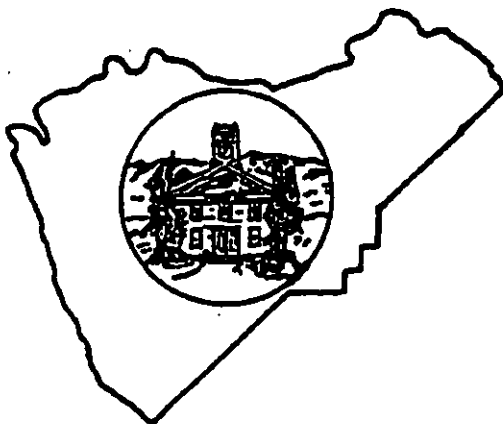


**MARIPOSA COUNTY
LOCAL AGENCY
FORMATION
COMMISSION
(LAFCo.)**

FINAL

**Sphere of Influence Report
for the
Lake Don Pedro
Community Service District**



**Sphere of Influence Report
for the
Lake Don Pedro
Community Service District**

Prepared for:

**The Mariposa County
Local Agency Formation Commission**

Prepared By:



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August 1987

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LAKE DON PEDRO COMMUNITY SERVICE DISTRICT

SPHERE OF INFLUENCE REPORT

I. Summary

This Sphere of Influence Report has been prepared for the Lake Don Pedro Community Service District (hereafter referred to as the LDPCSD) in accordance with the mandates of State law. If approved, this report would establish a Sphere of Influence for the district which would encompass approximately 15,330 acres. This present district boundaries include land in both Mariposa and Tuolumne Counties, and the proposed Sphere of Influence will also include land in both counties. If approved, the proposed Sphere of Influence would allow the annexation of approximately 4,430 acres into the present district boundaries.

At present the Community Service district only provides water services within the district. In the future the role will be expanded to include maintenance of a sewer treatment plant currently operated as a Community Service Area by Mariposa County. Possible annexation of a portion of land in the northwest section of the district, along with a proposed recreational/residential development, could also expand the role of the Service District.

In the future, the district will probably see pressure to expand its current services into other services such as fire protection, street maintenance, street lighting, insect abatement programs, or a number of others. In the years that follow, the Local Agency Formation Commission should review the Sphere of Influence to determine when and if such an expansion of services should take place.

Lake Don Pedro CSD Sphere of Influence Report

Conclusions and Recommendations

It is the conclusion that the Sphere of Influence, as proposed, should be adopted by the Local Agency Formation Commission. The LDPCSD presently has adequate capacity to meet existing and future needs for several more years. While the Sphere would allow the annexation of a large portion of undeveloped land, this should not result in the inefficient operation of the district if all annexations are properly reviewed.

The district presently has enough water capacity to serve the development potential within the district Boundaries, and primarily comprised of the Lake Don Pedro Subdivision. The water treatment facility will have to be expanded to meet the development potential of the district.

The following are recommended actions and policies which should be undertaken by LAFCO and the LDPCSD to ensure that the sphere of influence is properly implemented:

1. Require that the LDPCSD provide LAFCO with an annual update of service connections and projections so that LAFCO staff will have the ability to monitor the development of the district and determine future service needs.
2. Require the LDPCSD Board of Directors to develop a policy on development projects within the district regarding their service responsibilities. This policy should address the role of the LDPCSD in providing services to the development. This policy should address the issues of densities, the requirements for water and waste water services to serve the project, threshold populations/densities for annexation to the district, and any other item deemed necessary by LAFCO or the Directors.
3. That LAFCO require the LDPCSD to provide a statement, every five years, as to the expected service facility expansion which is proposed for the next five and ten years. The first such statement should be provided to LAFCO by the end of 1990. LAFCO should closely monitor these reports, and if necessary shorten the time span between such statements.
4. No annexation to the district should be allowed unless the applicant, or the district, can demonstrate that they have adequate capacity within the system to provide service, without jeopardizing the commitment to serve property within the district at the time.
5. Large scale developments must be required to develop and install infrastructure improvements for sewer and water service. This would include all treatment facilities, collection lines, and distribution lines. Homeowner's Associations for the maintenance of these facilities should be discouraged, and instead the LDPCSD should be required to provide any water or sewer services after construction of the facilities.
6. The need to provide additional public services should be evaluated every five years by LAFCO, and if necessary, reorganizations actions should be taken to expand the role of the LDPCSD.

Lake Don Pedro CSD Sphere of Influence Report

7. Property within an agricultural land use or an Agricultural Preserve should be evaluated, at the time of a request for annexation, for its premature development in light of existing development potential and capacity in the region.
8. Discourage the proliferation of local governmental agencies and the overlapping of public service responsibilities in the district's area. The formation of new special districts within the existing LDPCSD sphere of influence is to be discouraged.

II. INTRODUCTION

Intent of this report

This Report has been prepared to satisfy the requirements of state law regarding the establishment of a Sphere of Influence for the Lake Don Pedro Community Service District (LDPCSD), Mariposa, California. This document has been prepared under contract with the Local Agency Formation Commission (LAFCO) of Mariposa County. Information in this document has been obtained from the County's of Tuolumne and Mariposa, in addition to the staff of the LDPCSD. The proposed sphere boundary is shown on Exhibit "B".

This report is organized into a number of Sections, each with a specific intent and purpose, and following a logical progression of ideas pertaining to the sphere of influence:

- Section II**, states the intent of this report, and lays the basic ground work for the requirement of sphere of influence, what they do, and its significance.
- Section III**, introduces the LDPCSD, covering its location, history, service provisions, demographics, and budgetary information.
- Section IV**, discusses the organization of the LDPCSD, and its significance in being the local agency which will probably serve as the basis for providing other services in the area.
- Section V**, discusses the existing and expected land use in the area. How the land develops (residential, commercial, recreation, industrial, etc.) will have an effect on possible future service needs.¹
- Section VI**, discusses the probable need for public services in the area, and more specifically within the LDPCSD. These needs are based upon factors discussed under Sections II through V.²
- Section VII**, evaluates the capacity and adequacy of the services provided by the LDPCSD. The capacity of the present systems is discussed, along with existing demand. An evaluation is also made regarding probable demands that will be placed upon the district in the future.³
- Section VIII**, discusses any social or economic communities in the area which would be of interest to the establishment of the sphere. A community in close proximity to the LDPCSD could have an affect on the establishment of other service districts in the area, possible duplication of services, and the proliferation of single purpose

¹ Required to be addressed in the sphere report per Section 56425(a)(1), Cortese Local Government Reorganization Act of 1985.

² Required to be addressed in the sphere report per Section 56425(a)(2), Cortese Local Government Reorganization Act of 1985.

³ Required to be addressed in the sphere report per Section 56425(a)(3), Cortese Local Government Reorganization Act of 1985.

Lake Don Pedro CSD Sphere of Influence Report

districts.⁴

Section IV, presents conclusions and recommendations regarding the establishment of the sphere and actions necessary to preserve the integrity of the sphere of influence boundary.

This report was precipitated by a request from the LDPCSD Board of Directors that a spheres study be prepared by LAFCO. This request came from the LDPCSD as a result of some property owners in the area, adjacent to but outside the existing boundaries who wished to annex to the district. State law specifically mandates that before a local agency can annex property, a sphere of influence report must be prepared by LAFCO. Since the district does not have an adopted sphere of influence, this report was undertaken.

Requirements of State Law

This Study has been prepared in accordance with the requirements of Chapter 4, Part 2 of the Cortese Local Government Reorganization Act of 1985, Spheres of Influence.⁵ In accordance with the statutes, the Local Agency Formation Commission (hereafter referred to as LAFCO) for a County must adopt a Sphere of Influence for each local governmental agency within the County.

When the Cortese Reorganization Act was adopted in 1985, it changed the role of LAFCO, the establishment of spheres of influence, and of service districts state wide. While it eliminated many of the state standards for form and content of sphere of influence reports, it gave a great deal of authority to LAFCO with regard to the services provided by a special district.

In establishing a Sphere of Influence, State Law mandates that a written report be prepared, and determinations be made, with respect to the following items:⁶

- "(1) The present and planned uses in the area, including agricultural and open space lands.
- (2) The present and probable need for public facilities and services in the area.
- (3) The capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.
- (4) The existence of any social or economic communities of interest in the area if the agency determines that they are relevant to the agency."

The Reorganization Act, by eliminating state mandated standards for the exact contents of spheres reports, has placed a greater burden on LAFCO to ensure that efficient and consolidated services are provided by local agencies (in this case a special district). Recognizing that the needs of a sphere report vary depending upon the local agency, and that LAFCO is better able to evaluate the needs of the local agency, more authority has been given to LAFCO in determining the content of spheres reports.

⁴ Required to be addressed in the sphere report per Section 56425(a)(4), Cortese Local Government Reorganization Act of 1985.

⁵ Assembly Bill 115 of the 1985 Legislature.

⁶ Section 56425 of the Local Government Reorganization Act of 1985.

Lake Don Pedro CSD Sphere of Influence Report

State Law provides no guidelines, other than those presented above, as to the form and content of the "written report" that the sphere of influence report should take. However, this does not relieve LAFCO of the responsibility to produce an adequate planning document. All attempts have been made to ensure that this report follows a natural progression of information development: from the description of state law and the existing district conditions, to the development of goals and policies regarding the future role of the LDPCSD.

It must be recognized that the establishment of a sphere of influence report takes on great significance when it comes to establishing the role of a local agency in providing services. The sphere report provides a plan for the future organization of existing public services, and the provision of necessary public services in the future. The spheres report must give guidance regarding future local government service decisions. In the next Section of this report, we will discuss the role of the LDPCSD with regard to the sphere and its role as a local agency in providing services.

III. DISTRICT BACKGROUND

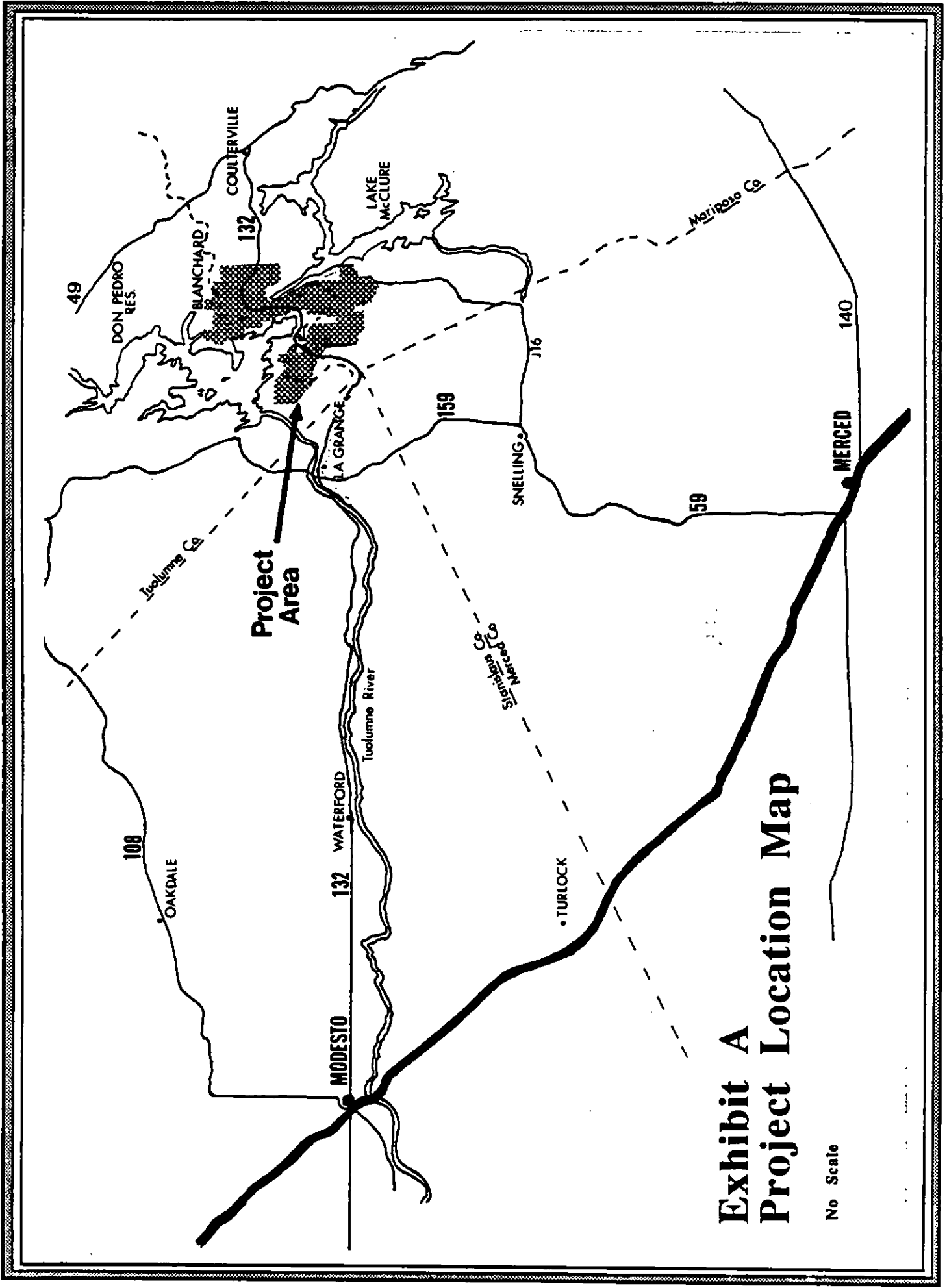
Location within the Region

The LDPCSD is located in the Northwest section of Mariposa County and the Southwest section of Tuolumne County, as shown on Exhibit "A". The LDPCSD's present boundaries encompass approximately 10,900 acres. The districts boundaries vary considerably from any landmarks, and the reader is referred to the Exhibits for more accurate locations. In general, the LDPCSD covers the land presently within the Lake Don Pedro Subdivision created in 1973 by the Boise Cascade Company. Some annexations have taken place in the district in the last few years which have been outside of the original Subdivision boundaries.

Formation of the District

The LDPCSD was formed in August 1980 in accordance with the "Community Services District law", as contained in Government Code Sections 61000 through 61881. The district is directed by a five member Board, the members of which are elected at large and serve a four year term of office.

The district was created as a result of a petition submitted by the Lake Don Pedro Homeowners Association. Water service to the area had been provided by the Sierra Highlands Water Company, a private water company operating under the Public Utilities Commission. The water company had originally been created by the Boise Cascade Corporation when it built the Lake Don Pedro subdivision. There was concern on the part of the homeowners that the water rates might increase dramatically, since the water company had been losing money and was being subsidized by the Boise Cascade Corporation.



Lake Don Pedro CSD Sphere of Influence Report

The County of Mariposa had been operating a County Service Area which provides a small portion of the Lake Don Pedro Subdivision with sewer service. This district was, and still is, operated by the County under the direction of the Board of Supervisors. As a condition of creating the LDPCSD, the County required that the district also take over operation and maintenance of the sewer plant and distribution system. To date, the operation and maintenance of the sewer plant and service lines has not been taken over by the district due to issues related to the operation of the plant.

Services provided by the District

The LDPCSD was formed to "...supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation; and for the collection, treatment, and disposal of sewage, waste, and storm water of the district and its inhabitants;...."

Service Area of the District/Proposed Sphere Boundaries

Attached as Exhibit "B" of this Report is a map showing the existing district boundaries in addition to the proposed Sphere of Influence boundaries. The sphere of influence, as shown, will encompass approximately 15,330 acres of property in the region. The proposed sphere boundary would add approximately 4,330 acres to the area influenced by the district. As noted above, the majority of the land presently within the district is part of the Lake Don Pedro Subdivision, easily identified on Exhibit "A" by the underlying street pattern shown.

Service Area Demographics

In December of 1984, the LDPCSD reported having approximately 306 residential connections. In 1984 the district primarily encompassed the boundary of the Lake Don Pedro Subdivision, but since that time annexations have taken place in the district.

As of April, 1987, the district has approximately 396 residences within its boundaries. Not all of these are provided water service.⁷ The average number of persons per household in Mariposa County is approximately 2.5 persons per residence.⁸ In Tuolumne County, the average number of persons per residence is 2.6.⁹ If we average these two figures to 2.55 persons per household, it is estimated that the LDPCSD has a present population of 1,010 people.

Agency Budgetary Information

The LDPCSD derives its operating budget from service charges to properties within the district. The 1986-87 budget for the district was \$188,900, with expenses expected to meet income.¹⁰ There are no capital improvement funds available at present, but the district is in the process of establishing one. The district received a \$249,000 loan in 1985 from

⁷ Approximately 366 residences in the Lake Don Pedro Subdivision, and approximately 30 residences in the district boundary, but not being provided service.

⁸ California Department of Finance 1986 estimates.

⁹ Ibid.

¹⁰ Per phone conversation with Peggy Aldeguer, Secretary/Treasurer, LDPCSD, May, 1987.

Lake Don Pedro CSD Sphere of Influence Report

the state to make improvements to its capital facilities.¹¹

The district's income is generated from service connections, water usage, and standby fees. The district's monthly charges are \$20/month for water meter connection and \$.75/hundred cubic feet of water usage. In addition each undeveloped parcel pays \$10/acre/year as a standby fee for future water use. This standby fee will be increased in the near future with the intent that the monies be placed in a capital facilities improvement fund.¹²

The district currently charges \$100/acre for properties which are annexed. These fees are used for operating expenses, maintenance, and capital facilities improvements. In addition, if the properties do not already have water rights from Merced Irrigation District (MID), they will have to obtain them at an additional \$100.¹³

IV. DISTRICT ORGANIZATIONAL CONSIDERATIONS

Significance of the District to the Area

The LDPCSD is a large service district, and the potential population and housing in the district could conceivably make it one of the largest population centers in both Tuolumne and Mariposa Counties. This is especially true in Mariposa County, where the existing population centers have no more than 1,400-1,600 residents.¹⁴

There are approximately 3,188 lots within the subdivision. Assuming an average of 2.55 persons per residence, and that each of the lots would have a residence constructed, the subdivision could have a population of 8,130 people. If we then add another 340 people from an approved condominium project in Mariposa County¹⁵, and an expected population of approximately 2,000 people¹⁶ from a proposed residential recreational project in the sphere, we soon see the potential population escalating well above 10,000.

For both Tuolumne and Mariposa county, the LDPCSD is removed from the existing population/service centers for general governmental and public services provided by the Counties. As populations rise within the district, the demand for certain public services will increase. It appears unlikely, given the fiscal problems of county government today, that these increased demands can be met. Therefore, the role of the LDPCSD will become increasingly important as the population increases.

It has always been the intent of state law to eliminate overlapping services and service district boundaries, or the duplication of services. Multiple local agencies, each dispensing its own service, can lead to inefficiency and confusion, especially when jurisdictional boundaries are not uniform. In the Cortese Reorganization Act, this intent was finally clarified. Section 56001 of the law reads in part:

¹¹ Improvements were made to the water tanks which needed a liner, along with upgrades on part of the treatment plant.

¹² Per phone conversation with Peggy Aldeguer, May 1987.

¹³ Ibid.

¹⁴ Based upon information in the Mariposa County General Plan, Document III, Technical and Data Appendix.

¹⁵ Lake Don Pedro Town house Major Subdivision, No. 1-19-84, approved October, 1985. No final map has been recorded to date.

¹⁶ Draft Environmental Impact Report, South Shore Club, Jones and Stokes and Associates, Sacramento, CA, Page 6-13.

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"The legislature finds and declares that it is the policy of the state to encourage orderly growth and development which are essential to the social, fiscal, and economic well being of the state. The Legislature recognizes that the logical formation and determination of local agency boundaries is an important factor in promoting orderly development. Therefore, the Legislature further finds and declares that this policy should be affected by the logical formation and modification of the boundaries of local agencies.

The Legislature recognizes that urban population densities and intensive residential, commercial, and industrial development necessitate a broad spectrum and high level of community services and controls. The Legislature also recognizes that when areas become urbanized to the extent that they need the full range of community services, priorities are required to be established regarding the type and level of services that the residents of an urban community need and desire;.... The legislature finds and declares that a single governmental agency, rather than several limited purpose agencies, is in many cases better able to assess and be accountable for community service needs and financial resources and, therefore, is the best mechanism for establishing community service priorities."

This is an important facet of the state law, particularly as it relates to the LDPCSD and its future role in the area. At present, the existing district boundary, and the proposed sphere of influence boundary, would represent the sole local agency, aside from the County governments, providing public services in the area. As the ability to provide more "urban" services decreases for the counties, the residents in the area might find the need to provide the service through a service district. In light of the emphasis on consolidation of services, and the fact that the LDPCSD is the only service district in the area, the present service role of the district may change.

LAFCO

State law now provides LAFCO with a significant role in determining the distribution of services through service districts. LAFCO may amend the regulations of service districts at the request of the district, or it may take action on its own. In Chapter 5 of the Cortese Reorganization Act, are requirements for the establishment and amendment of regulations for special districts. Section 56450 of the law reads in part:

"The commission may take proceeding pursuant to this chapter for the adoption, amendment, or repeal of regulations affecting the functions and services of special districts within the county and for representation of special districts upon the commission."

The proceeding section of law reads:

56451. The commission may adopt, amend, or repeal regulations affecting the functions and services of special districts within the county. The regulations shall designate the special districts, by type and principal act, to which they apply and the regulations shall not apply to, or affect the functions and services of, any special districts not so designated. The regulations may do any of the following:

(a) Classify the various types of services which customarily are, or can be, provided within a single function of a

Lake Don Pedro CSD Sphere of Influence Report

special district. A class may be based upon the type of service, the purpose or use of the service, the facilities used to provide the service, the type of consumers or users of the service, the extent of territory provided with the service, and any others factors which in the opinion of the commission, are necessary or convenient to group persons, properties, or activities into a class having common characteristics distinct from those of other classes.

(b) Require existing districts to file written statements with the commission specifying the function or classes of service provided by those districts.

(c) Establish the nature, location, and extent of any functions or classes of services provided by existing districts.

(d) Determine that, except as otherwise authorized by the regulations, no new or different function or class of service shall be provided by any existing district.

The regulations shall not apply to the extension or enlargement within the boundaries of an existing special district, of any function or service which the commission, pursuant to this section, has established is currently being provided by that special district.

This section of law provides a great deal of authority to LAFCO in determining the future role of service districts. While a sphere report does not provide the vehicle by which LAFCO may act to reorganize or organize a district, it should evaluate the potential need for such action in the future. State law mandates that this report evaluate the probable need for facilities and services in the area, and the role of the LDPCSD in satisfying this need.

V. PRESENT AND PLANNED USES IN THE AREA

Existing Uses

Most of the land within the district boundary is unimproved. Of the land that is improved, residences are in the majority. There are other improved uses in the area such as the Lake Don Pedro Golf Course, a mobile home park (residential), several commercial uses, public schools and other public facilities. Not all of the improved uses in the area are provided water service by the district, primarily because service distribution lines for water are not within reach. Those uses within the district, but without service, are obtaining water from on-site wells, and sewage is handled by either package treatment plants, or individual on-site septic tanks and leach fields.

General Plan

The Mariposa County General Plan has several Land Use Designations which are applied to the properties within the district. Portions of the district also lie within Tuolumne County, and those properties are governed by the the Tuolumne County General Plan. Attached as Exhibit "C" is a General Land Use Map for Mariposa County, and Exhibit "D" is a Land Use Map for Tuolumne County. In addition, Table 2, in Chapter VII, provides

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information regarding the General Plan Land Uses and the acreages within each land use for each county.

Proposed uses

Most of the area within the district is proposed for residential use due to the existence of the Lake Don Pedro Subdivision. The land within the subdivision has, for the most part, been developed to its maximum development potential. Covenants, Conditions, and Restrictions (CC&R's) enacted by the Subdivision restrict the majority of the parcels to residential uses only. Some lands have been designated, as part of the subdivision, for commercial uses, but neither Mariposa or Tuolumne Counties have commercial land use classifications or zoning in these areas.

Other areas within the proposed Sphere have been used for commercial purposes, or the properties have approved Use Permits to allow for certain commercial uses. While there are no known industrial uses in the area, there could be such uses in the future. Mariposa County allows for the establishment of Light Industrial uses in the Mountain General Land Use of the County. Located within a Community Service District, such industrial uses could benefit from services.

Amendments to Land Use

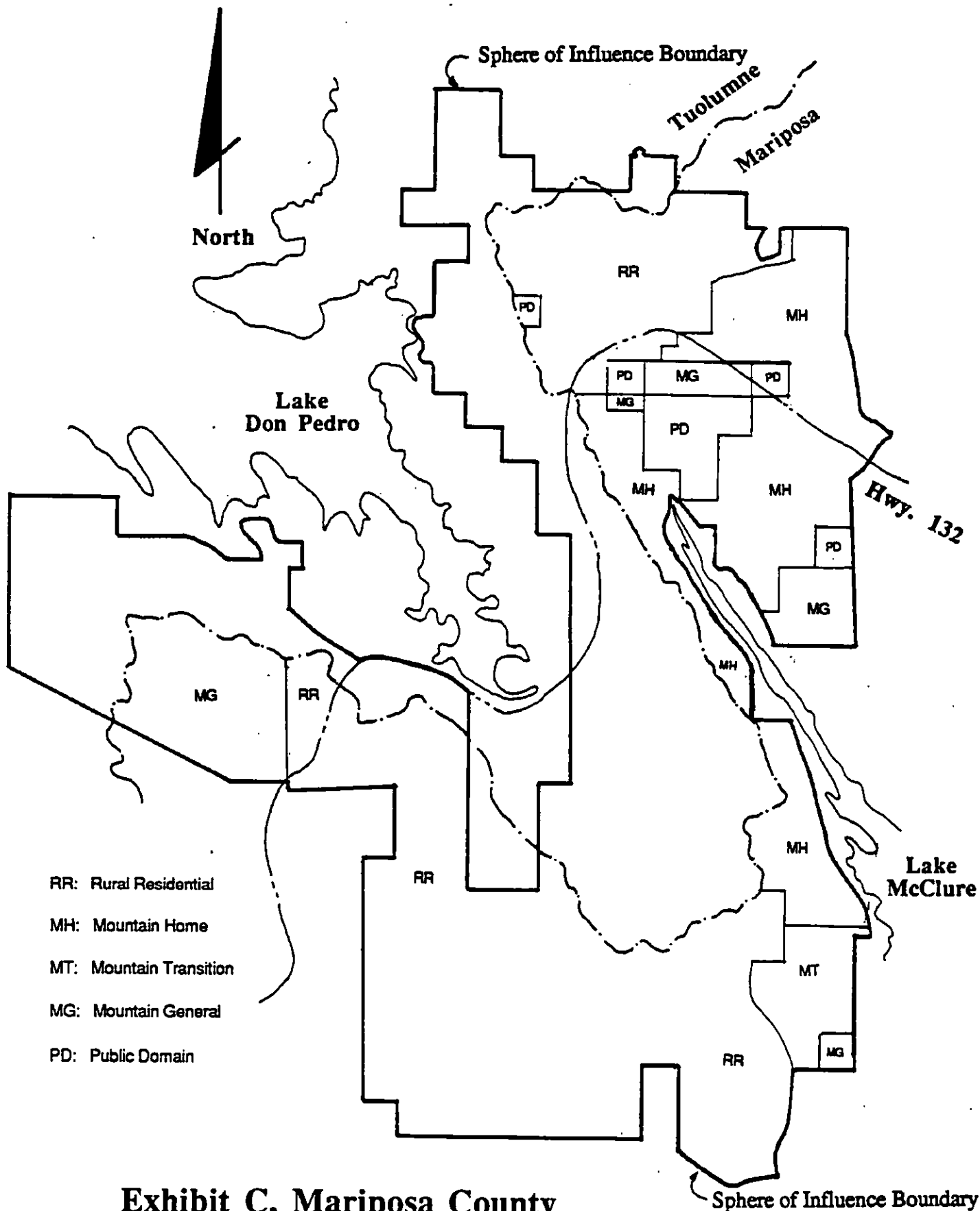
At the present time, there is only one active application within the proposed sphere of influence which would amend the land use of the area. The La Ventana Cattle Company is seeking application within both Mariposa County and Tuolumne County for amendments to the General Plan, along with a Planned Development Zone, for a recreational and residential community called South Shore Park. Tuolumne County has acted to approve the proposed project, subject to a number of conditions. One of which is that the LDPCSD annex the property. Mariposa County has not yet taken any action on the project, and are awaiting a development plan from the applicant.¹⁷

The applicants of this proposal intend on providing all of the infrastructure for water and sewer service (treatment facilities and collection and distribution lines). The proposed Sphere of Influence would place the property under the jurisdiction of the LDPCSD for water and sewer services. The District has indicated that they would like the property annexed, provided that all improvements are installed and constructed, by the developers, to the district's satisfaction.¹⁸

As the areas population increases, accessory uses will be developed to serve the expanding population base. Commercial uses in the area will develop in response to consumer demands. Based upon prior growth this may take several decades, but numerous outside factors could increase development rates. In the future, decisions will have to be made as to how the land uses will change in response to the areas development.

¹⁷ Per phone conversation with Tony Lashbrook, Mariposa County Planning Department, April 1986.

¹⁸ Per a phone conversation with LDPCSD staff, April 1987.



**Exhibit C, Mariposa County
General Plan Land Use**

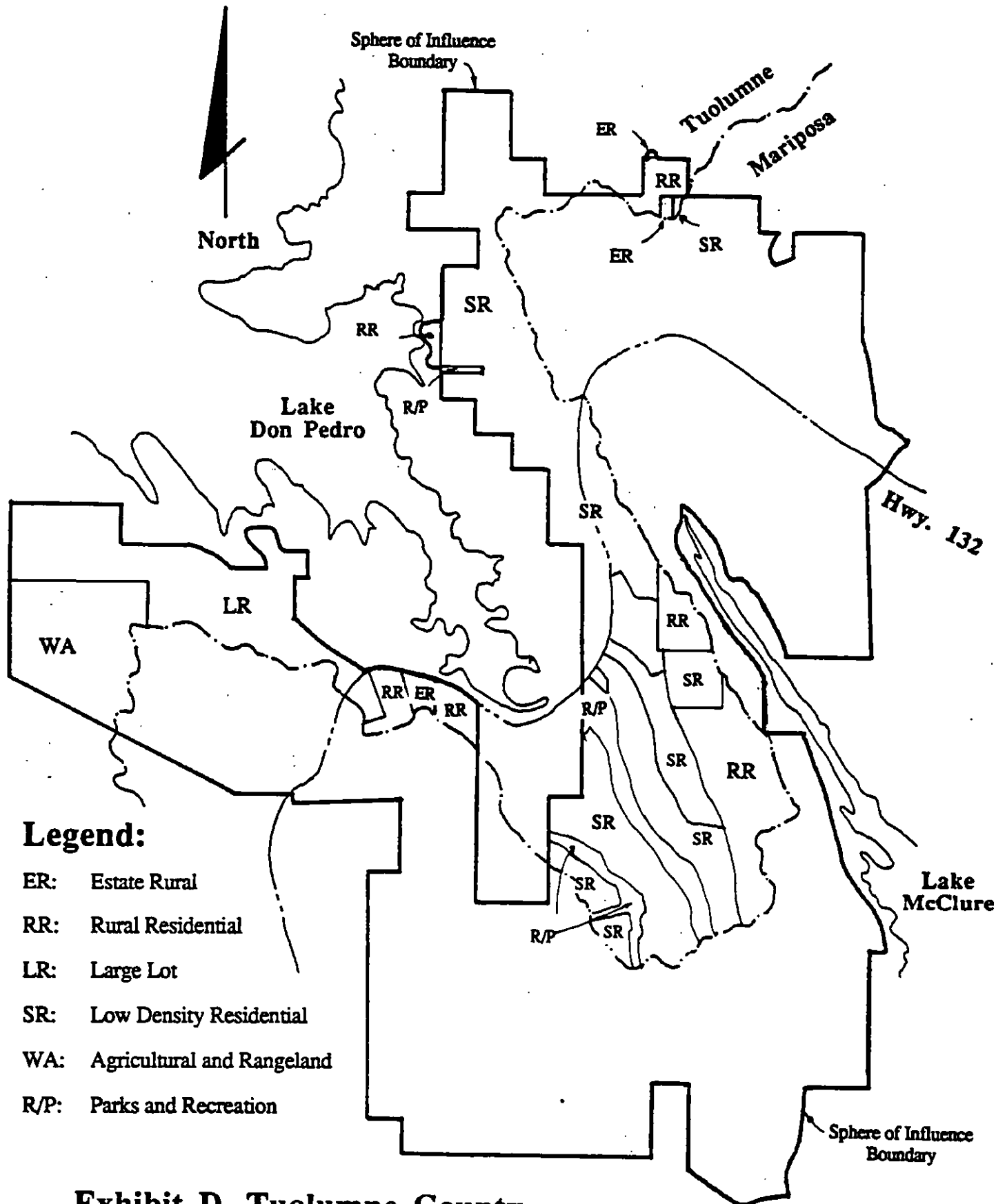


Exhibit D, Tuolumne County General Plan Land Use

Land use boundaries should be used for pictorial purposes only. Due to the necessary scale of this map, not all of the small land uses could be represented. The reader is referred to the La Grange and Penon Blanco Peak quadrangle maps of the Tuolumne County General Plan.

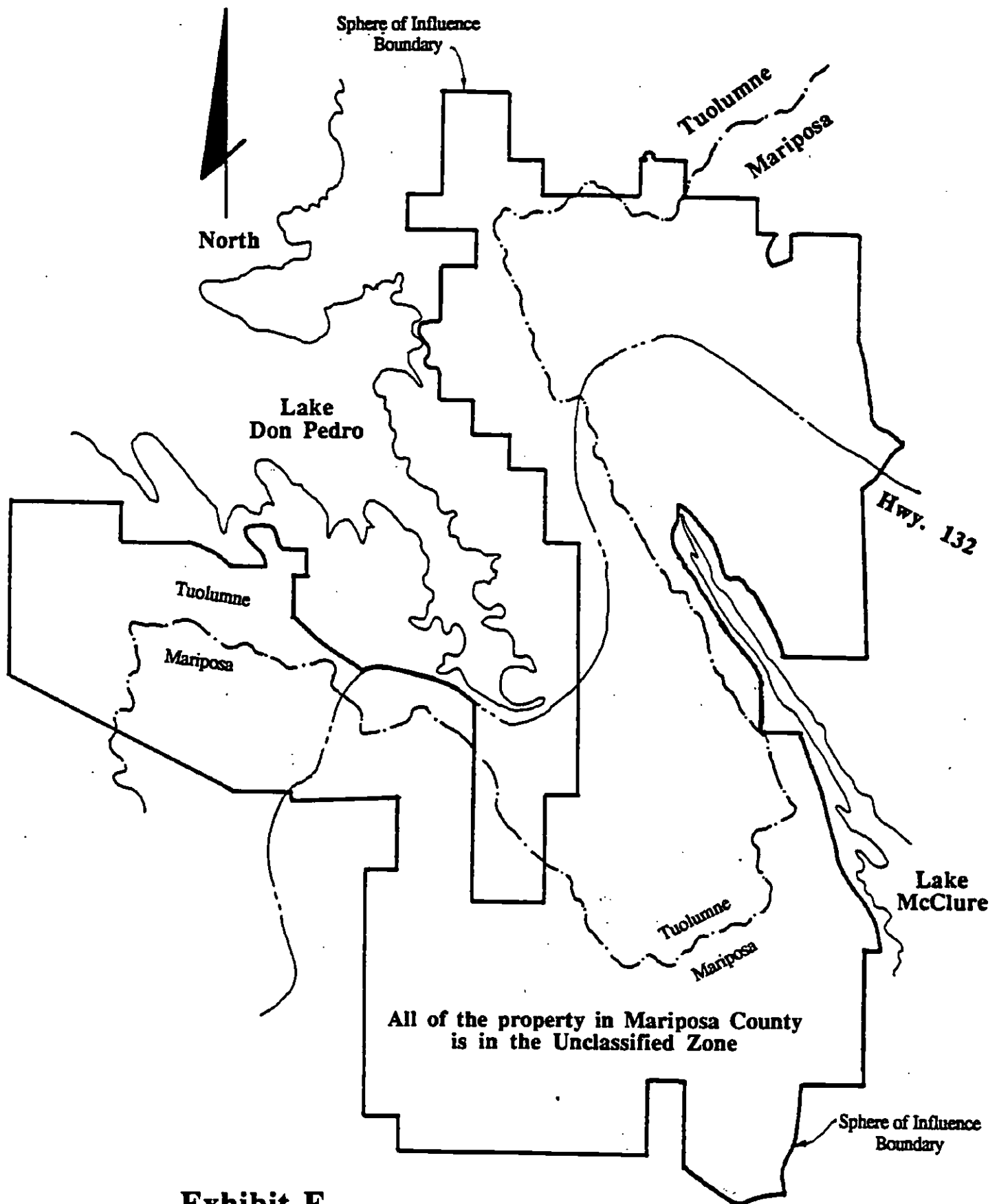


Exhibit E
Mariposa County, Zoning Map

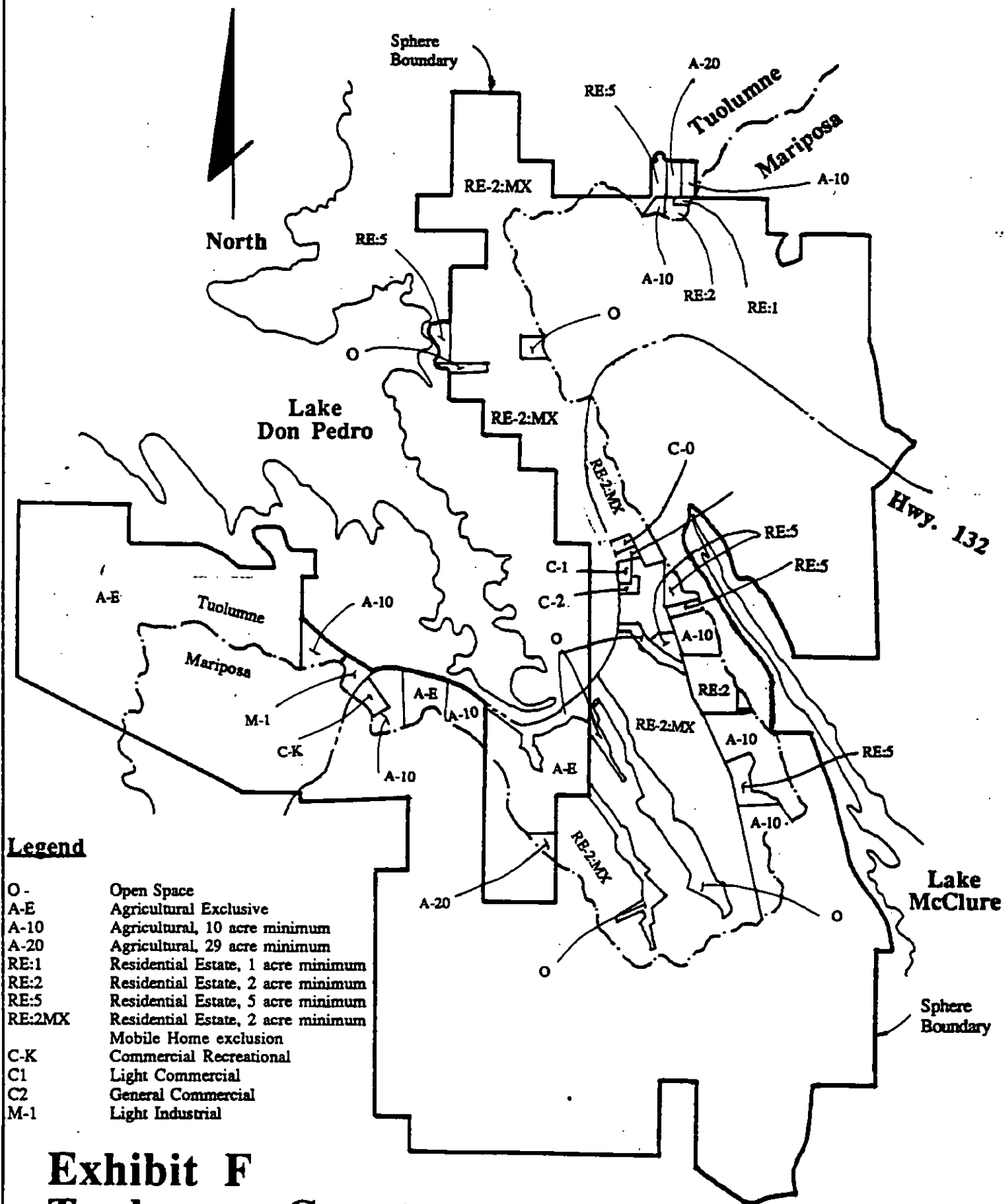


Exhibit F Tuolumne County Zoning Districts

Zoning boundaries should be used for pictorial purposes only. Due to the necessary scale of this map, boundary lines are approximate. The reader is referred to the La Grange and Penon Blanco Peak quadrangle Tuolumne County Zoning Maps.

Agricultural Uses in the Area

Existing Uses and Agricultural Preserves

The primary agricultural use in the area is cattle grazing. While there are some good soils in the area, none of the land in Mariposa County is prime agricultural (Class I),¹⁹ and only a small portion in Tuolumne County is classified as prime.²⁰

In the past, some compatibility issues have developed between the cattle grazing and the residential use of adjacent properties. When dogs are introduced to the area and permitted to run free, they may chase the cattle. The running of the cattle leads to poor weight gain, maiming, and in some cases the actual death of the animal.²¹

A portion of the proposed South Shore Park project, mentioned above, is presently under Williamson Act contract.²² This contract was approved by Tuolumne County. The owners of the property have filed a Notice of Non-Renewal on this contract, and in approximately ten years the land can be used for purposes other than agricultural. This parcel lies within both Mariposa and Tuolumne Counties, and is shown on the Tuolumne County Assessors maps for assessment purposes only. There are no records in Mariposa which indicate that they were a part of the agricultural preserve, and it has been determined that the portion of land within Mariposa County is not under contract.²³ This matter might bear further investigation.

Tuolumne County has approved the development project for South Shore, but the approval is based on the fact that the land under contract will not be a part of initial phase of the development. When the contract finally runs out in 1996, the property owners can submit development plans. Mariposa County will also have to make a decision on the approval or denial of that portion of the project which is in Mariposa County. This project has been the subject of a rather detailed Environmental Impact Report.²⁴

The proposed Sphere of Influence boundary will increase the perimeter distance of the district and thereby increase the potential for land use conflicts. The establishment of this Sphere will have little effect on the issue of compatibility, since the General Plan Land use will ultimately determine the intensity of residential development. Land Use Amendments will have to be evaluated at the time of their submittal.

Conformity with the law

Section 56426(b) of the Local Government Reorganization Act reads in part:

"On and after January 1, 1985, a commission [LAFCO] shall not approve or conditionally approve any proposal which would result

¹⁹ Soil Survey of Mariposa County Area, California, U.S. Department of Agriculture, Soil Conservation Service, 1974.

²⁰ Draft Environmental Impact Report, South Shore Club, Jones and Stokes and Associates, Sacramento, CA,

²¹ This problem has been documented in several EIR's prepared in Mariposa County.

²² The Williamson Act contract is a legally binding document enacted under the Land Conservation Act of the State of California. This specific contract restricts the use of the property to and agricultural use for a minimum of ten (10) years from the date of approval or renewal. The contract have self renewing clauses which renew the contract yearly, unless the land owner files a Notice of Non-Renewal.

²³ Per conversation with the Mariposa County Planning Department, May 1987.

²⁴ Draft Environmental Impact Report for the South Shore Club at Lake Don Pedro, Jones and Stokes Associates Inc., Sacramento, California, October 1986.

Lake Don Pedro CSD Sphere of Influence Report

in the conversion of agricultural land to nonagricultural use if the commission has not adopted a sphere of influence for each local agency which might, as determined by the commission, include the subject territory in its sphere of influence which provides facilities and services related to development."

Annexation of property in an Agricultural Land Use (or under an agricultural preserve contract) into the LDPCSD could not be approved until such time as a sphere of influence is adopted for the district. This is the only "local agency" in the area which provides for development related services. State law does not prohibit the inclusion of agricultural land within a Sphere of Influence, but it must be recognized that the inclusion of agricultural land in an urban service district is going to result in the conversion of agricultural land to non-agricultural uses.

This conversion could result in growth inducing impacts, although the area has shown no marked trend to rapid growth, nor are there indications that this will change in the future. In Mariposa County, there is no agricultural land use within the proposed sphere, although some land may actually be used for agricultural purposes. Agricultural land uses (AE) are adjacent to the boundary to the South (see Exhibit "C"). Increased pressure for speculative development may come to bear on these properties. Any proposed sphere changes to include these agricultural land uses should be evaluated carefully for the growth inducing impacts.

In Tuolumne County, a large portion of land is in an agricultural land use (see Exhibit "D"), and this property is the subject of the South Shore Club project discussed above. An Environmental Impact Report has been prepared, and addresses the growth inducing impacts and the effects of depleting agricultural lands. The reader is referred to this document, available in the Planning Departments of Mariposa and Tuolumne Counties.

Public lands (BLM)

There are several pieces of land within the Service district Boundaries which are owned by the Bureau of Land Management. Most of these lands are old mining claims that may or may not be active. These lands total approximately 520 acres. At this time, there are no apparent plans to sell these BLM properties, although the Federal Government has been disposing of land, and it could occur in the future. If these are disposed of, the use of the land could change, and the LDPCSD could be responsible for providing service.

VI. PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA

Existing Services Available

At present, the LDPCSD is only providing water service to a limited number of customers in the Lake Don Pedro subdivision. The water service includes a treatment plant, the water distribution lines, and fire hydrants for fire protection. The district will eventually provide maintenance of the sewer treatment plant and collection system in a portion of the subdivision.

Distribution Facilities

Attached as Exhibit "G" is a map showing the water distribution lines for the Service district. All of these lines are within the Lake Don Pedro Subdivision, or in area which were once a part of the subdivision. Attached as Exhibit "H" is the distribution system for the sewage treatment facility currently operated by the County Service Area. This facility will eventually become a part of the LDPCSD.

Other services

No other services are presently provided by the LDPCSD. By its nature, the district could provide for other services. This would take action on the part of the LAFCO to amend the organization of the district, but as noted above in the legislation, the Commission could take such action. The intent of State Law is to provide for consolidated services in a single local agency.

Present and probable needs and services

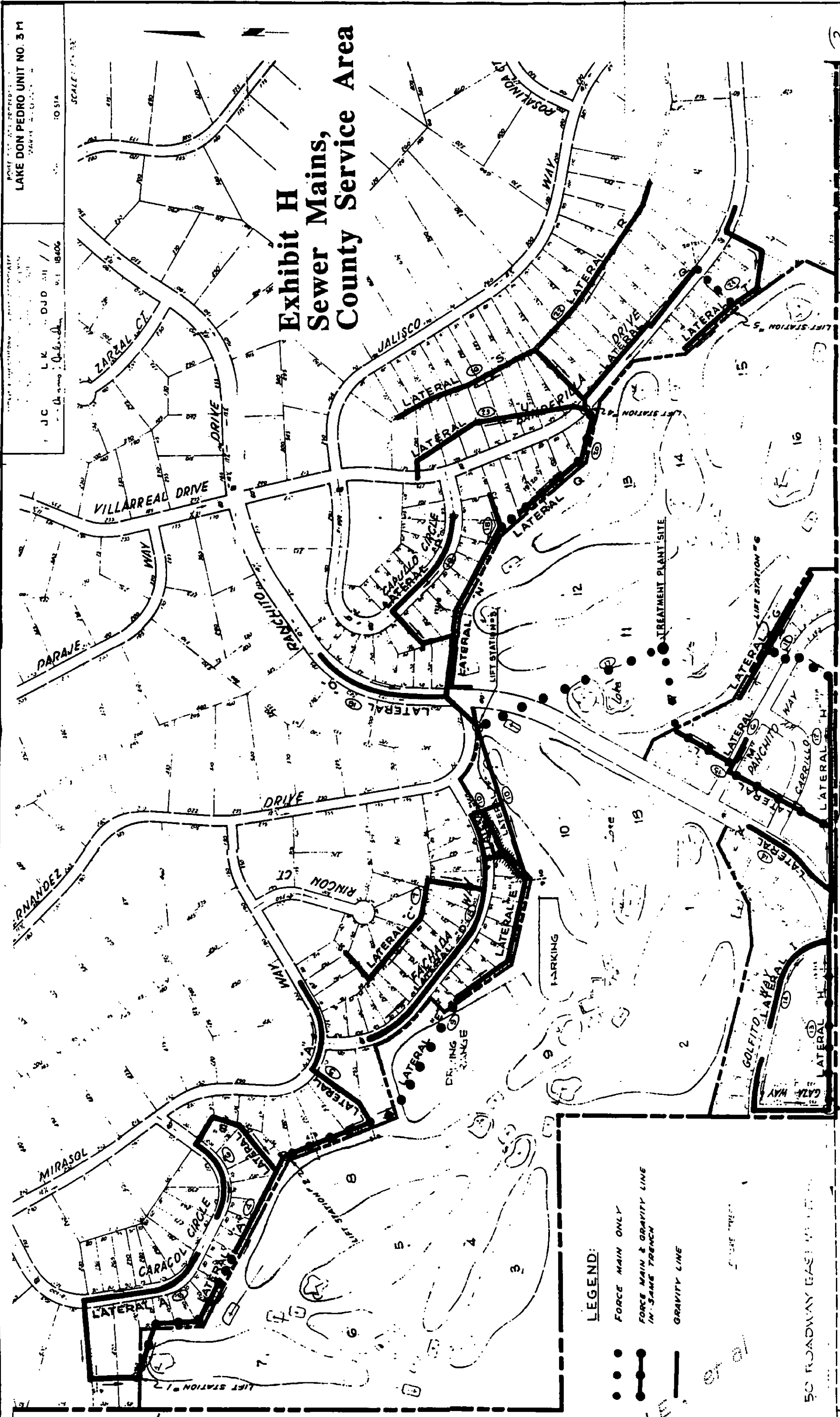
At the present time, the two most needed services in the area are for water and sewer services, including fire protection through a hydrant system in the Lake Don Pedro subdivision. Other services, such as police protection and fire suppression, and road maintenance are provided by the respective counties, as are basic governmental services. In general, county services are provided at a reduced level from what one would expect in a more "urban" environment. With a potential for over 10,000 people within the proposed sphere, it is unlikely that the county level services will be deemed adequate in the future.

As the area develops, the district will probably see its role change to satisfy the needs and demands of the area residents. At the present rate of growth, this would probably take a couple of decades. Certain services can only be provided efficiently when there is a large threshold population in the area to take advantage of the services. Prematurely providing services, without a thorough examination of the costs of such services, could create economic instability in the district.

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APPROPRIATELY 51 14 32



Potential service needs might include, but not be limited to:

1. Solid waste removal
2. Road maintenance
3. Mosquito abatement
4. Street lighting
5. Sidewalk installation
6. Public transit
7. Fire protection
8. Cable TV

VII. PRESENT AND FUTURE CAPACITIES, AND THE ADEQUACIES OF PUBLIC SERVICES

Service level capacity

Water

The LDPCSD receives 5,800 acre-feet of water per year from the Merced Irrigation District from Lake McClure. This equates to approximately 5.18 Million Gallons per Day (5.18 MGD) of water from MID. The District currently uses about 500 acre-feet (.45 MGD) of water, leaving an unused allocation of 4.73 MGD. At approximately 450 gallons per connection (see below) the total water allocation could service approximately 11,500 connections; and the unused allocation could service an additional 10,500 connections above existing demand.

In a letter written in April of 1985, Binkley and Associates, the consulting engineer for the District, prepared information regarding the service levels capacities of the water system. Since the preparation of the letter, nothing has changed to alter the information contained in it. This letter is attached in Appendix "A" of this report, and portions of the letter are summarized here.

Table 1
Service Capacities of Water Services
Lake Don Pedro Community Service District

	Service Connections*	
	Present Capacity	Design Capacity
Lake McClure Intake, 18" Raw Water Transmission Line	3500	3500
Water Treatment Plant	1700	3500
Treated Water Storage	3500-4000	3500-4000

*Based upon average rates of consumption (450 gallons per day per connection),
and an estimated maximum daily multiplier of 2.5.

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Due to an excess internal capacity, the water distribution system can transmit a "significant amount" of water north to an existing 1/2 million gallon storage reservoir. By gravity feed, this reservoir can serve the lands outside of the district, identified as Section 34, T2S, R15E, portions of Penon Blanco Road, Highway 132, and the Old State Highway.

To the Southwest, the district has excess capacity designed to serve property in Sections 1, 2, 3, 4, and 12, T3S, R14E, and Sections 7 and 18 T3S, R15E. In a northwesterly direction, the district currently has a distribution pipeline going from Highway 132 and then along Bonds Flat Road. This area is outside of the district, and the proposed annexation and planned development discussed above, will probably utilize this pipeline.

The engineers conclude that the water treatment plant is the "...natural source for service of the treated water...." to the properties in Sections 15, 22, and 27 of T3S, R15E between the existing boundary and Lake McClure. This is a portion of land requested by the LDPCSD to be included in the Sphere. The letter also notes that the "... District is presently committed to serve a portion of Section 27 outside its present boundaries." This commitment was made based upon the installation of water tanks on the Sturtevant property (see Appendix B) when Boise Cascade developed the Subdivision.

The letter concludes by noting that the district is attempting to obtain a second intake and treatment facility using water from either Don Pedro Reservoir or Lake McClure. This second intake will be needed when "...justified by additional development."

Certain properties within the Sphere boundary, but outside of the present district Boundaries, have indicated a desire to annex to the district. In years past, these properties have secured water rights from the Merced Irrigation District. This additional water might satisfy future demands on the properties, but the supplies will still be limited by the capacity of the lines and the treatment plant.

Sewer

While the LDPCSD is not presently providing sewer service, it was established with the condition that it would. We must assume that the District will eventually take over the sewer plant from the Community Service Area of the County.

The existing sewer Service Area currently has a collection system in place to serve approximately 260 parcels which comprise a small part of the Lake Don Pedro Subdivision in Mariposa County. This area is generally located adjacent to the Lake Don Pedro Golf Course, since the golf course serves as a source of spray irrigation for the treated effluent.

According to the Special Districts manager for Mariposa County, the treatment plant has been sized initially to accommodate those parcels which are within the Service Area (260), and no more.²⁵ Expansion of the treatment plant is possible, and it therefore has the potential to serve more parcels. This expansion would require that the sewer collection system be extended.

²⁵ Per conversation with Roger McElligot, Special Districts Manager, Mariposa County Community Service Area, Mariposa.

Existing Demand

Water

At the present time, the district is providing water service to approximately 462 service connections.²⁶ Of these connections, there are four governmental uses, seven commercial uses, 366 residences, and the rest are "standby" connections. As noted above, the existing water treatment plant can accommodate approximately 1,750 services connections, so there is a surplus of approximately 1,288 connection.

Sewer

As of April 1987, the Service Area had 15 connections, with another 2 connections in process. An additional 8 parcels/units were expected to added in the near future. This leaves a gap of approximately 244 connections between existing demand and capacity.²⁷

Probable Demands

Water

If past trends are any indication as to expected demand in the future, then there will be a small but steady increase in the numbers of water service connections. This increase is largely created by a slow in-fill of the Lake Don Pedro Subdivision.

The following table identifies water allocation from MID in relationship to existing and possible future demand.

Table 2, Water Allocation and Demand

MID Allocation	5.18 MGD
Existing Service Connections	- <u>.45 MGD</u>
Unused Allocation	4.73 MGD
Expected demand from Lake Don Pedro Subdivision, existing parcels ²⁸	- <u>1.27 MGD</u>
Allocation available for other properties	3.46 MGD
Demand from La Ventana Project	- <u>.91 MGD</u>
Allocation uncommitted	2.55 MGD

²⁶ Per a phone conversation with Peggy Aldeguer, Secretary/Treasurer of the Lake Don Pedro Community Service District, May 1987.

²⁷ Ibid.

²⁸ Approximately 3,188 parcels approved and 366 parcels developed, leaving 2,822 parcels undeveloped at 450 gallons per day.

Lake Don Pedro CSD Sphere of Influence Report

There were approximately 3,188 lots²⁹ created by the Lake Don Pedro Subdivision in both Mariposa and Tuolumne Counties. In 1979, only 131 of the lots were improved. By 1984, the number of developed lots had increased to 301, but the subdivision was still a long way from being built out. As of January, 1987 there are an estimated 366 lots within the subdivision which have been constructed on, and there are several other lots now under construction. There are an estimated 2,800 lots within the Subdivision which are unimproved, leaving room for a sizeable increase in growth³⁰ Table 2 provides information on potential development based upon General Plan land uses.

With a system capacity of 3,500 connections, if all of the lots within the Subdivision build out there would be a small surplus of approximately 300 connections. The treatment plant would have to be expanded since its present capacity is 1,750 connections. This plant expansion will involve a considerable expense, and the district should carefully monitor the capacity of the treatment facilities.

The cost of expanding the treatment facilities will probably not be a problem for many years, given the build out rate in the Subdivision. Approximately 28 dwelling units are constructed yearly in the Subdivision.³¹ Additional connections from properties which are outside of the Subdivision are likely to occur in the future. With an existing capacity of 1,750 connections at the treatment plant, and existing connections at 462, there is an excess capacity of approximately 1288 water connections. At an average of 30 connections per year, it would take approximately 43 years before the treatment plants capacity was reached. With an approximate capacity of 3,500 connections for the water supply and the distribution facilities, and assuming an average of 30 connections per year, it would take approximately 86 years to reach the capacity.

Realistically, however, these projections are only an indication of how long it might be before capacity is reached. There are many external factors which could affect the growth rate in the area which cannot be predicted by any reasonable projections. A more realistic approach would be to limit our projections to a twenty year time frame, and analyze whether adequate service can be provided within that time period.

Utilizing existing capacities, and past development trends, the district would appear to have more than enough water to provide service to its customers for the next twenty years or more. In twenty years, we should expect an additional 560 connections. Combined with the existing connections, this totals approximately 1,026 connections. In twenty years, the treatment facility should still have an unused capacity of 700 connections. Evaluations of this adequacy should be made in the future to avoid problems in providing adequate service. The district will need to closely monitor future growth to detect significant changes.

²⁹ An exact number of lots created by the Subdivision is difficult to arrive at. After the approval of the Subdivision, much of the property was reverted to acreage (the subdivision was eliminated), and others sold off or removed by other means. The number given here is an approximation, based upon research through the records.

³⁰ This is an approximate figure, based upon conversations with the LDPCSD staff, and the building departments of each county. Houses are under construction in the subdivision, and on a monthly basis, we can expect more houses to be added, so identifying a specific number only leads to dependency upon a piece of data which is constantly being added to.

³¹ This number is an estimate based upon an evaluation of past trends. In December 1984 there were 301 houses in the district, and in April 1987 an additional 65 houses had connected to the water system. Up until Dec. 1984, the residential connections averaged approximately 27 per year. From Dec 84 to April 87, the yearly connections averaged just slightly higher at 28, which does not indicate a trend for an increased rate of development in the area.

Lake Don Pedro CSD Sphere of Influence Report

Table 3
General Plan Land Use Data

	Land Use Designation	Estimated Acreage*	Potential No. Parcels**
Mariposa County	Rural Residential	5,600	2,240
	Mountain Home	2,505	501
	Mountain Transition	320	16
	Mountain General	1,020	26
	Public Domain	400	N/A
	Total	9845	2,783
Tuolumne County	Rural Residential	590	118
	Low Den. Urban Resid	2,430	14,113
	Large Lot Residential	745	20
	Estate Residential	65	33
	Parks and Recreation	225	1,960
	Agriculture and Range	490	13
	Light Industrial	40	N/A
	Total	4,585	16,258

* Acreage figures are estimates based upon map plotting, and are rounded off.
These figures should be used as reference only.

** Potential number of parcels is based solely upon minimum parcel size
of the identified land use. Actual development may vary.

Future Commitments and Annexations

Water

It is a logical assumption that future annexations will increase demands for service from the district. The residential/recreational development proposed in the northwest section of the district is awaiting the approval of this Sphere study before it attempts annexation. Therefore, it is very safe to assume that land outside of the present district Boundaries will request annexation. Economically, the district cannot afford to expand it's service facilities, and the policy of the LDPCSD is to require the infrastructure development as part of any annexation request, in addition to the district's charges for annexation.³² This policy should be continued.

Sewer

A condominium project of approximately 110 units on the Lake Don Pedro Golf Course was approved a couple of years ago by Mariposa County. The Planned Development Zone for the project required that the project be annexed to the sewer Service Area, and that the project meet the requirements of the Service Area for improvements to the sewer plant to increase capacity. If the project wants to develop, it will have to ensure that the committed

³² The District presently charges \$100 per acre to be included in the District.

connections were not compromised by a lack of capacity as a result of 110 units being connected to the plant. This project has not submitted final subdivision plans, and there is no indication as to when this might occur, but the applicants are still interested in completing the project.

Summary, Adequacy of Service for Existing and Probable Uses

The district is presently meeting its existing water service obligations with more than adequate capacities. In the future, demand could overtake service ability. Expansion of the water treatment facility is possible, but not without costs. The treatment plant expansion will most likely be the first major facilities program needed by the district. As part of any annexation, the district will have to consider infrastructure improvements, and the district and LAFCO should avoid premature annexation to the district without addressing capacities and the adequacy of the service level expected.

The sewer treatment plant will eventually fall under the jurisdiction of the LDPCSD. At present, the plant has more than adequate capacity to meet demand for several more decades at the current rate of development. As part of any annexation, the district will have to consider infrastructure improvements, and the district and LAFCO should avoid premature annexation to the district without addressing capacities.

VIII. SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST IN THE AREA

The LDPCSD is in a rather isolated area for both Tuolumne and Mariposa counties. The Lake Don Pedro Subdivision has the potential to be of significant social and economic interest in the area, and this lies within the district boundaries.

Located to the east approximately 6 miles is the town of Coulterville in Mariposa County. This is an unincorporated portion of the County. A County Service Area has been established in the area for sewer and water service. The terrain and location of Coulterville in relationship to the LDPCSD will preclude any possible conflicts or overlapping of services.

The closest communities in Tuolumne County are geographically and topographically removed from having a likely effect on the LDPCSD. Groveland is some 1,300 feet higher in elevation, and Jamestown is 15 miles north.

Located southwest of the LDPCSD is the community of Snelling in Merced County. This is also an unincorporated community, and is not likely to have any public service conflicts with the LDPCSD.

IX. SPHERE BOUNDARY RECOMMENDATIONS

Proposed Sphere Boundary

For several years now, the LDPCSD has been discussing the establishment of a sphere of influence for the district. In the beginning of the process, the district was looking at a sphere boundary which would have more than doubled the district. In addition to encompassing land within existing agricultural preserves, it added land within Stanislaus County.

In 1986, the district submitted a proposed sphere boundary which did not include as much property, and which excluded Stanislaus County land, eliminating many of the problems in preparing an adequate spheres report. This proposed boundary was seen as more appropriate for the district, and LAFCO took action to initiate the preparation of this report.

In taking the district's map, and converting it to the property boundaries as they exist in the Assessors records, some discrepancies were encountered which required modification. Two discrepancies were proposed "islands" within the district boundaries which would not have been included as part of the district. From an evaluation of the properties, there was no apparent reasons why they should not be served by the district. The creation of an island of non served land within the boundaries is something to be avoided, and LAFCO Resolution 83-3 specifically addresses this in Section IV.E. of the resolution which reads:

"Ultimate district boundaries should not create islands or corridors unless these areas are designated or reserved for open space or regional facilities which are best left without the provision of services."

Other discrepancies were with regard to the proposed eastern boundary of the sphere, and property boundaries. It was felt that splitting a property was something to be avoided, so the boundary was adjusted accordingly.

The map in Exhibit "B" is of such a scale that it precludes an accurate delineation of the sphere boundary in relationship to the parcels. Attached to this report as Appendix "B" are Assessors Parcel Maps with the appropriate parcels identified. Also included in Appendix "B" is a listing of the Assessors Parcel Numbers and the owners names.

Some of the property owners in this list have already expressed an interest to be annexed to the district. The vast majority of them have not made such requests. Also, at this point in time, the LDPCSD has not provided legal descriptions for all of the properties that they identified for inclusion in the sphere. Some legal descriptions have been provided for those people who have expressed an interest in annexation; but there are many more parcels included in the sphere which have not made these requests and have not provided legal descriptions. Recommendations below deal with this issue.

Recommendations on Sphere Boundary and Annexation.

The LDPCSD's present boundary encompasses a large amount of property. The proposed

Lake Don Pedro CSD Sphere of Influence Report

sphere boundary would potentially increase the size of the district by approximately 40%.³³ At first glance this would seem like a rather excessive amount of land for a service district which only has about 500 customers.

However, the relative isolation of the area, with respect to public services, requires that a careful evaluation be made on the development that takes place in the area. The Lake Don Pedro Subdivision comprises the vast majority of the existing district, and of the proposed sphere boundary. As this subdivision develops, pressure will increase on the surrounding land. If these areas then need to establish a service district, they would either have to establish a new district, or annex to the existing LDPCSD. Since the proliferation of service districts in an area should be discouraged, the only logical choice would be for inclusion in the existing district.

The major concern is that the annexation of some of these properties may be a little premature, and based more on speculative reasons than actual service needs. Some of the property owners included within the district may not want to be within the sphere, and their interests will have to be evaluated carefully. Ultimately, LAFCO has control over the premature development of property when it considers it for annexation to the district, and recommendations are included below for dealing with annexation requests.

Goals

A planning document, it is important that LAFCO set goals for the service district in the implementation of the sphere of influence. These goals will then help form the policy on the future use of the district as development in the district and sphere increases. In the ensuing years, these goals should be periodically evaluated to determine if they are still worthwhile to pursue, and what actions have been taken to implement them.

- Goal - The LDPCSD should be organized so that it best serves the economic and social needs of the consumers within the district are providing for the efficient delivery of public services.
- Goal - Provide a complete range of urban services to the residents of the Lake Don Pedro and Lake McClure area.
- Goal - Provide maximum local accountability for urban service delivery systems.
- Goal - To provide for an alternative course of action, to incorporation, for providing urban governmental services, and provide for greater accountability for the district.

Specific Policy Recommendations:

The following are policy recommendations developed during the course of the preparation of this spheres report, and are deemed appropriate to adequately implement the goals of the district. They are provided as recommendations to LAFCO for the adoption of the sphere boundary, and for future annexations to the LDPCSD:

³³ This assumes that all of the property in the sphere is eventually annexed to the district.

Lake Don Pedro CSD Sphere of Influence Report

1. Require that the LDPCSD provide LAFCO with an annual update of service connections and projections so that LAFCO staff will have the ability to monitor the development of the district and determine future service needs.
2. Require the LDPCSD Board of Directors to develop, within one year, a policy on development projects within the district regarding their service responsibilities. This policy should address the role of the LDPCSD in providing services to development within the district. It should address the issue of densities, the requirements for water and waste water services to serve the project, threshold populations/densities for annexation to the district, and any other item deemed necessary by LAFCO or the Directors.
3. That LAFCO require the LDPCSD to provide a statement every five years, as to the expected service facility expansion which is proposed for the next five and ten years. The first such statement should be provided to LAFCO by the end of 1990. LAFCO should closely monitor these reports, and if necessary shorten the time span between such statements.
4. No annexation to the district should be allowed unless the applicant, or the district, can demonstrate that they have adequate capacity within the system to provide service, without jeopardizing the commitment to serve property within the district at the time. The expansion of facilities or provision of a water supply may be used to offset capacity and service shortfalls.
5. Large scale developments must be required to develop and install infrastructure improvements for sewer and water service. This would include all treatment facilities, collection lines, and distribution lines. Homeowner's Associations for the maintenance of these facilities should be discouraged, and instead the LDPCSD should be required to provide any water or sewer services after construction of the facilities.
6. The need to provide additional public services should be evaluated every five years by LAFCO, and if necessary, reorganizations actions should be taken to expand the role of the LDPCSD. This demand is not foreseen for many years to come, but as the population in the area increases, LAFCO and the LDPCSD should expect consumer requests for additional levels of service.
7. Property within an agricultural land use or an Agricultural Preserve should be evaluated, at the time of a request for annexation, for its premature development in light of existing development potential and capacity in the region.
8. Discourage the proliferation of local governmental agencies and the overlapping of public service responsibilities in the district's area. The formation of new special districts within the existing LDPCSD sphere of influence is to be discouraged.

Appendix A

Engineers Statement on Capacity

Binkley Associates

CONSULTING ENGINEERS

SERVING THE WATER INDUSTRY FOR OVER 50 YEARS

April 19, 1985

Board of Directors
Lake Don Pedro Community Services
9751 Merced Falls Road
La Grange, CA 95329

Attention: Peggy Aldeguer, Secretary Treasurer

RE: Sphere of influence

Gentlemen:

Pursuant to your request, we have reviewed our files, investigated the capacity of District facilities, and analyzed the ability of the District to serve water to certain lands which are presently outside the District boundaries. We report our findings below..

Based on present annual average rates of consumption (450 gallons per day per service connection) and an estimated 2.5 maximum day multiplier, existing facilities presently have capacity to serve the following numbers of service connections:

1) Lake Mc Clure Intake and 18" Raw Water Transmission Line: 3500 service connections and one golf course.

2) Water Treatment Plant: 1750 connections with present pumps and filters; plant designed for ultimate capacity of 3500 service connections.

3) Treated Water Storage is 4.25 million gallons, which is adequate for 3500 to 4000 service connections.

The District's treated water distribution system presently has excess internal capacity to transmit a significant amount of water north to the existing half million gallon reservoir at elevation 1600. This reservoir can serve by gravity outside District boundaries in Section 34 Township to South Range 15 East, portions of Penon Blanco Road, Highway 132, and The Old State Highway extending south, east, and west from this Section. In addition, the District is committed to serve the lands of Sturtevant in this area.

To the south-west the District has excess capacity designed to serve lands previously owned by Boise Cascade outside the District in Sections 1,2,3,4, and 12 in Township 3 South, Range 14 East, Section 7 and 18 in Township 3 South, Range 15 East.

The District presently owns a distribution pipeline (not used) running from Highway 132 outside the District in a north-westerly direction along Bonds Flat Road.

The District's distribution system has been stubbed out and has capacity to serve all lands in Sections 5,6,8,17, and 20 in Township 3 South, Range 15 East by gravity from present storage facilities.

The treatment plant is located at the District boundary in Section 22 and is therefore the natural source for service of treated water to all lands in Sections 15,22, and 27 of Range 15 East, Township 3 South between the present District boundary and Lake Mc Clure. In addition, the District is presently committed to serve a portion of section 27 outside its present boundaries.

Water supply for a previously proposed development known as "Hang Tree Ranch" south of Highway 132 and east of Piney Creek was to have been obtained from a second intake and water treatment plant complex to be funded by the developer. That system was to be tied into the existing system to provide the desired redundancy. We understand this development has not maintained its water rights and this plan may no longer be valid.

It should be noted that District planning calls for the construction for a second intake and treatment plant on either Don Pedro Reservoir or Lake Mc Clure as soon as it can be justified by additional development. A second source of supply is required not only for prudent design reasons, and operational flexibility but also is presently required by the State of California for all new mutual water systems.

We trust the above information answers your questions regarding District capacity to serve its sphere of influence. If you have additional questions, please do not hesitate to call.

Very truly yours,

BINKLEY ASSOCIATES

G.R. Binkley
President

GRB/alf

cc: Joan Lynk, LAFCO Executive Officer ✓

Appendix B

Assessors Parcels

In this appendix, material is provided regarding the properties involved in the proposed sphere of influence boundary, but outside of the present service district. All attempts have been made to provide as complete a list as possible. The nature of assessors parcels and assessment procedures could result in parcels and owners which are unavailable through the current tax records. Included is a listing of the assessors parcels in both counties. Also included are copies of the assessors maps for the area.

Parcels to be included within the proposed sphere are identified the placement of hexagons around the assessors parcel numbers on each map. Where appropriate, parcels within the existing service district are identified by squares being placed around the parcel numbers. The assessors map also note the existing service district boundaries where they apply.

These maps are provided for reference purposes only. Actual legal descriptions will have to be provided by the service district.

**Assessors Parcel Numbers
Proposed Sphere of Influence Area**

<u>Assessors Parcel Number</u>	<u>Owners Name*</u>	<u>Acreage**</u>
01-020-04	Chang	5.00
01-020-05	Chang	41.24
01-020-06	Chang	41.23
01-090-04	Poe	41.43
01-090-05	Chappell et al	42.90
01-100-06	Streib	10.67
01-100-07	Shaw	32.10
01-100-08	Windmill Investors No. II et al	30.55
01-110-03	Doscher	39.05
01-110-04	Cowley	25.46
01-110-05	Greer	9.38
01-140-05	Mariposa 153	104.60
01-140-06	DeLuca	44.70
01-140-08	Mariposa 153	50.87
01-140-12	McMahan	4.88
01-140-13	Mason	0.69
01-140-14	York	0.33
01-150-01	Chauklin	160.27
01-150-02	Stiller	40.00
01-150-04	Dienstbier	32.22
01-150-06	Williams	13.82
01-150-10	Householder	4.00
01-150-13		10.37
01-150-14		9.74
01-150-17		5.01
01-150-18	White	9.27
01-150-20	Enbody	5.00
01-150-21	Enbody	5.00
01-160-01	Taylor et al	10.24
01-160-02	Abadalian	43.52
01-160-04	McMillen	27.97
01-160-05	Hill	10.77
01-160-06	Johnson et al	41.68
01-160-09	Sharivar	21.21
01-160-11	Wright	42.57
01-160-12	Teeple	10.77
01-160-13	Taylor et al	10.24
01-160-14	Taylor et al	10.24
01-160-15	Taylor et al	10.24
01-160-16	Smiley	7.16

01-160-17	Davis	7.46
01-160-18	Heiny & Seaton	12.09
01-160-19	Heiny et al	8.97
01-160-20	Johnson et al	7.49
01-160-21	Young & Young	5.00
01-160-22	Young & Young	5.00
01-160-23	Young & Young	11.21
01-170-02	Woreth	82.85
01-170-04	Tolbirt	7.00
01-170-06	Hood	21.40
01-170-08	Hetz	21.40
01-170-10	Pirozzi	21.60
01-170-11	Doscher	18.50
01-170-12	McClary	10.50
01-170-13	McClary	10.50
01-170-14	Carpenter	6.88
01-170-15	Morrow	7.99
01-170-16	Jehnsen	10.07
01-190-08	Mason	5.00
01-220-03	Snyder	7.46
01-230-02	Wright	80.00
01-230-28	Lakeshore Ranch	765.80
01-240-01	Cooper	30.00
01-240-02	Equivest	20.55
01-240-03	Calvin	9.62
01-240-07	Marocco	21.00
01-270-06	Manthissen	30.00
75-25-03		9.45
75-26-02		72.97
75-27-01		10.00
75-27-02		10.00
75-27-03		10.00
75-27-04		10.29
75-27-05		10.14
75-27-06		10.00
75-27-07		20.23
Various	La Ventana Cattle Company	<u>1,975.00</u>
	Approximate Total	4,450

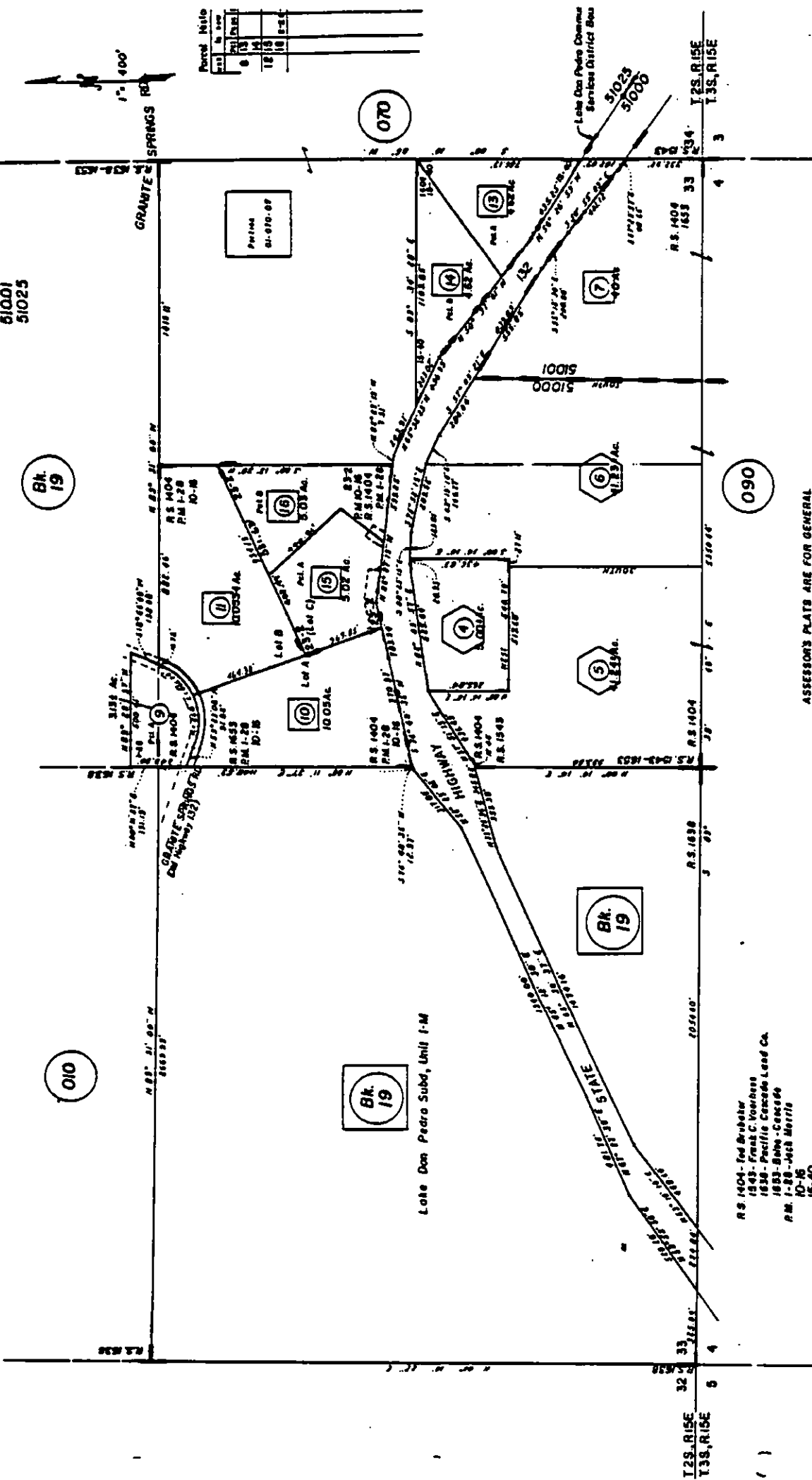
*Not all owners names were available. Also, due to assessment practices, these names reflect ownership as of March 1986, and these properties may have chaged ownerships since that time

**Acreages are based upon Assessors Parcel Map Records

S1/2 SECTION 33, T.2S., R.15E., M.D.B. 8M.

Tax Area Code 51000
51001
51025

1-020



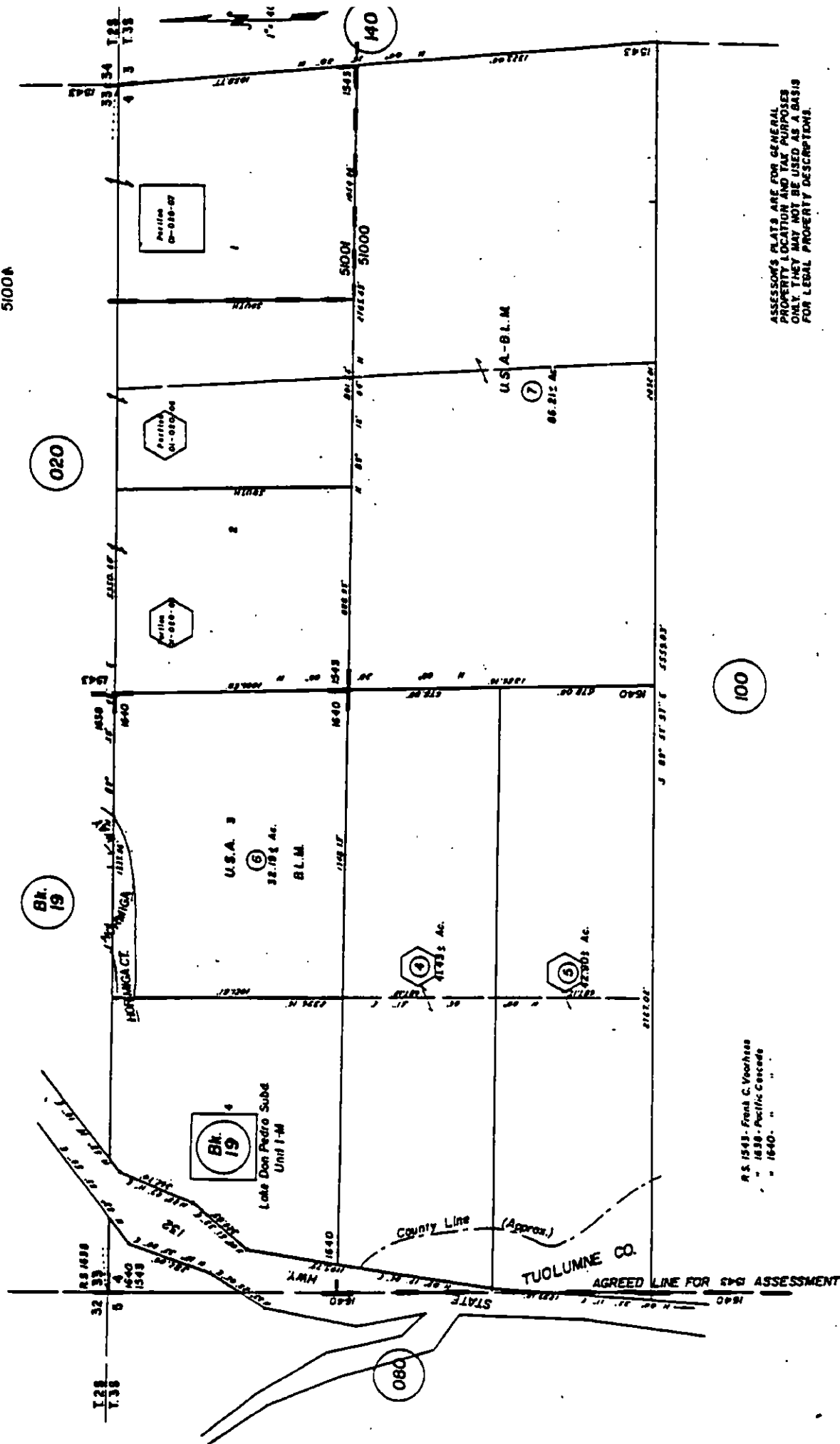
ASSESSOR'S PLATS ARE FOR GENERAL
PROPERTY LOCATION AND FOR PURPOSES
ONLY. THEY CANNOT BE USED AS A BASIS
FOR LEGAL PROPERTY DESCRIPTION.

NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 1 Pg. 020
County of Mariposa, Calif.
1987

R.S. 1404- Ted Brubaker
1943- Frank C. Voorhees
1936- Pacific Cattle Land Co.
1933- Bona-Cencos
R.M. 1-28-Jack Merrill
10-16
15-40
23-2

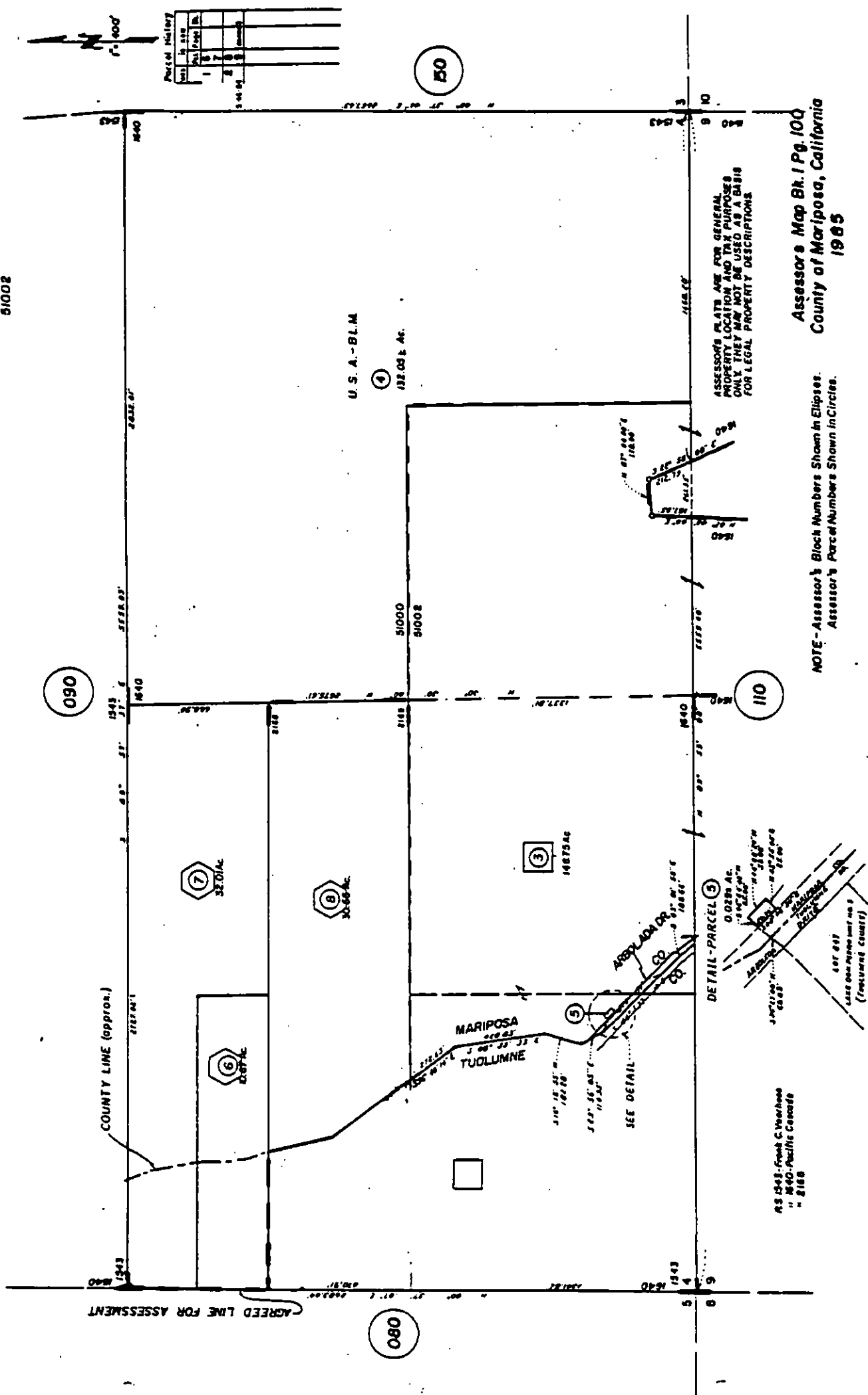
Tax Area Code	51000	5100A



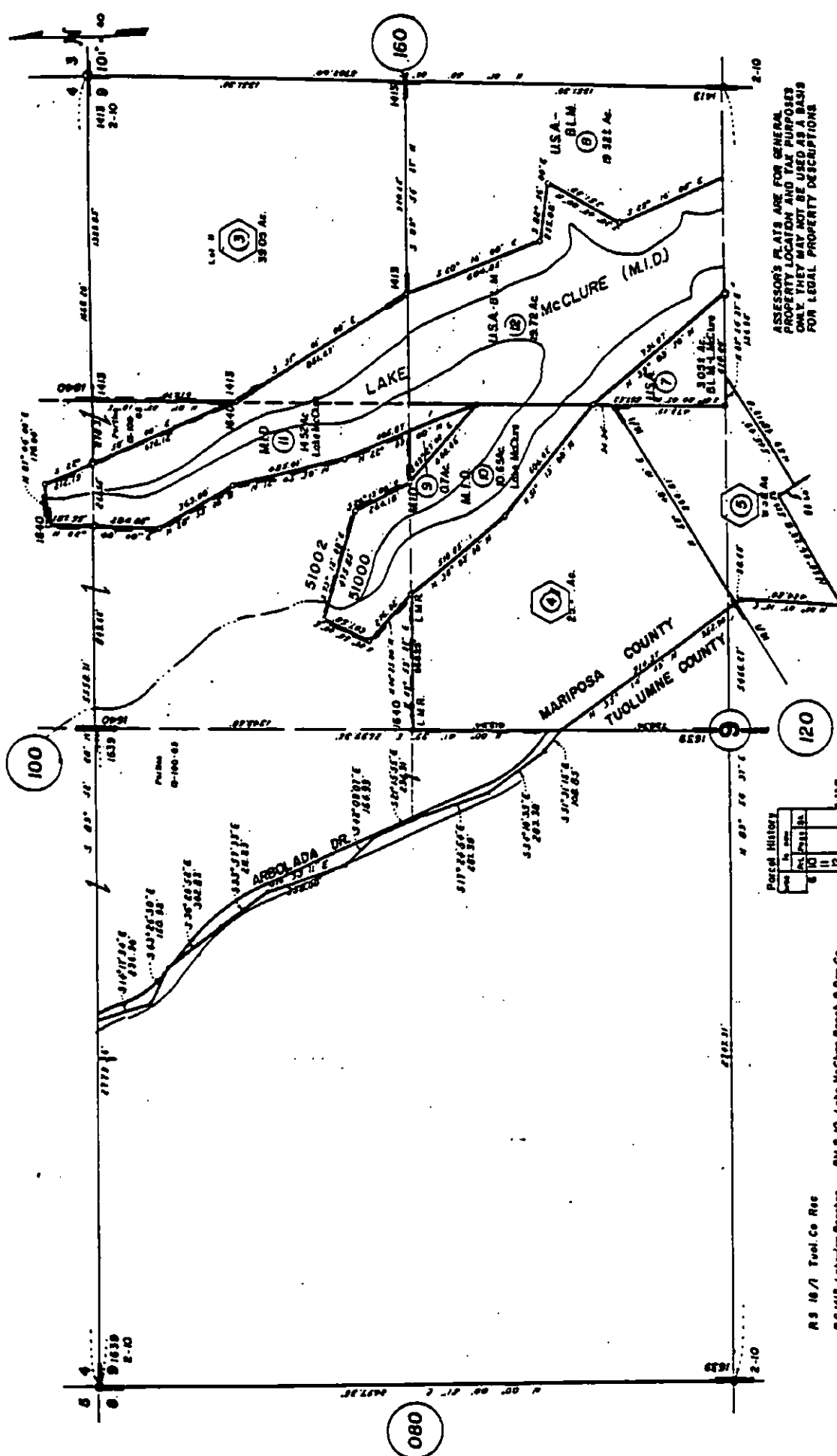
Assessor's Map Bk. 1 Pg. 090
County of Mariposa, Calif.
1983

**NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.**

1-100

Tax Area Code 51000
51002

N 1/2 OF SECTION 9, T.3 S., R.15 E. M.D.B.&M.

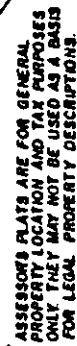


ASSESSOR'S PLATS ARE FOR GENERAL
PROPERTY LOCATION AND TAX PURPOSES
ONLY THEY MAY NOT BE USED AS A BASIS
FOR LEGAL PROPERTY DESCRIPTIONS

Assessor's Map Bk. 1 -Pg. 110
County of Mariposa, Calif.
1985

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Tax Area Code 51000
51001

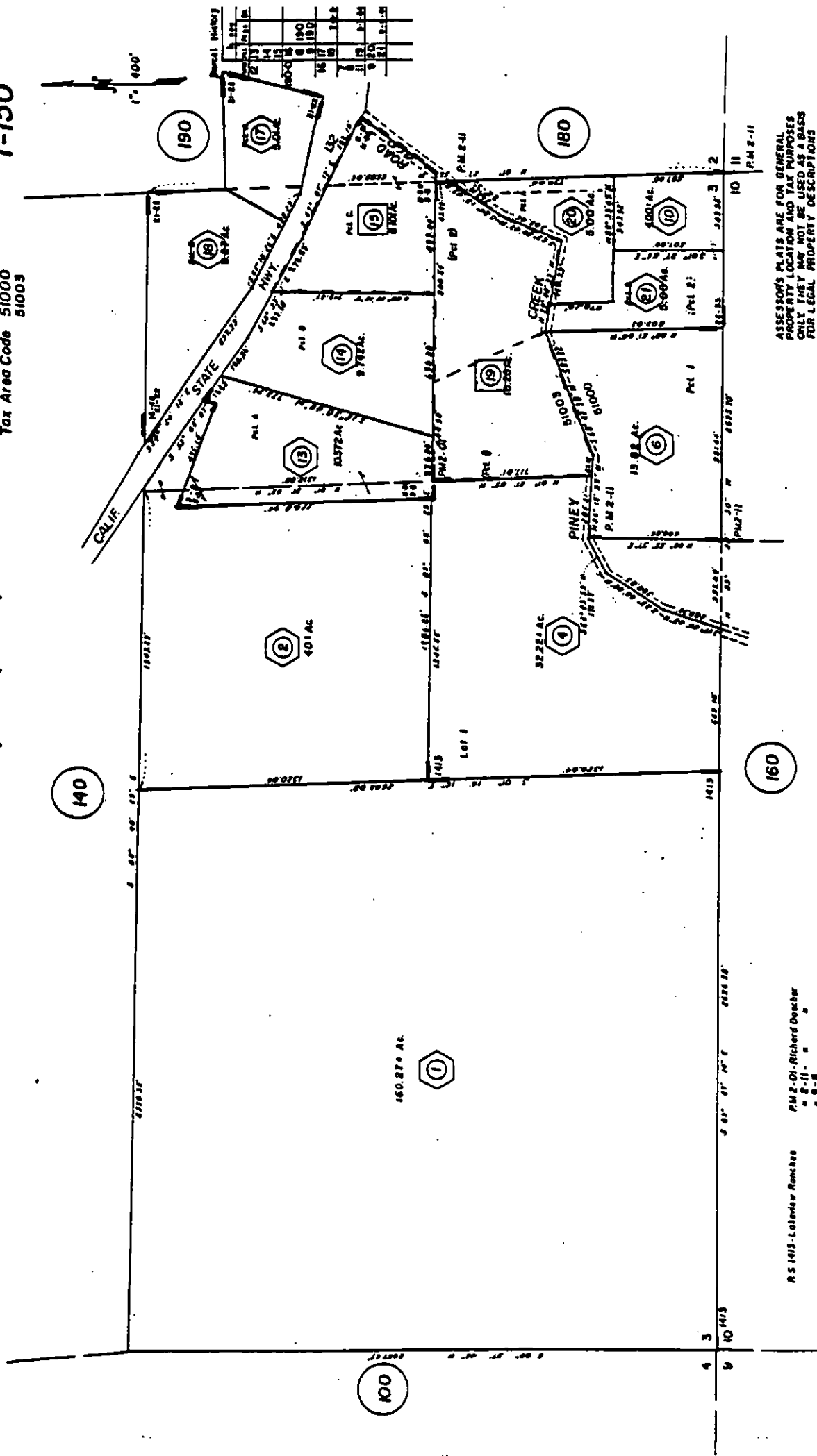


Assessor's Map Blk. Pg. 140
County of Mariposa, California

S1/2 SECTION 3, T.3S., R.15E., M.D.B. & M.

Tax Area Code 51000
51003

1-150



ASSESSOR'S PLATS ARE FOR GENERAL
PROPERTY LOCATION AND TAX PURPOSES
ONLY THEY MAY NOT BE USED AS A BASIS
FOR LEGAL PROPERTY DESCRIPTIONS

Assessor's Map Bk. 1 Pg. 150
County of Mariposa, California
1987

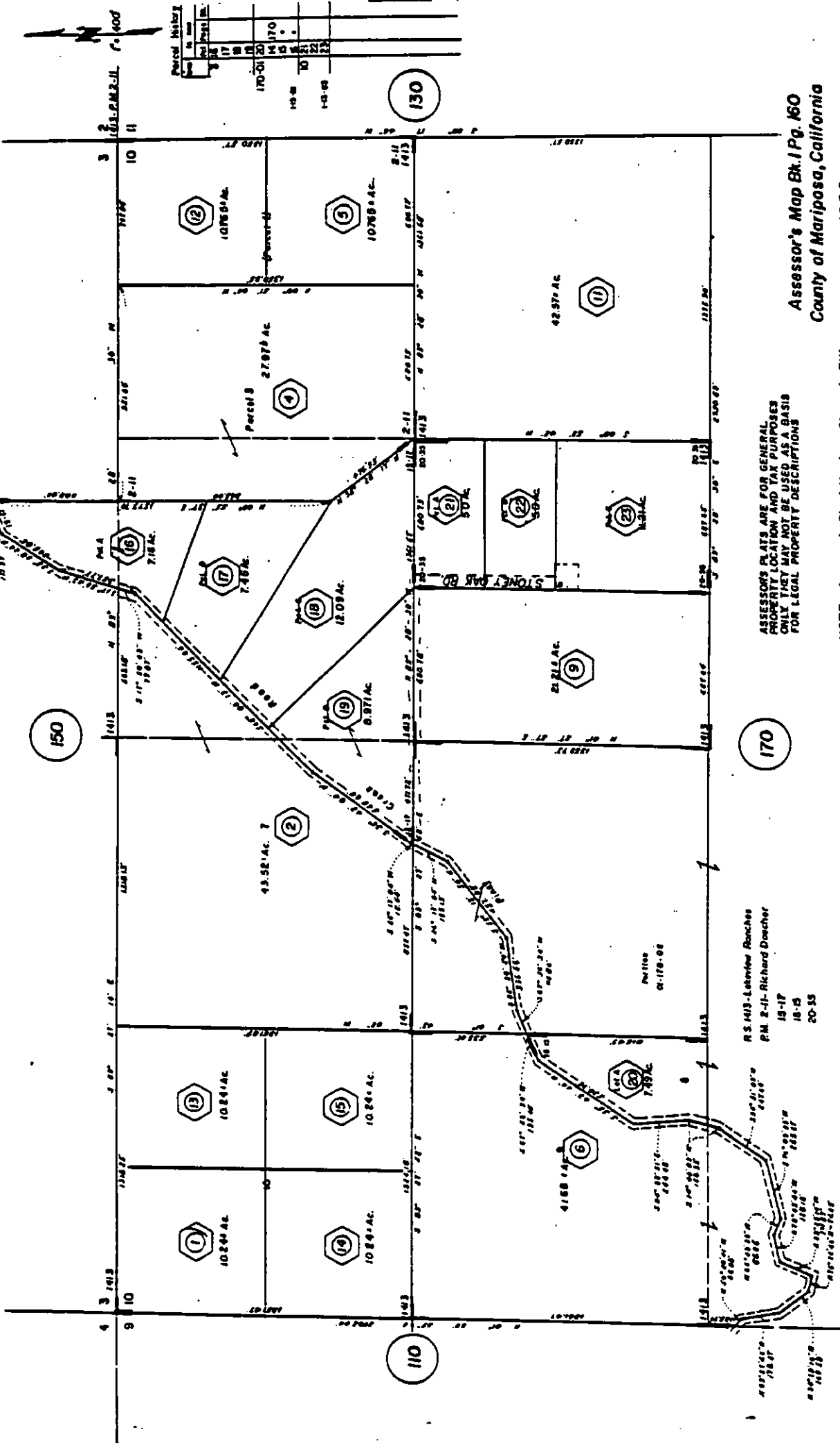
NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

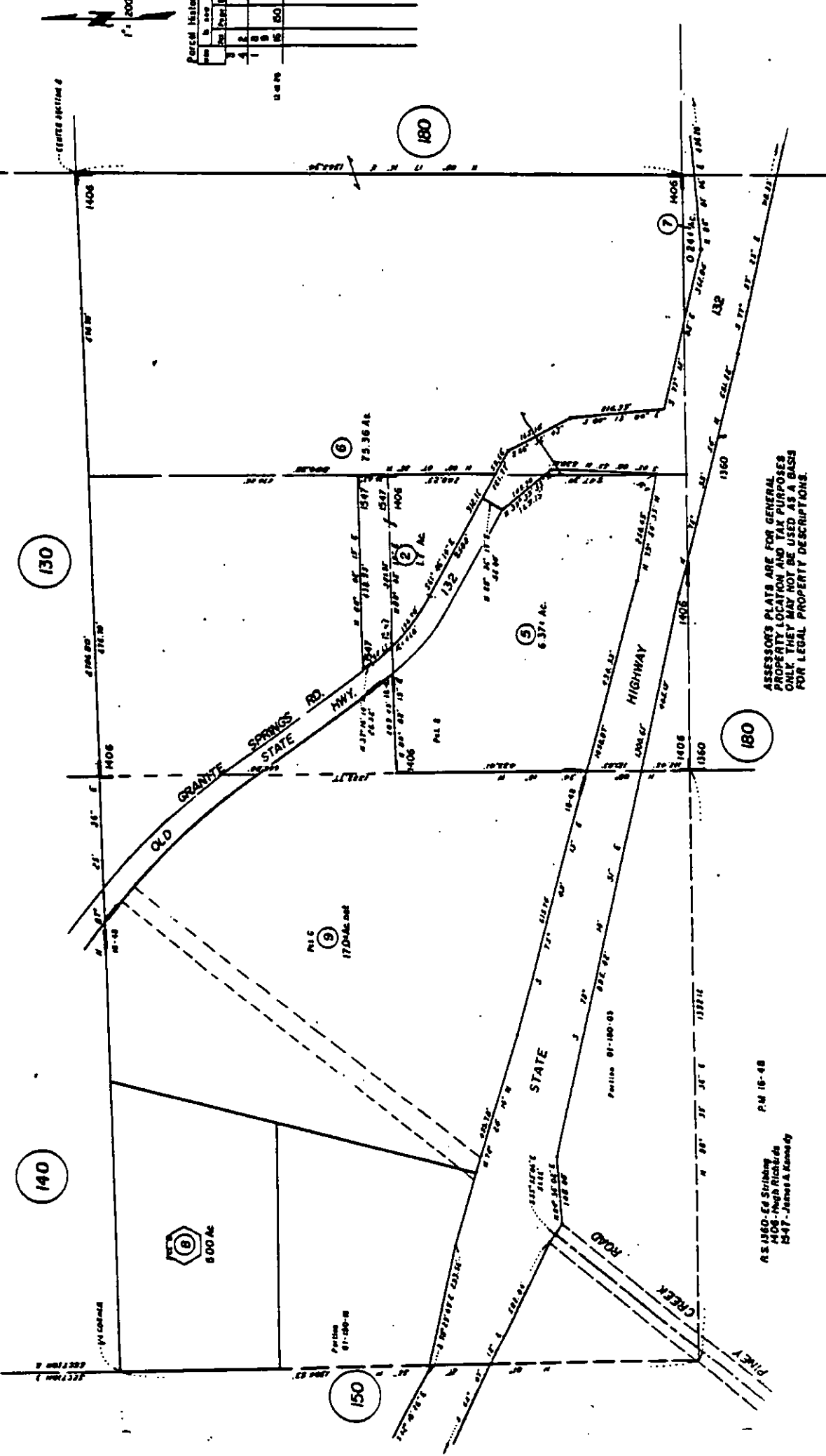
R S 1413 - Lohman Ranches
P M 2 - Ol - Richard Decker
- 2 - 11 -
- 9 - 8 -
- 11 - 36 -
- 15 - 48 -
- 21 - 22 -
- 22 - 35 -

N 1/2 SECTION 10, T.3S., R.15E., M.D.B. 9M.

Tax Area Code 51000

1-160





ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

NOTE: Assessors Block Numbers Shown in Ellipses. Assessors Parcel Numbers Shown in Circles.

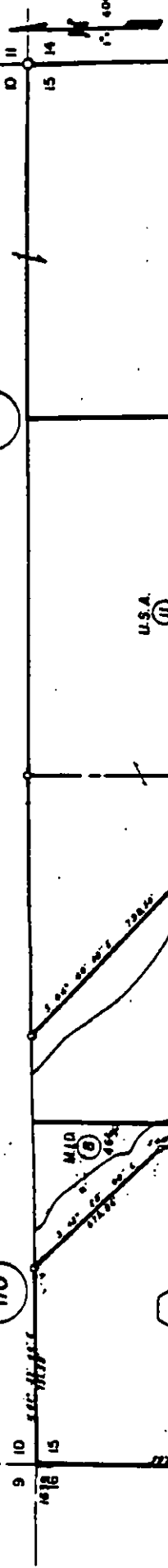
Fax Area Code 51000 1-2201

Assessor's Map Bk. 1 -Pg. 220
County of Mariposa, Calif.
1976

NOTE - Assessor's Block Number: Shown in Ellipses.
Assessor's Parcel Number: Shown in Circles.

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ONLY. THEY MAY NOT BE USED AS A BASIS
FOR LEGAL PROPERTY DESCRIPTIONS.

1639 - Pacific Canada
1675 - Boleo Canada
1692 - Boleo Canada



⑦
6472AC

U.S.A. ⑬
38.44AC
BLM

U.S.A. ⑪
337AC
B.L.M.

U.S.A. ⑨
44.14AC

U.S.A.-BLM ④
32AC

①
307AC

②
2055AC

③
2877AC

U.S.A. ⑩
39AC

Parcel	Acres	Owner
1	307	U.S.A.
2	2055	U.S.A.
3	2877	U.S.A.
4	32	U.S.A.-BLM
5	44.14	U.S.A.
6	337	U.S.A.
7	6472	U.S.A.
8	38.44	U.S.A.-BLM
9	39	U.S.A.
10	39	U.S.A.
11	39	U.S.A.
12	39	U.S.A.
13	38.44	U.S.A.-BLM

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PROPERTY LOCATION AND TAX PURPOSES
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Assessor's Map Bk. 1 -Pg. 240
County of Mariposa, Calif.

1987

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

S. 1639 - Pacific Cutover
- 1735 - Let's McClure Ranch & Dev. Co.
Unrecorded Map of M.D.
Project Boundary 1970

01-270

248

NOTE - Assessor's Parcel Number Shown in Circles.

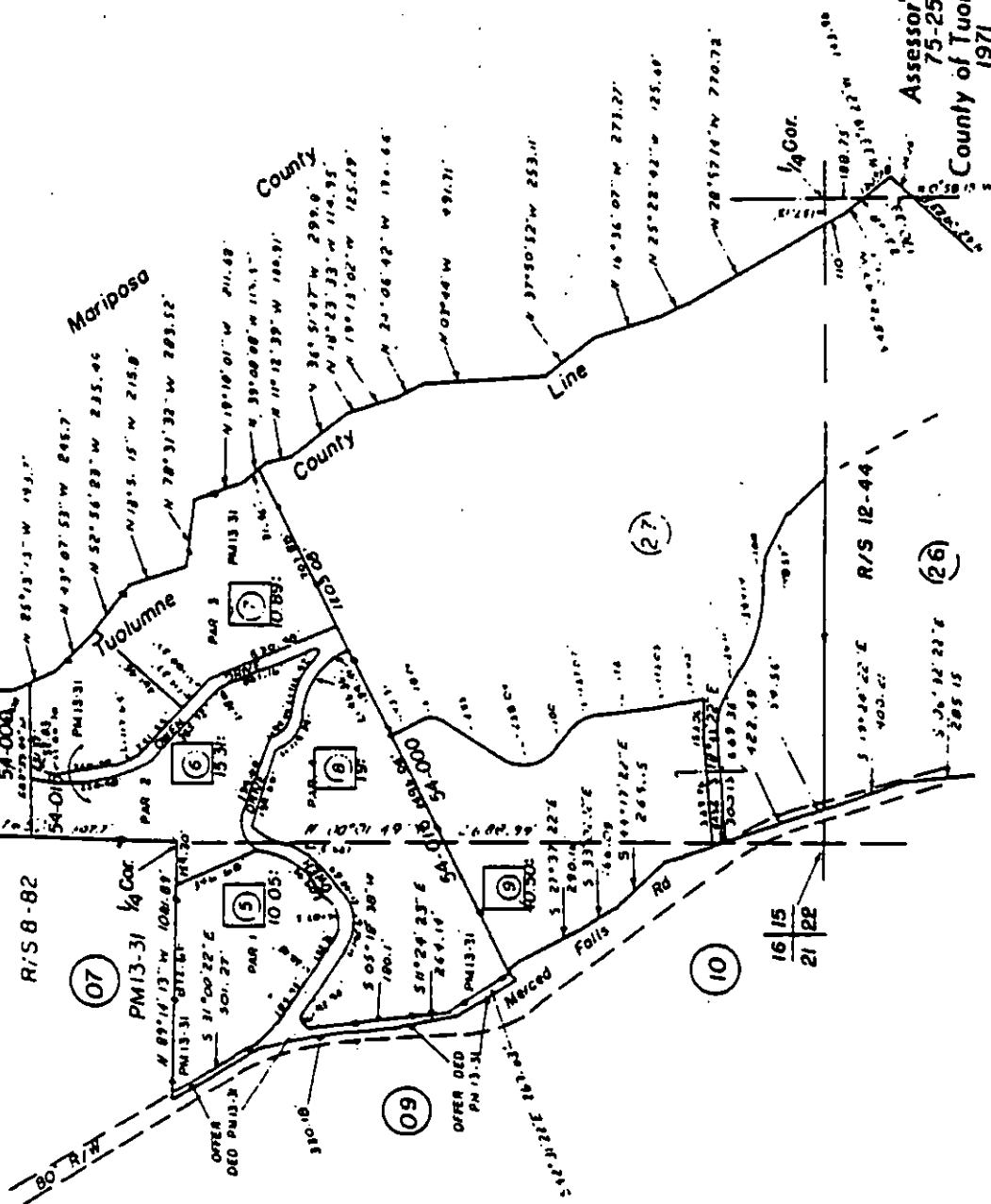
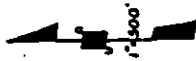
10

REVISION DATE
1-6-52

POR. E 1/2 SEC. 16 B. POR. W 1/2 SEC. 15 T. 3S R. 15E

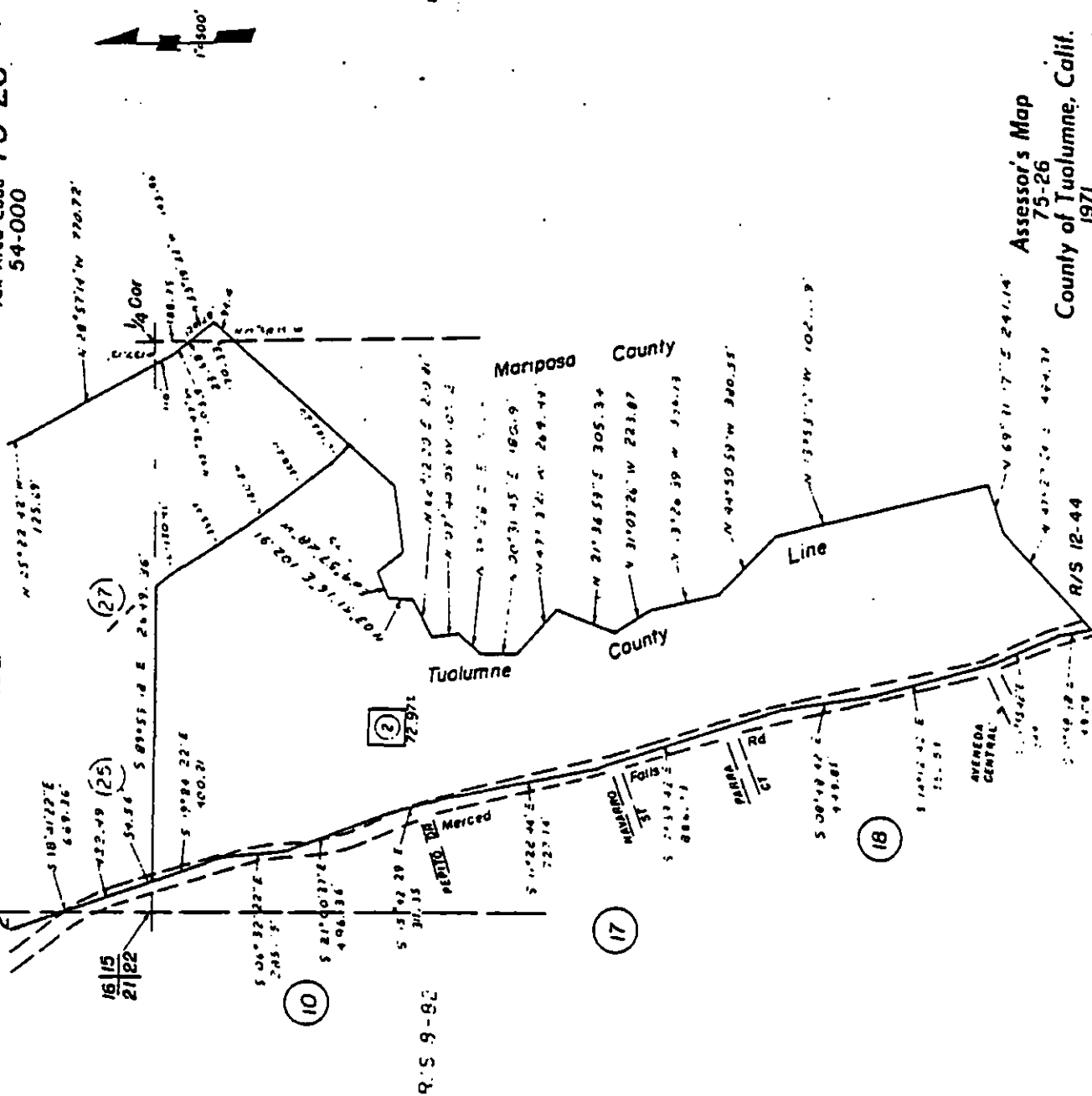
Tax Area Code
54-000
54-015

75-25



Note: This Plat is For Assessment Pur-
poses Only and NOT An Official Map

Tox Area Code
54-000

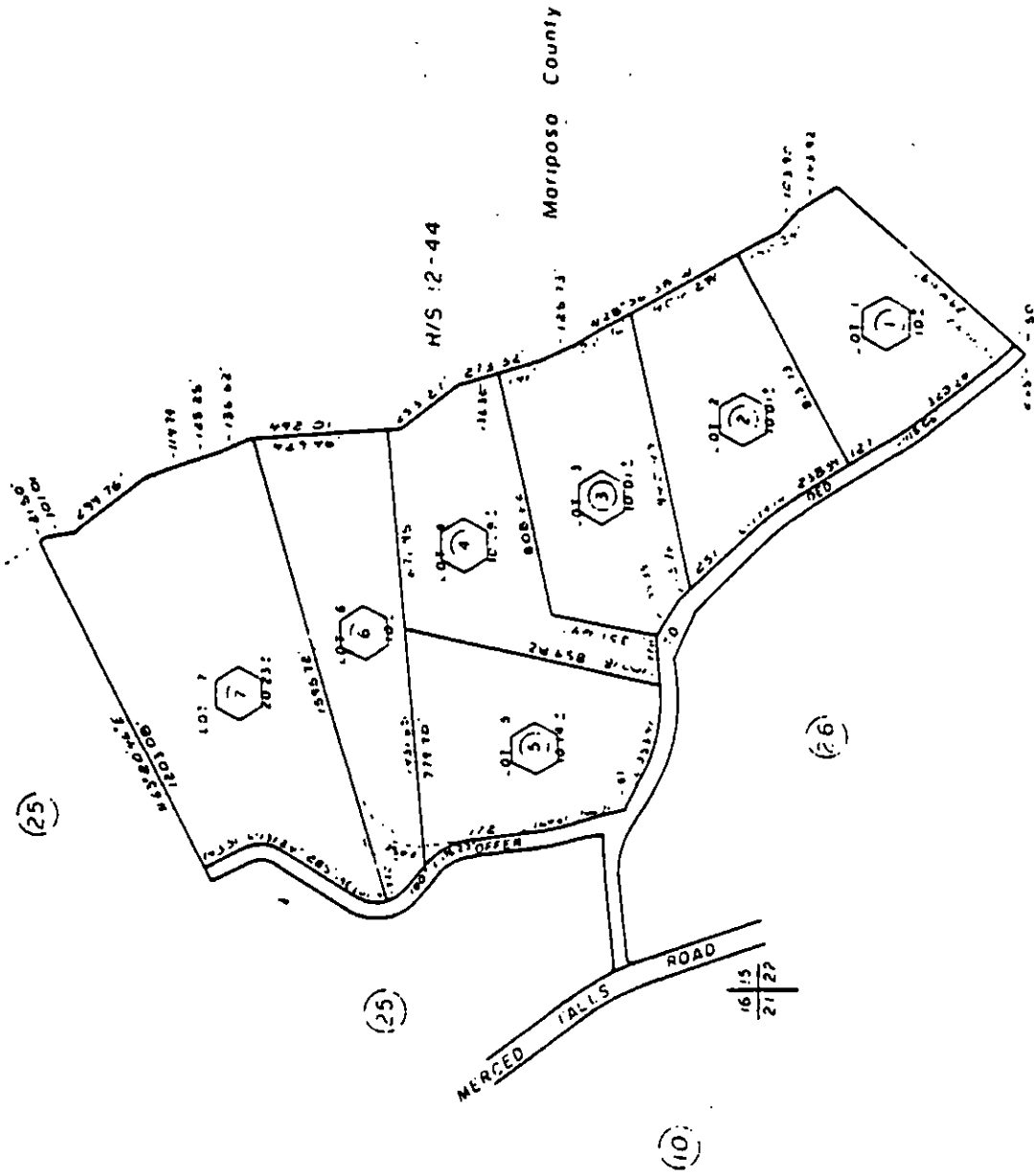


Note This Plot is For Assessment Pur-
poses Only and No. 1 in D.C. Map

Assessor's Map
75-26
County of Tuolumne, Calif.
1971

POR. SW 1/4 SEC. 15 POR N. 1/2 SEC. 22 T 3 S. R. 15 E.
M.D.B. & M.

For Area Code
54-000 75-27



This Plat is for Assessment Purposes
Only And Not An Official Map

LAKE SHORE RANCH SUBDIVISION

SUB. VOL. 8 PG. 89

Assessor's Map
75-27
County of Tuolumne, Calif.
1979