are no other lands adjacent to the District that are expected to need services within the next 5-10 years; therefore, no other lands are recommended for consideration in adoption into the Westport CWD SOI.

## ***REFERENCES***

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Grand Jury, Mendocino County, 2003. "Grand Jury Final Report 2001-2002". Westport County Water District section, pages 65-67.

Mendocino County General Plan: Coastal Element. Chapter 4- Land Use Plan: Descriptions and Policies for Thirteen Planning Areas: 4.9 Dark Gulch to Navarro River Planning Area.

WESTPORT COUNTY WATER DISTRICT SPHERE OF INFLUENCE UPDATE  
MENDOCINO LAFCO

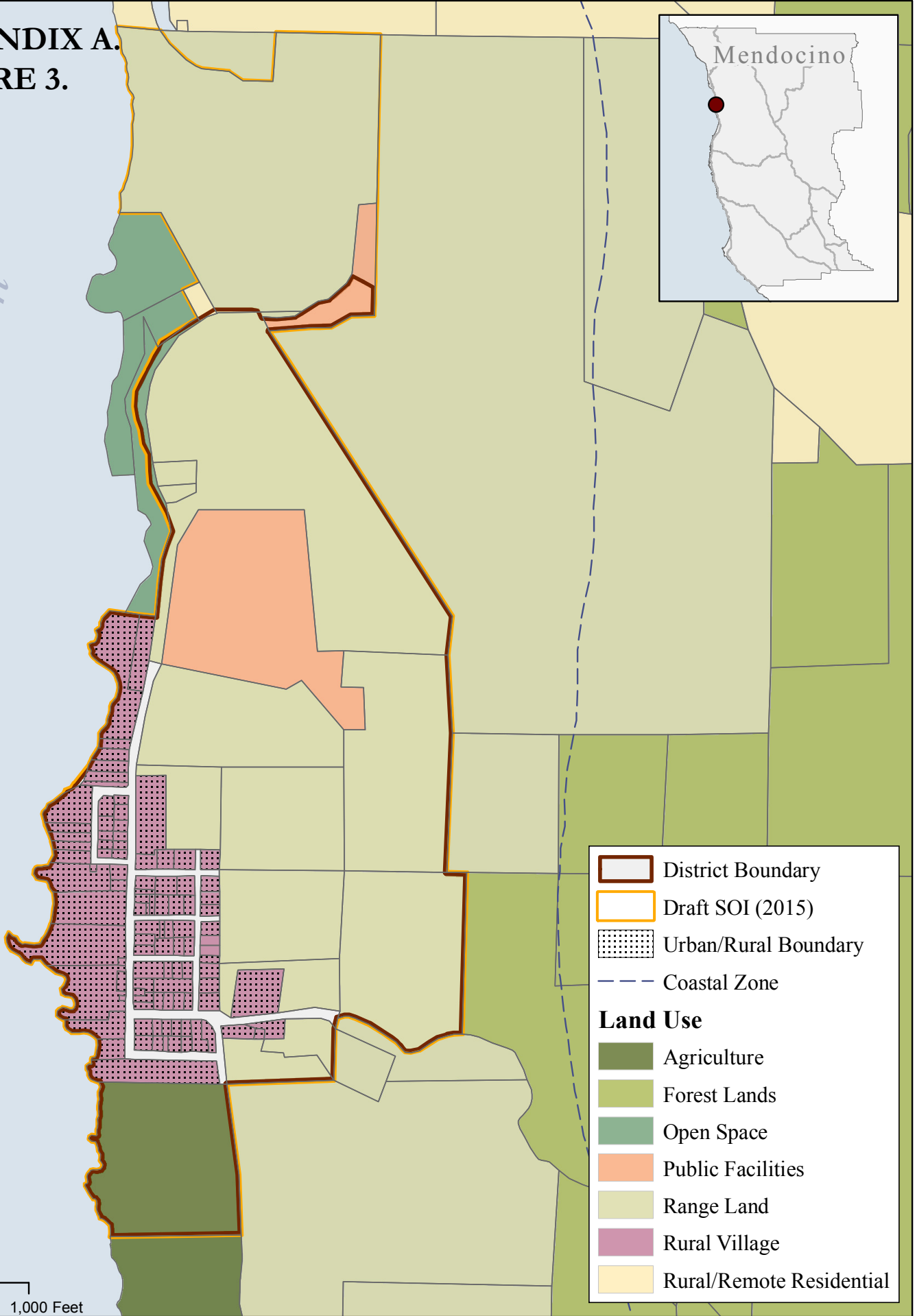
Albion Planning Area. Adopted by Mendocino County Board of Supervisors. November 5, 1985 (Revised -- March 28, 1988, February 13, 1989, January 22, 1990, July 9, 1990, March 11, 1991).

Mendocino LAFCo, 2004 Policies and Procedures, Chapter 5- Policies That May Apply for Some Applicants, D. Sphere of Influence.

(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.

↑ APPENDIX A.  
FIGURE 3.

*Pacific Ocean*



	District Boundary
	Draft SOI (2015)
	Urban/Rural Boundary
	Coastal Zone
<b>Land Use</b>	
	Agriculture
	Forest Lands
	Open Space
	Public Facilities
	Range Land
	Rural Village
	Rural/Remote Residential

0 500 1,000 Feet

**Westport County Water District Land Use**

Prepared for **PLANWEST**  
Mendocino PARTNERS, I.N.C.  
LAFCo by: Date: 10/27/2015

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

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