

Agenda Item 2



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 STOCKTON, CA 95202 209-468-3198

EXECUTIVE OFFICER'S REPORT

DATE: February 12, 2026
TO: LAFCo Commissioners
FROM: J.D. Hightower, Executive Officer
SUBJECT: **Woodbridge Sanitary District (WSD) Service Review (MSR), Sphere of Influence (SOI) Amendment and Annexation of the Redeeming Way Subdivision (LAFC 32-24)**

RECOMMENDATION:

Approve two (2) resolutions in sequential order:

1. Adopting the WSD MSR and SOI amendment to include 15.16 acres located at 101 West Rivermist Drive (APN 015-020-56); and,
2. Approving WSD's request to annex the 15.16 acres and provide sanitary sewer service to the Redeeming Way Subdivision..

WSD is located within the Woodbridge Community, Northwest of the City of Lodi, and South of the Mokelumne River. WSD provides sanitary sewer collection and treatment service as well as solid waste collection and disposal within its territory. The WSD current SOI is considered coterminous, as there is no anticipated need for the agency's services outside its existing boundaries.

The territory of the Redeeming Way Subdivision is uninhabited pursuant to the Government Code 56079.5 with no registered voters residing within its boundaries. With 100% owner consent, it is recommended that the Commission waive protest proceedings.

San Joaquin County, as lead CEQA agency, approved a Mitigated Negative Declaration that evaluated a General Plan Amendment (PA-2000217), Zone Reclassification (PA-2000218), Major Subdivision (PA-200018) and Williamson Act Cancellation (PA-200070. The project description evaluated, amongst other factors, dividing 14.5 acres into a maximum of 26 residential lots. The land use

density and intensity requires services that WSD provides. The Williamson Act cancellation was for a 1.56 acres used by the access road to Woodbridge Road. As a CEQA responsible agency, LAFCo concurs with the level of evaluation and the mitigation measures therein.

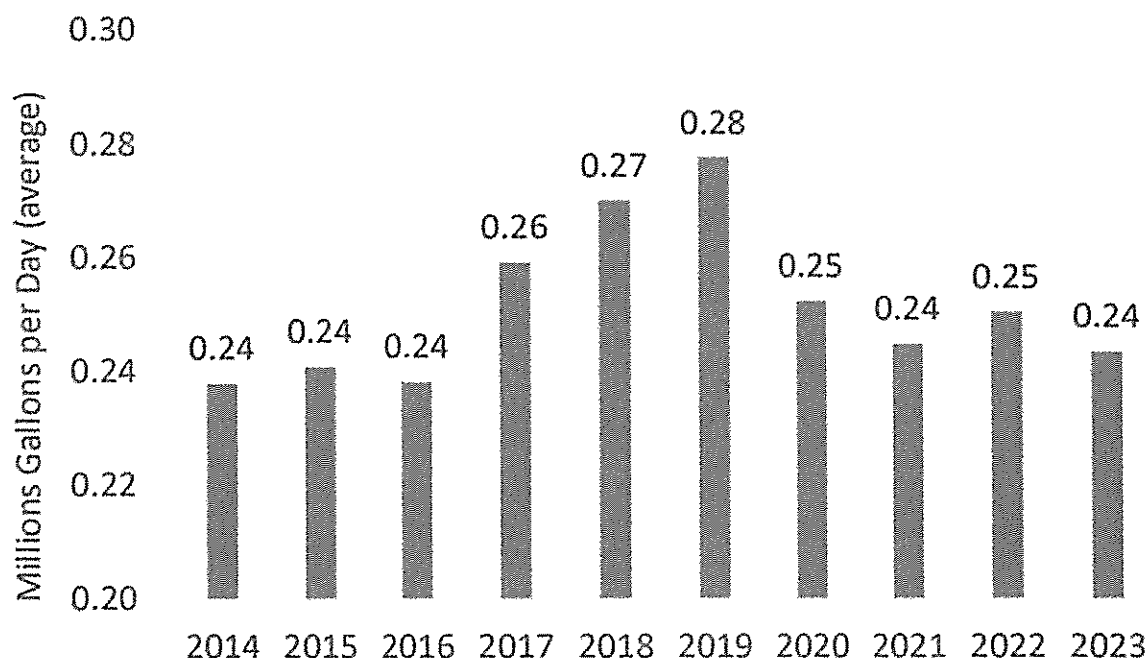
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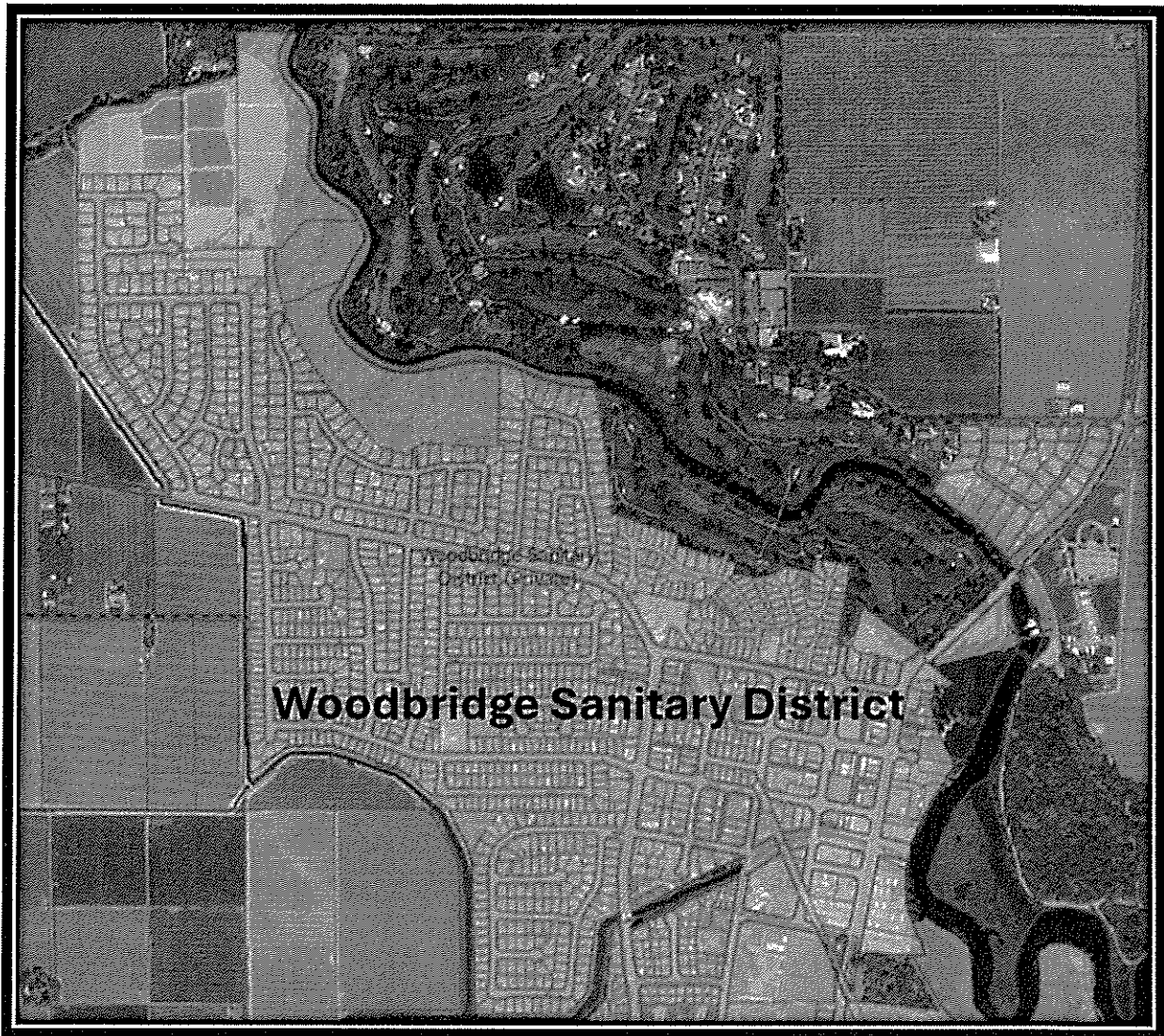
WSD was formed on May 11, 1949 as an independent special district pursuant to State Health and Safety Code 4700. As such, WSD is considered a district pursuant to State Government Code Section 56036.

The District provides wastewater service to 1,278 accounts, and currently serves 1,910 equivalent dwelling units (EDUs). The base charge for a commercial customer is one EDU; therefore, if a business space generates less than one EDU, or if a space is currently vacant, the business is charged the rate for one EDU. Any property that cannot be charged on the tax roll with ad valorem taxes is hand-billed.

The District's customers send, on average, about 250,000 gallons of wastewater to the treatment plant each day. Wastewater flow fluctuates from year to year depending on weather and occupation of properties in Woodbridge. Residential customers (which includes detached residential, mobile home parks, and apartments/condominiums) generate approximately 94% of the treated wastewater. Most of the District's wastewater is domestic strength.

Historical Annual Wastewater Generation





Woodbridge Sanitary District SOI

Service Review & Sphere of Influence Amendment

Government Code Section 56430 states the Commission in order to prepare and update spheres of influence...shall conduct a service review of the municipal services provided...or other appropriate area designated by the commission. The commission shall include in the area designated for service review...as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

- (1) Growth and population projections for the affected area.
- (2) The location and characteristics of any disadvantaged unincorporated communities (DUC) within or contiguous to the sphere of influence.

- (3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers... in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- (4) Financial ability of agencies to provide services.
- (5) Status of, and opportunities for, shared facilities.
- (6) Accountability for community service needs, including governmental structure and operational efficiencies.

Currently the WSD's SOI is coterminous with its boundaries. A coterminous sphere is appropriate if there is no anticipated need for the agency's services outside its existing boundaries. The amendment to the SOI to include the 15.16 acres associated with the Redeeming Way subdivision and its boundary along the WID canal, acts as a type of barrier to further expansion of the SOI to the west. Therefore, this request does not change the coterminous nature of the District's SOI.

Growth and Population of Affected Area

WSD's area of service consists of approximately 420 acres and the District's population is relatively stable, with current population of 3,868 residents. Recent estimates show a slightly declining population in 2022 and 2023. The ten year average growth annual rate is 0.56%. There are approximately 1,526 households in Woodbridge with 2.8 persons per household. The population density within the District area is 9 residents per acre. The Redeeming Way subdivision is expected to add approximately 73 new residents at a density of 4.8 residents per acre, consistent with the density of the population that the District is currently serving.

WSD has the capacity to serve the projected population within the amended SOI area. The amended SOI area is expected to generate 5,460 gallons per day of domestic effluent to the WWTP and generate 459 pounds of solid waste per day.

Location and Characteristics of Any DUC

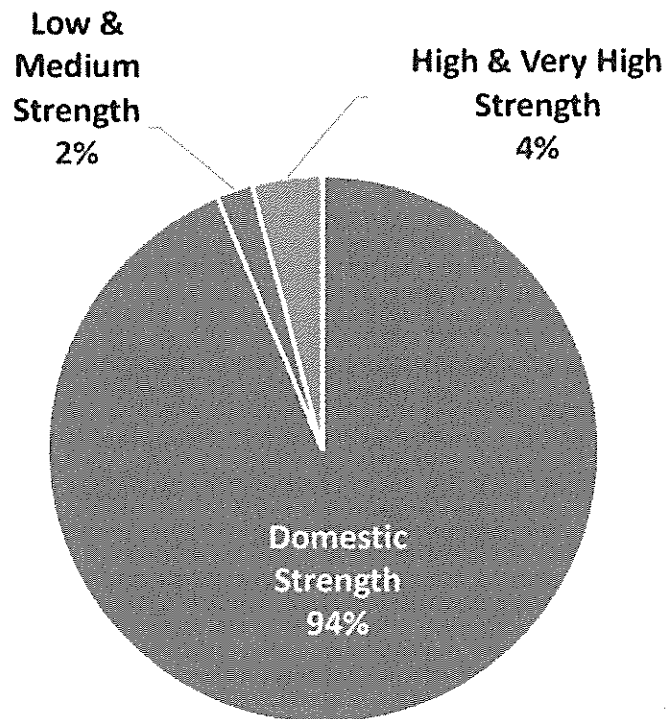
The WSD serves the Woodbridge community. Woodbridge is not a DUC with an median household income of \$116,190 about 33% higher than the average household income in the Stockton-Lodi MSA, \$87,418.00, and about 26% higher than the Statewide median income. There are no mapped DUC's in the general vicinity of WSD.

Median Household Income (MHI)

Statewide California [1]	\$91,905
Estimated Woodbridge [1]	\$116,190
Woodbridge MHI as % of the State MHI [2]	126.4%

Present and Planned Capacity of Public Facilities

The vast majority, 94%, of flows to the WSD plant is from residential land use. The average gallons per capita daily (GPCD) of effluent to the plant is approximately 75 GPCD. The proposed amendment to the SOI with 26 dwelling units is expected to generate approximately 5,460 GPCD. The plant has the ability to treat typical domestic effluent expected to be generated from within the amended SOI area.

Wastewater Generation by Customer Group


The WSD sewage treatment is a percolation/ evaporation pond system that collects and treats wastewater from Woodbridge. The plant consists of headworks, two (2) settlement tanks, two (2) aerated primary treatment ponds, eight (8) percolation/evaporation ponds and an emergency overflow pond. The settlement tanks separate solids and FOG (fats, oil and grease). The two (2) treatment are



aerated and use a combination of biological, biochemical, chemical and physical processes.

Currently the plant is permitted for an Average Dry Weather Flow (ADWF) of 500,000 gallons per day (gpd) (WDR Order No. 93-213). The current ADWF is 260,000 gpd. The current plus infill and the Redeeming Way subdivision ADWF is expected to increase to 290,000 gpd, well within the permitted capacity of the plant.

WSD has contracted with Cal Waste Recovery Systems (Cal Waste) since 2018. Cal Waste provides garbage, recyclable and yard waste collection within WSD.

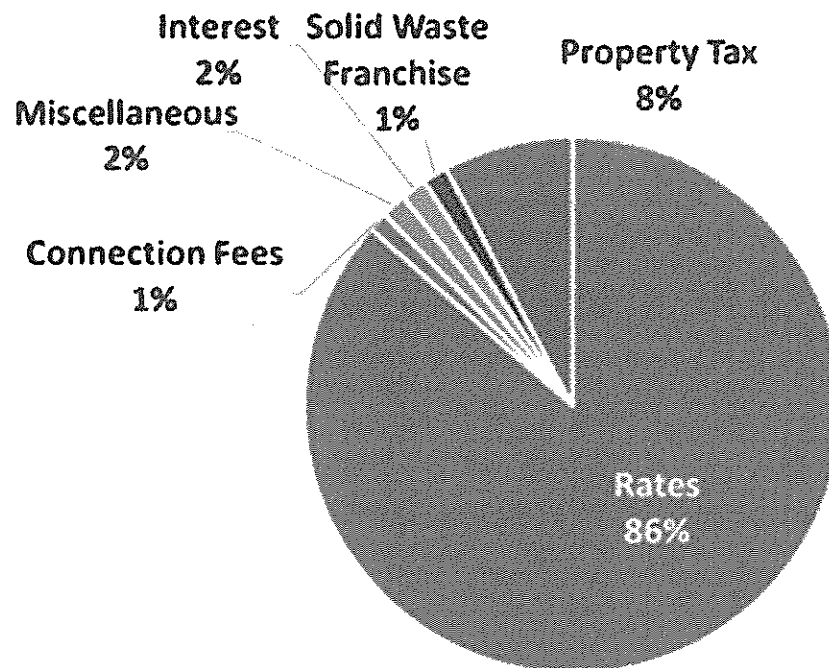
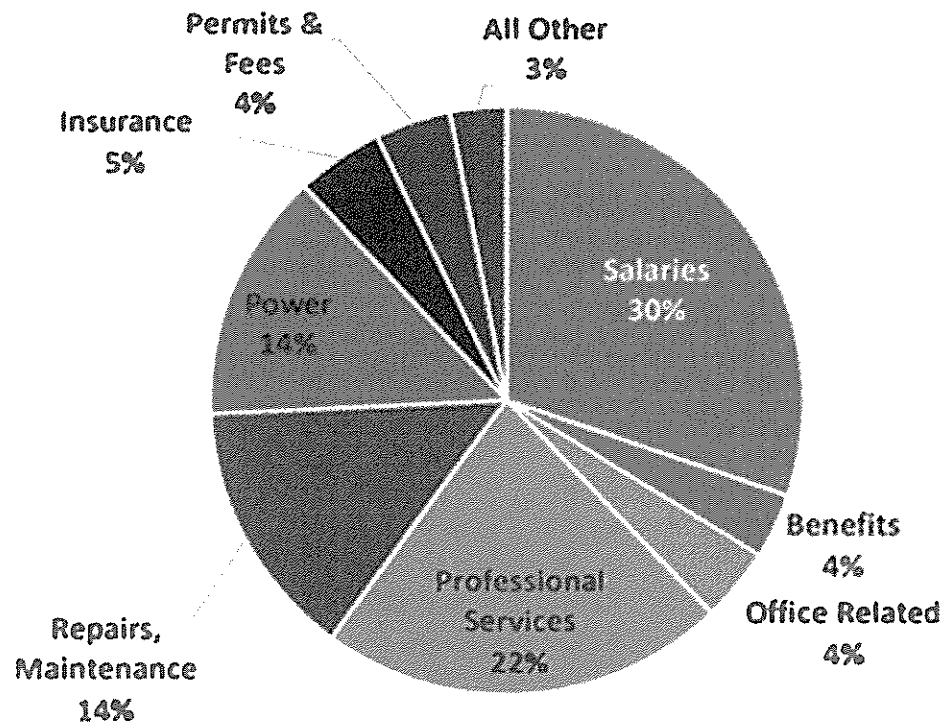
Financial Ability

WSD has the financial ability to serve the Woodbridge community. WSD is adequately staffed to operate the plant within it's design capacity. Approximately 30% of the WSD budget is expended on staff salaries. Currently WSD has had operated with a positive net income. Positive net income is added to cash reserves that may be designated for future operating or capital needs. The positive net income is expected to increase with the added connections resulting from the Redeeming Way subdivision. The charts on the following page show the historical WSD revenue and expenditure pattern.

The fiscal management of WSD has proven to be prudent. According to the County Auditor, at the end of FY 24/25, WSD had a fund balance of \$915,442.08 with revenues of \$1,216,168.70 and expenses of \$974,116.85. Midway through FY 25/26, 12/31/25, WSD had a fund balance of \$1,060,170.35 with \$737,678.49 of revenue and \$554,101.88 of expenses.

The MSR determined that the proposed SOI amendment would increase property tax revenues, direct assessments revenue and solid waste franchise fee revenue while not contributing substantially to overall WSD expenses.



Historical Revenue Sources (2019-2023)**Historical Operating Expenditures (2019-2023)**

Historical Revenues and Expenses

Revenues and Expenses	Fiscal Year Ending				
	2019	2020	2021	2022	2023
Revenues					<i>estimated</i>
Rates	\$550,246	\$562,942	\$623,773	\$674,152	\$723,779
Connection Fees	\$5,486	\$6,583	\$15,360	\$5,486	\$9,875
Miscellaneous	\$1,823	\$6,272	\$1,772	\$38,323	\$7,307
Interest	\$13,405	\$21,527	\$4,104	\$2,990	\$14,084
Solid Waste Franchise	\$9,304	\$10,491	\$11,207	\$11,797	\$12,140
Property Tax	\$52,390	\$54,065	\$56,521	\$59,493	\$60,595
Subtotal Revenues	\$632,654	\$661,880	\$712,737	\$792,241	\$827,780
Expenses					
Salaries	\$164,478	\$163,118	\$178,515	\$195,443	\$208,076
Benefits	\$16,377	\$19,818	\$22,677	\$21,560	\$26,357
Office Related	\$16,102	\$22,478	\$22,463	\$28,563	\$32,156
Professional Services	\$132,082	\$112,476	\$144,471	\$123,416	\$154,424
Power	\$71,901	\$76,937	\$82,004	\$86,367	\$95,466
Routine Rehabilitation -Plant	\$27,182	\$63,575	\$39,062	\$51,133	\$80,745
Routine Rehabilitation -Collection	\$26,056	\$51,578	\$29,312	\$28,936	\$28,213
Equipment, Tools	\$0	\$543	\$193	\$108	\$1,091
Insurance	\$34,956	\$37,544	\$23,631	\$21,818	\$27,136
Permits & Fees	\$23,180	\$21,392	\$23,210	\$28,338	\$28,283
All Other	\$17,563	\$13,756	\$17,417	\$17,390	\$25,940
Total Operating Expenses	\$529,877	\$583,215	\$582,955	\$603,072	\$707,887
Revenues less Expenses	\$102,777	\$78,665	\$129,782	\$189,169	\$119,893

Shared Facilities

WSD's sewer system and solid waste service is designed and built for the Woodbridge community that is supported by the businesses and residents. WSD only provides sanitary sewer collection and treatment; and, solid waste collection and disposal services. The limited scope of services provided by WSD limits the opportunities for shared facilities.

Accountability for Community Service Needs

WSD was formed under the County Sanitation Act (Health & Safety Code 4700). WSD is governed by 5 Board of Directors that are elected to a 4 year term. WSD currently employs 5 part-time employees including a General Manager/ Chief Plant Operator, Secretary, and plant operators/ maintenance workers.

The stated mission of the Woodbridge Sanitary District (WSD) is to collect, treat, dispose of wastewater and solid waste in a safe and cost-effective manner as

prescribed by state and federal law for the community of Woodbridge. The District is dedicated to maintaining a high standard of operations and maintenance, forward thinking in planning for the facility, operational needs, achieving maximum cost efficiency and effectiveness.

Woodbridge Sanitary District (WSD) is a public agency that operates and maintains the sanitary sewer lines and treats wastewater generated by the residents and businesses of Woodbridge.

The WSD manages wastewater in a way that protects public health and the environment and provides cost-effective service to its customers.

The District Board of Directors and staff are here to provide good customer service and serve the community

Ensuring that WSD successfully delivers on its mission statement, the WSD Board of Directors regularly meets on the second Wednesday of each month at 5:30pm at 400 E. Augusta St., Woodbridge in the Woodbridge Fire Department Training Room. On occasions, the WSD Board has used the Woodbridge Irrigation District meeting room at 18750 N Lower Sacramento Rd, Woodbridge. Thus, regularly scheduled meetings are held within the Woodbridge community and open to the public.

Sphere of Influence Determination:

Government Code Section 56425 directs that, "In determining the sphere of influence...the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

- (1) **The present and planned land uses in the area, including agricultural and open-space lands.** The request amendment to expand the WSD SOI by 15.16 acres for development of a 27 lot subdivision consistent with the provisions of the County Residential Very Low General Plan and Zoning designations is consistent with the present adjacent single family detached subdivision to the east. The proposed SOI request specifically excludes leaves in tact lands under the same ownership that are currently under the Williamson Act adjacent to the north of the proposed SOI amendment area.
- (2) **The present and probable need for public facilities and services in the area.** There is infrastructure in the area that serves the adjacent subdivision and the development of the SOI with 26 Residential Very Low Density dwelling units requires wastewater and solid waste collection and treatment.
- (3) **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.** The table below shows that WSD has the capacity to serve the territory already within

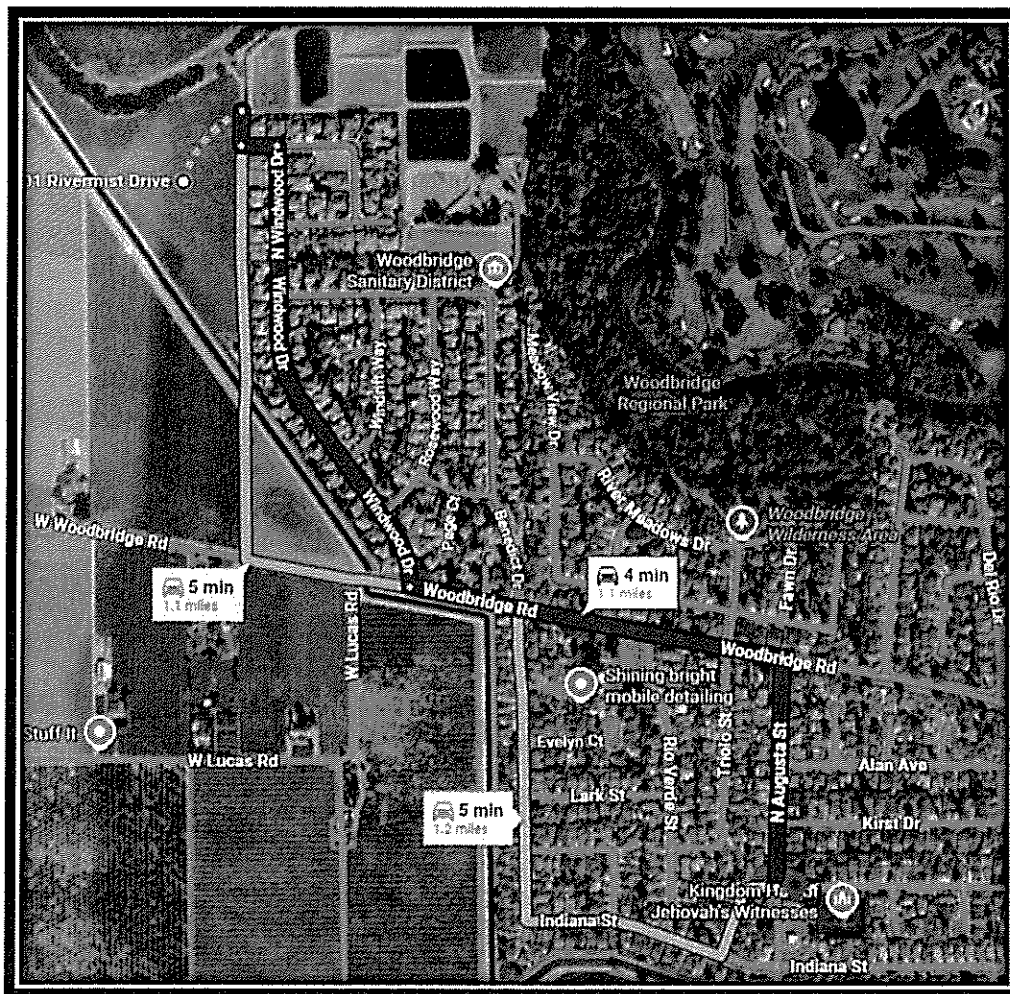


it's SOI as well as the proposed 15.16 acre expansion. The amendment area will generate normal domestic effluent to the WWTP and total flows of the existing SOI and proposed amendment will be 0.29 MGD. The plant is permitted for 0.5 MGD.

CURRENT FLOW CONDITIONS			CURRENT WASTEWATER CHARACTERISTICS		
Current Average Dry Weather Flow (ADWF)	0.26	Mgal/day	Avg Influent BOD ₅	478	lb/d
Service Population (total capita)	3,484		Avg Influent SS	363	lb/d
Occupied Residential Connections	1,244		Avg Influent BOD ₅	0.14	lb/cap/d
Flow per capita	75	gal/person/d	Avg Influent SS	0.10	lb/cap/d
Occupancy/residential connection (Existing & Redeeming Way)	2.8				
ADDITIONAL LOADS					
Within WSD	Parcels	Population	Flow (gal/d)	BOD ₅ (lb/d)	SS (lb/d)
Connected, Unoccupied (C,U)	39	109	8,102	14.9	4.0
Not Connected, W/in WSD (NC, W/in)	80	224	16,717	30.7	8.3
Outside of WSD	EDUs	Population	Flow (gal/d)	BOD ₅ (lb/d)	SS (lb/d)
Redeeming Way Subdivision	26	73	5,433	10.0	7.6
TOTAL PROJECTED LOADS					
Within WSD	Parcels	Population	Flow (Mgal/d)	BOD ₅ (lb/d)	SS (lb/d)
(1) Current + C, U	1,283	3,593	0.268	493	367
(2) Current + C,U + Not Connected, W/in WSD	1,363	3,708	0.285	524	375
Within & Outside of WSD	EDUs	Population	Flow (Mgal/d)	BOD ₅ (lb/d)	SS (lb/d)
(3) All projected loads w/in district + Redeeming Way Subdivision (26 RU)	1,390	3,892	0.290	534	383

- (4) **The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.** There are no social or economic communities of interest in the general vicinity of WSD.
- (5) **For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.** There are not any disadvantaged unincorporated communities within the WSD SOI.

- (f) **Upon determination of a sphere of influence, the commission shall adopt that sphere.** Staff is recommending that the Commission adopt the SOI amendment as requested by WSD via Resolution No. 24-06 and that the SOI remain as a coterminous SOI.
- (i) **When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts.** The existing wastewater collection and treatment; and, solid waste collection and disposal will be provided by WSD and no new services or increases in service capacity are proposed with this amendment. Potable water and storm water management is provided by the Mokelumne Acres Maintenance District. The area is served by the Woodbridge Fire Protection District that has a station at 400 East Augusta Street in Woodbridge, approximately 1.1 miles from the site.



Redeeming Way Annexation

On August 13, 2024, the County Board of Supervisors adopted Resolution R-24-112 approving General Plan Amendment No. PA-2000217, Zone Reclassification No. PA 2200021, Williamson Act Contract Cancellation No. PA-2200070; and Major Subdivision No. PA-2000218 of Redeeming Way LLC (c/o Dillon and Murphy) (please see Attachment 1). On August 14, 2024 the Woodbridge Sanitary District Board of Directors approved Resolution 2024-06, for an Updated Municipal Services Review to submit to the Commission.

The territory of the Redeeming Way annexation to WSD is uninhabited and has 100% ownership consent to be annexed, staff recommends that the Commission waive protest proceedings.

The parcel being subdivided, 101 Rivermist Drive (APN 015-20-56), is immediately adjacent to and lays just outside of the current WSD SOI. By including the parcel within the WSD SOI will bring the SOI to the Woodbridge Irrigation District canal and clearly define the boundary of the SOI pursuant to Government Code Section 56668(f).

The annexation request is consistent with all other applicable factors of Section 56668. The most pertinent factors that the Commission must consider are discussed below.

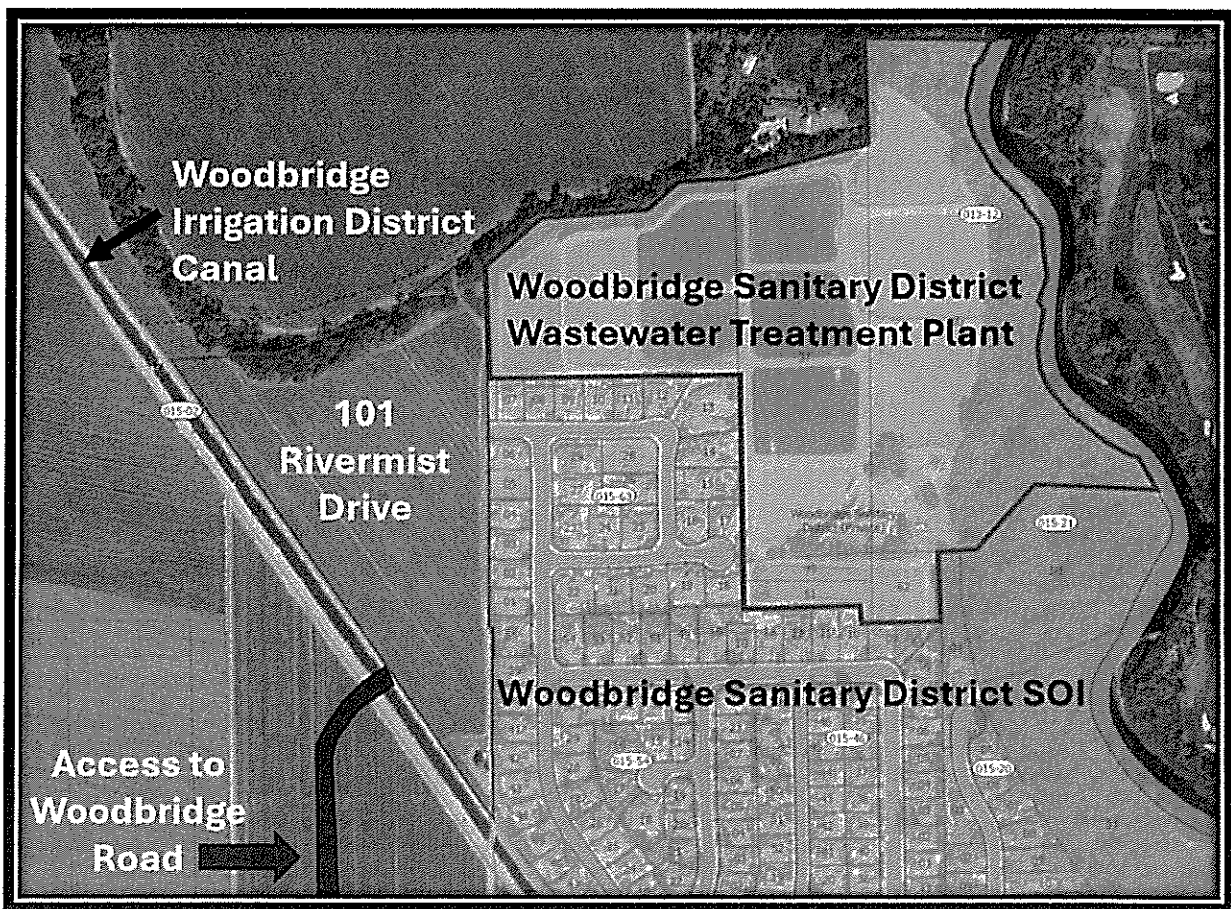
The Redeeming Way subdivision is a 27-lot subdivision on 15.16 acre parcel immediately adjacent to the Woodbridge Sanitary District (WSD) Wastewater Treatment Plant. The proposed subdivision will create 26 lots for single family detached dwelling units and 1 lot for a pump station with access to the WID canal. The single family lots have an average lot size of 0.48 acres and comply with the County General Plan and zoning Rural/Very Low-Density designation. Thereby complying with Section 56668(h).

Providing complementary needed potable water and storm water management services is the Mokelumne Acres Maintenance District (MAMD). MAMD is administered by the County Department of Public Works. MAMD was formed in 1966 via County Resolution R-66-171 as an improvement district for water and storm water management pursuant to Division 7 of the State Streets and Highway Code. Government Code Section 56036(8) excludes Divisions within the State Streets and Highway Code from LAFCo oversight.

The need for infrastructure services to the Redeeming Way subdivision site has been anticipated. Both WSD and MAMD have service lines stubbed to subdivision boundary on Rivermist Drive, 8" lines for both water and sewer. The subdivision's northern boundary sits atop a natural bluff area that has a swale area along the

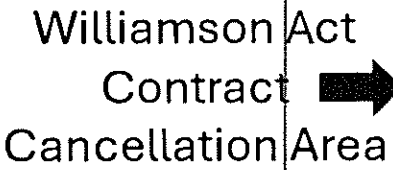
bottom. Storm water management will drain into this swale area. Being adjacent to existing single family residential, allows for efficient solid waste collection. Thus, the annexation complies with Section 56668(b).

The subdivision applicant, Redeeming Way, LLC has worked diligently in complying all conditions of approval. On October 19, 2021, WSD provided a conditional will serve letter that required the subdivision applicant to make application to the Commission to amend the District's SOI that would enable the annexation of the property. The County thusly made annexation a condition of approval for the project (Condition No. 2.n.).

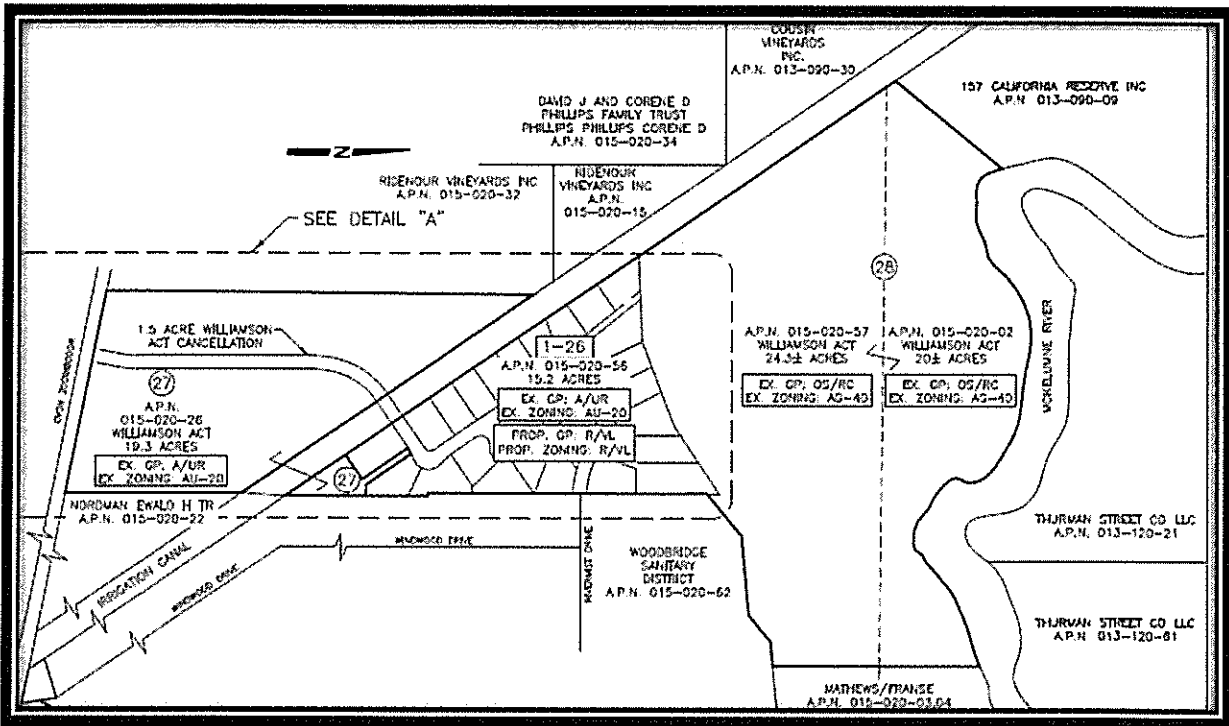


Redeeming Way Subdivision Vicinity Map





The 1.5 acre area that the Williamson Act contract was canceled is for a roadway from Woodbridge Road to the annexation area. The roadway south of the canal will not have WSD service collection lines and not be within the WSD SOI nor annexed at this time. San Joaquin County will maintain this roadway as access between the dwelling units and Woodbridge Road, thereby complying with Government Code Section 56668(d).



ATTACHMENTS:

1. Woodbridge Sanitary District Resolution No. 2024-06
2. Woodbridge Sanitary District Service Review
3. Woodbridge Sanitary District Boundary Map and Legal Description
4. Commission Resolution 26-1560 Adopting the MSR and SOI Amendment
5. Commission Resolution 26-1561 Approving the Annexation

Attachment 1

Woodbridge Sanitary District

WSD

Municipal Services Review and Sphere of Influence Plan

Prepared for:
Woodbridge Sanitary District

for submittal to

San Joaquin County
Local Agency Formation Commission

Prepared by:



August 2024

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- Appendix B - Historical Census Data
- Appendix C - WSD Wastewater Treatment Facility Water Balance
- Appendix D - Wastewater Generation and Treatment Capacity Evaluation
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ENGINEER'S SEALS AND SIGNATURES

 12/31/2025 	I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my knowledge and on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. Neal T. Colwell 8/7/2024 My license renewal date is 12/31/2025
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CONTRIBUTORS TO MUNICIPAL SERVICES REVIEW AND SPHERE OF INFLUENCE PLAN

Kjeldsen, Sinnock, and Neudeck, Inc.		
Neal T. Colwell	CA RCE	59437
Patrick Maloney	CA RCE	95932
Humberto Ruiz-Vazquez	EIT	178369

EXECUTIVE SUMMARY

This report has been prepared as a Municipal Services Review of the Woodbridge Sanitary District's (WSD) existing service to current residents and service to development proposed herein. This proposed development requires both an amendment to WSD's Sphere of Influence (SOI) and a Municipal Services Review (MSR) assessing the amendment to the SOI. The MSR is intended to provide the San Joaquin Local Agency Formation Commission (LAFCO) with factual and analytical information in adherence to the state-required comprehensive study of services within the applicable boundaries, and the SOI is primarily a planning tool that provides guidance in reviewing individual proposals.

Determination of the Sphere of Influence for local government agencies is one of the primary responsibilities held by LAFCOs. A SOI is defined as a "plan for the probable physical boundaries and service area of a local agency as determined by the Commission" (Government Code Section 56076), and the purpose of the SOI is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services. A SOI serves a similar function in LAFCO determinations as General Plans do for cities and counties. Consistency with the adopted SOI is critical, and changes to the SOI require careful review. Inclusion within an agency's SOI does not indicate that an affected area will automatically be annexed, and an adopted SOI is only one of several factors the Commission must consider in reviewing individual proposals (Government Code Section 56668).

San Joaquin LAFCO use Spheres of Influence to:

1. Promote orderly growth and urban development.
2. Promote cooperative planning efforts among cities, the county and special districts to address concerns regarding land use and development standards, premature conversion of agriculture and open space lands, efficient provision of services, and discouragement of urban sprawl.
3. Serve as a master plan for future local government reorganization by providing long range guidelines for efficient provision of public services.
4. Guide consideration of proposals and studies for changes of organization or reorganization.
5. For cities and special districts that provide public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services within any disadvantaged unincorporated communities (DUCs) within the sphere of influence.

Per Government Code Section 56425, LAFCOs are required to consider and make written determinations with respect to the following factors:

1. The present and planned land 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 present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

Additionally, Municipal Service Review must be prepared and updated to establish, update or confirm an existing SOI and the MSR must address six determinations. A MSR must have written determinations that address the following factors:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.

For each of the factors above, this document discusses and provides determinations. This report is intended to address two objectives: (1) propose an amendment to the Woodbridge Sanitary District's SOI reflecting addition of territory to the existing SOI Plan, and in doing so, make determinations to satisfy Government Code Section 56425; and (2) conduct a MSR to make six determinations regarding Woodbridge Sanitary District's ability to provide services to current and future residents and businesses within the current and proposed SOI amendment boundaries.

ES 1 DETERMINATION REGARDING SPHERE OF INFLUENCE BOUNDARIES

Existing Woodbridge Sanitary District (WSD) SOI boundary is coterminous with the WSD service area boundary. Determinations outlined below affirm the ability of WSD to provide acceptable levels of service to the existing and future populations within the existing SOI boundaries and the proposed SOI amended boundaries considered herein.

ES 1.1 PRESENT AND PLANNED LAND USES

Approximately 420 acres of primarily residential land use type is contained within the current WSD SOI boundary. Present land use types within WSD's existing SOI boundary are listed as Agriculture-Urban Reserve, General Agriculture, Community Commercial, Very Low Density Residential, Low Density Residential, Medium Density Residential, and Public Facilities. Current land use type for the proposed SOI amendment area is Agriculture-Urban Reserve and future land use type for the proposed SOI amendment area is Very Low Density Residential. Figure ES-1 shows both the existing land use types within the current SOI boundary and the proposed land use type within the considered SOI amendment.

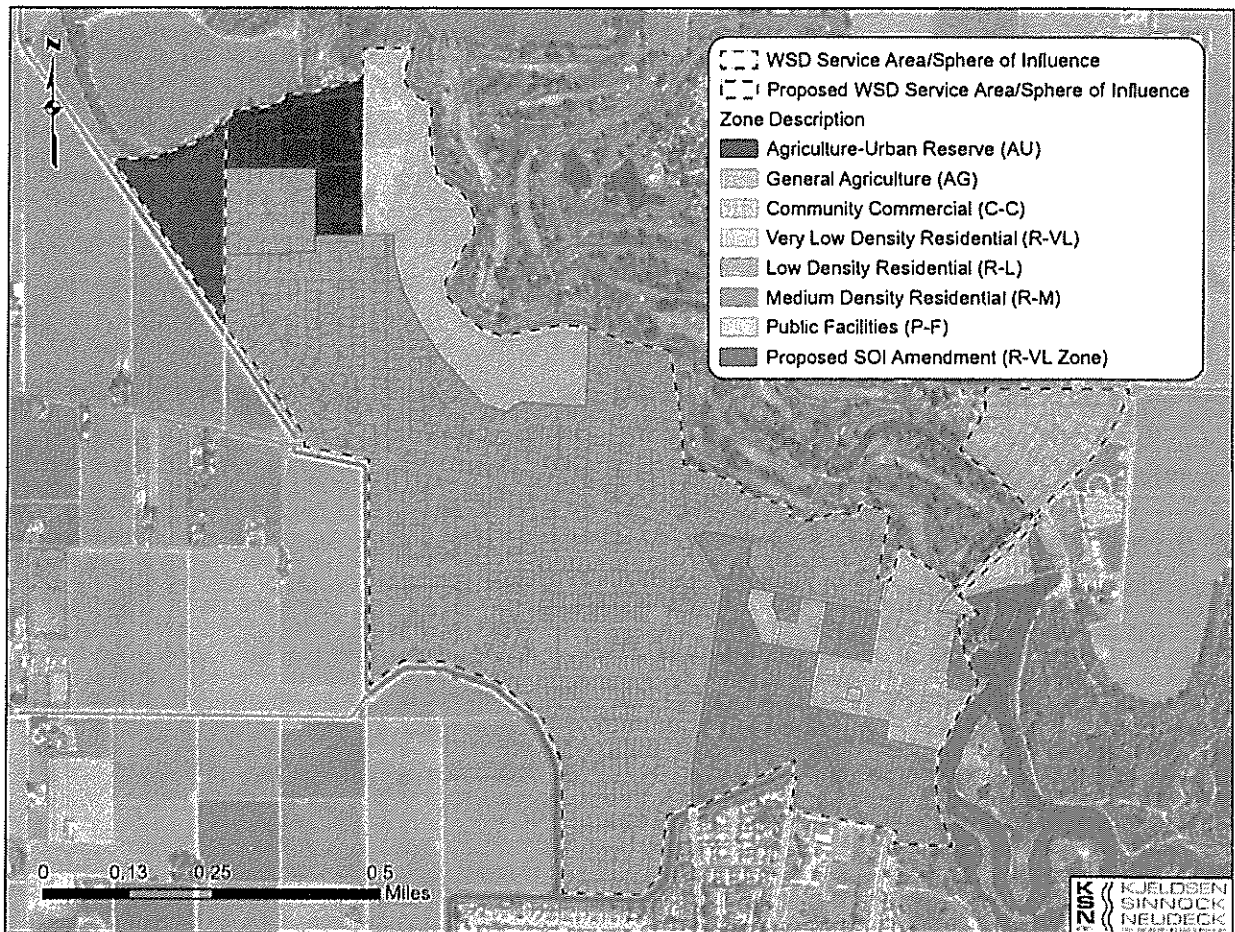


Figure ES-1
 Planned Land Uses and Proposed Boundaries

ES 1.2 PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES

WSD statutorily provides sanitary sewer service including the collection and treatment of wastewater and additionally provides solid waste services via a solid waste contract with Cal Waste Recovery systems (Cal Waste). Evaluation of WSD services with respect to the proposed SOI amendment is solely for the services that WSD provides, namely wastewater collection and treatment and solid waste services. Existing public facilities and services have been determined to be adequate for the existing SOI and proposed SOI amendment.

ES 1.3 PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES

Expected capacity of wastewater treatment and disposal facilities as presented in a previous 2014 capacity assessment determined that WSD Wastewater Treatment Plant (WWTP) could accommodate at least 0.32 Mga/d of Average Dry Weather Flows (ADWF) and loads. The 2014 capacity assessment assessed WSD's ability to accommodate a range of proposed Woodbridge Golf & Country Club expansions in addition to infill within the current existing WSD service area. It is the primary basis for calculations used in WWTP capacity calculations in this report.

Present capacity of public facilities and adequacy of public services provided by WSD were determined to be adequate for the following services.

1. Wastewater collection, treatment and disposal.
2. Solid waste collection and disposal.

The addition of 27 lots in which 26 will be residential lots of varying sizes and the 27th lot to remain where an existing pump station is located. The addition of 26 residential units in the proposed SOI amendment is anticipated to be within the capacity of WSD's wastewater system and Cal Waste's capabilities. Therefore, it is not anticipated that additional facilities and services will be required to serve existing customers or the proposed SOI amendment. Externally contracted solid waste collection and disposal for existing WSD service was deemed sufficient based on the 2022 Cal Waste contract found in Appendix A.

A recent 2021 WWTP modernization project was completed to further maintain the existing wastewater pumping, treatment, and disposal facilities. The modernization project consisted of several treatment plant improvements, including replacement of the center flow band screen with the multi-rake bar screen, cleaning and coating and rehabilitation of the existing east Imhoff tank, replacement of mechanical piping and gate replacements at the west Imhoff tank, replacement of the emergency generator, SCADA upgrades and remote lift station electrical improvements. This project was financed by a \$1.5M USDA RD Water and Environmental Loan and Grant Program low-interest loan and was essential for WSD to replace and/or rehabilitate existing WSD facilities to reliably operate, increase safety, and improve system operation in order to provide a critical service to the community of Woodbridge. Construction of the project began in mid-February 2021 and concluded by the end of 2021.

ES 1.4 EXISTENCE OF SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST

WSD does not currently contain any social or economic communities of interest. Woodbridge is not considered disadvantaged by the State of California, and recent analysis of median household income of Woodbridge was determined to be 126.4% of the state median household income¹. This is well above the defined median household income that would qualify as a disadvantaged community per Section 79505.5 of the California Water Code and is not identified by San Joaquin County as a DUC.

ES 2 DETERMINATIONS REGARDING THE DISTRICTS ABILITY TO PROVIDE SERVICES

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) requires LAFCO to conduct service reviews prior to establishing or amending spheres of influence. A service review is a comprehensive review of services within a designated geographic area intended to obtain information about municipal or agency services. Its purpose is to evaluate the provision of services from a comprehensive perspective and recommend actions, when necessary, to promote the efficient provision of those services. The service reviews are intended to serve as a tool to help LAFCO, the public and other agencies better understand the public service structure and evaluate options for the provision of efficient and effective public services. LAFCO must have a current MSR that demonstrates that the agency can provide adequate and efficient services to the areas included within the agency's sphere. Six determinations

¹ Determination based on the 2024 Final Rate Study.

addressed by the MSR are outlined above are detailed below. Determinations are intended to bridge any knowledge gap between the raw data available and the final conclusion about the status or condition of the services under review.

ES 2.1 GROWTH AND POPULATION PROJECTIONS

Based on readily available population data, historical population estimates for 2010 through 2020 are summarized in Table ES-1 and show the estimated 2021 population. Population within the WSD service area was estimated by calculating the populations at the census block level and intersecting this data with the existing WSD service area boundary.

Table ES-1
Population Trends Based on U.S. Census Bureau Data

Year	Population (Persons) ⁽¹⁾	Year-to-year % Change
2010	3,283	--
2011	3,279	-0.12%
2012	3,298	0.58%
2013	3,335	1.12%
2014	3,369	1.02%
2015	3,389	0.59%
2016	3,421	0.94%
2017	3,464	1.26%
2018	3,501	1.07%
2019	3,499	-0.06%
2020	3,465	-0.97%
2021 (projected) ²	3,484	-
Average Annual % Growth		0.54%

1. Based on the data collected from the 2020 census see Appendix B.

2. Based on average annual growth for years 2010-2020.

Projected population within existing WSD boundaries was dependent upon the 2010 to 2020 average annual growth rate for the area, 0.54%, representing moderate sustained growth. Estimated total buildout population for the future was based on the sum of maximum buildout population within the existing WSD SOI and projected additional population resulting from the proposed SOI amendment to include the Redeeming Way Subdivision. The 30-Year maximum buildout population in the year 2050 is projected to be 3,889 persons and limited by the existing WSD sewer connection capacity. As the population reaches the maximum buildout potential within WSD, population growth will likely decline due to a decline in available vacant lands.

ES 2.2 PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES, INCLUDING INFRASTRUCTURE NEEDS OR DEFICIENCIES

WSD WWTP capacities, as they are detailed in Section 4 and a previous capacity assessment completed in 2014 by KSN Inc., indicate that WWTP facilities are all sufficient to meet anticipated flows from the proposed amended SOI. A previous 2014 capacity assessment determined that WSD was capable of accommodating ADWF of up to 0.32 Mgal/d. As discussed in Section ES 1.3, the recent modernization project accomplished improvements to the wastewater

service system and was financed through a \$1.5M USDA RD Water and Environmental Loan and Grant Program low-interest loan.

ES 2.3 FINANCIAL ABILITY OF THE AGENCY TO PROVIDE SERVICES

This review of the WSD financial data indicates that WSD can reasonably expect to obtain sufficient revenues to provide adequate services within the WSD service area. This conclusion is primarily based on the 2024 Rate Study prepared by Hansford Economic Consulting, LLC (HEC) dated June 13, 2024 and the Independent Auditors' Report completed by Schwartz Giannini Lantsberger & Adamson for the year ended June 30, 2022. Beginning in the fiscal 2024-2025 WSD sewer service rate increases were proposed and adopted over the course of five years. For a 3-bedroom single family home, the current (2024-2025) annual fee is \$750.34, and at the end of the five-year period the annual fee would be \$927.46. Stated monthly, the current fee of \$62.53 per month would ultimately increase to \$77.29 per month by year five.

The 2024 Rate Study concluded that the need to increase wastewater rates was necessary, based on the following reasoning:

- Identification of critical capital improvement projects needed to provide safe, reliable service to existing customers that need to be completed in the next five years.
- Increased costs of capital improvements caused by a large increase in inflation of construction materials.
- Address cost increase for personnel including competitive salaries and the addition of retirement and medical benefits.
- Increased operating costs greater than projected in 2022 needed for materials and supplies, utilities, and for day-to-day operations.

The rate study accounts for the \$1.50 million USDA loan that WSD has secured for phase one wastewater treatment plant upgrades; WSD has secured a second USDA loan for \$1.715 million through the USDA to fund additional wastewater treatment plant improvements as well as some major collection system improvements. In the rate study, three funding strategy options are proposed to complete required improvements that are higher cost than originally estimated. Option 1 proposes the Capital Improvement Projects (CIP) to be cash funded with no additional debt issued. Option 2 the CIP is partially funded and partially funded by additional USDA debt of \$0.86 million. Option 3 the CIP is partially cash funded and partially funded by additional USDA debt of \$1.72 million. WSD held a public hearing on June 18, 2024 to and adopted the resolution to increase Wastewater Rates with the option 1 funding strategy. By the end of year 5, regardless of the CIP funding strategy, it is projected that revenue sufficiency will be achieved to cover all projected costs within the five-year period and that WSD will have \$200,000 in the capital fund and 8 months of operating expenses available in unrestricted funds.

ES 2.4 STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES

WSD's sewer system was built for a defined area for which property taxes and special assessments are being paid by the users for the service and does not offer opportunities for sharing facilities with other agencies and does not offer

opportunities for shared facilities with other agencies. Given the narrow range of services provided, geographic location, and generally limited facilities, opportunities for shared facilities are limited per the 2009 WSD MSR.

ES2.5 ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENTAL STRUCTURE AND OPERATION EFFICIENCIES

Alternatives for variation in governance structures are limited due to the constraints of WSD's relatively small size and limited class of services provided. The community of Woodbridge is serviced by several special districts that provide limited services. Access and information for public participation regarding services is provided via monthly meetings. Services provided by WSD that include collection, treatment, disposal of wastewater and solid waste are reasonably assumed to be the most efficient structure based on already existing operations and services. Alternative structures to governance would have to be thoroughly studied before making commitments to any governance restructuring.

ES2.6 DISADVANTAGED UNINCORPORATED COMMUNITIES

Per Senate Bill (SB244), an additional determination for the MSR was added to the LAFCO review process regarding Disadvantaged Unincorporated Communities (DUC). A DUC is an inhabited area, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a "disadvantage community" as defined by Section 79505.5 of the California Water Code. A "disadvantaged community" is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. The intent of the legislation is to prohibit the exclusion of under-served, inhabited areas with infrastructure deficiencies and lack of access to reliable services while selecting cities of tax-generating land uses. DUCs are recognized as social and economic communities of interest for purposes of recommending SOI determinations pursuant to Section 56425(c). This is not an applicable element for the WSD MSR because the existing WSD SOI proposed SOI amendment territory do not meet the definition of a DUC as it is defined above².

² Determination based on the 2024 Final Rate Study.

Section 1

Introduction

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code section 56000 et seq. (CKH Act) requires San Joaquin County Local Agency Formation Commission (LAFCO) to review and update spheres of influence for all applicable jurisdictions in the County. A Sphere of Influence (SOI) is defined as "a plan for the probable physical boundary and service area of a local agency, as determined by the Commission." (§56076.) LAFCO policies require that any time an agency seeks to add new territory to its SOI, a SOI amendment is needed and all amendment proposals to be consistent with an updated Municipal Services Review (MSR). The legislative authority for conducting an MSR is provided in Section 56430 of the CKH Act. The CKH Act states, "in order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area..." This proposed SOI amendment allows for LAFCO to plan for the current and future needs within the probable physical boundaries and service area, and the MSR provides analysis and determinations of outlined criteria based on the existing and future services provided by the Woodbridge Sanitary District.

1.1 SPHERE OF INFLUENCE AMENDMENT PROCESS

A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. Factors considered in a sphere of influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest. With the passage of the CKH Act, spheres for all cities and special districts should be reviewed every five years. The purpose of the sphere of influence is to discourage urban sprawl and safeguard the efficacy of public services by ensuring that jurisdictions and services are not duplicated. Woodbridge Sanitary District's existing SOI and the SOI amendment proposed herein are intended to provide determinations like a General Plan would for a city or county. Written determinations for the SOI are required while considering the amending the SOI (§56425). Specifically, these determinations are:

1. The present and planned land 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 present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

1.2 MUNICIPAL SERVICE REVIEW FACTORS TO BE ADDRESSED

Woodbridge Sanitary District (WSD) is proposing the addition of territory in the SOI amendment, specifically 26 residential units, that would contribute additional flows to the existing WSD service plan and therefore, a reevaluation of the MSR was needed to confirm that existing facilities were capable providing adequate service and are consistent with the plan for services. Per the CKH Act, a MSR must have written determinations that address the following factors:

- 1) Growth and population projections for the affected area.
- 2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- 3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- 4) Financial ability of agencies to provide services.
- 5) Status of, and opportunities for, shared facilities.
- 6) Accountability for community service needs, including governmental structure and operational efficiencies.
- 7) Any other matter related to effective or efficient service delivery, as required by Commission policy.

For each of the above factors applicable to the services provided by the Woodbridge Sanitary District (WSD), this document will discuss and provide determinations.

1.3 BACKGROUND

WSD encompasses the unincorporated San Joaquin County community of Woodbridge, just northwest of the City of Lodi and primarily south of, and adjacent to the Mokelumne River. The current District boundary encompasses about 420 acres. Existing development in Woodbridge is primarily residential with a small component of commercial and institutional development along Lower Sacramento Road. District Boundaries along with the Wastewater Treatment Plant (WWTP) are shown in Figure 1-1 for reference. WSD is a public agency that operates and maintains the sanitary sewer lines and treats wastewater generated by the residents and businesses of Woodbridge. Additionally, WSD, through a contract with Cal Waste Recovery Systems (Cal Waste), provides solid waste services that include the collection of garbage, yard waste and recyclable materials within the WSD boundary.

WSD was formed on May 11, 1949 as an independent special district under the County Sanitation District Act (Health and Safety Code, Section 47000). It is governed by five Board of Directors that are elected to four-year terms. WSD currently employs 13 part-time employees including a General Manager, Secretary, and Maintenance/Laborers per 2020 financial reporting data.

The WSD WWTP treats sewage through influent screening, Imhoff tank primary treatment, secondary pond aeration treatment, and a percolation/ evaporation ponds that provides for land disposal of treated effluent for wastewater

generated by the community of Woodbridge. In 1973, a "Zero Sphere of Influence" for WSD was adopted with four³ other special districts located within the Woodbridge community and within the sphere of influence for the City of Lodi and a subsequent planned approach for the provision of services within the Woodbridge community area was developed. The City of Lodi's General Plan adopted April 7, 2010 does not include plans to provide service to the WSD service area or the proposed SOI amendment territory. The Woodbridge Sanitary District (WSD) SOI is recommended to be classified as "coterminous sphere" per the 2009 WSD MSR⁴, meaning if there is no anticipated need for the agency's services outside its existing boundaries or if there is insufficient information to support inclusion of areas outside the agency's boundaries in the sphere of influence. Classification as a coterminous sphere would continue should the proposed territory in the SOI amendment be approved.



Figure 1-1
Woodbridge Sanitary District Boundary

³ As referenced in the 2009 Service Review and Sphere of Influence Updates of Sanitary Sewer Service in San Joaquin County, the four other districts include: Augusta Street Lighting Maintenance District, Country Club Vista Improvement and Street Lighting Maintenance District, Kirst Estates Maintenance District, and Mokelumne Acres Maintenance District.

⁴ Per the 2009 Municipal Services Review and Sphere of Influence Update for Woodbridge Sanitary District

In 2014, Kjeldsen, Sinnock and Neudeck Inc. (KSN) conducted a capacity assessment of the WSD wastewater treatment plant (WWTP) capacity to make a determination of facility capabilities to accommodate increased flows from a planned development of the Woodbridge Golf and Country Club (WG&CG) clubhouse expansion and associated residential development. This capacity assessment estimated that a maximum development scenario resulted in a projected Average Dry Weather Flow (ADWF) of 0.32 Mgal/day from development within WSD, WG&CG expansions, and 36 residential units. Average BOD₅ production and average suspended solids production were estimated for several scenarios. KSN evaluated the specific capabilities of the WSD facilities for which determinations of capacity are based upon, determining that at WSD could accommodate least 0.32 Mgal/d of flows and corresponding loads.

Per LAFCO policy, SOI amendments "shall precede consideration of proposals for changes of organization or reorganization" demonstrating the precedence of SOI amendments over SOI annexations. Based on a landowner request, WSD is proposing that an adjacent parcel, totaling approximately 14.5 acres in size, be considered by LAFCO via a SOI amendment and then pending amendment approval, subsequently considered via an annexation proposal. The parcel in consideration, identified as Assessor's Parcel Numbers (APN) 015-020-56 (14.5 acres) is located just north of the Woodbridge Irrigation Canal and east of North Windwood Drive. San Joaquin County LAFCO designated the parcel as Agriculture-Urban Reserve. APN-015-020-56 is zoned AU-20 (Agriculture-Urban Reserve, minimum parcel size 20 acres) and APN-015-057 is zoned AG-40 (General Agriculture, minimum parcel size 20 acres).

The proposed WSD service area would be extended to provide service to the property in consideration. Proposed development of the property is a total of 26 single family residential units. The proposed lots are to be zoned as very-low density residential (V-RL Zone) with 2 residential units per acre. This zone is intended as a transition from rural to urban areas. It allows for detached, single-family dwellings on large lots located in existing communities or on the urban fringes. Full urban services are required for development in this zone, and the developed property is estimated to contribute 73 persons to the total WSD boundary population by the year 2028. WSD wastewater treatment capacity analyzed further in Section 4, paired with a previous 2014 capacity assessment, shows that available capacity is capable of handling flows and loads from the proposed area to be added to the SOI.

It is anticipated that solid waste disposal provided by Cal Waste will be capable of extending services to the proposed SOI amendment; however, an amendment to the 2022 agreement between Cal Waste and WSD is needed to extend services to the coterminal WSD and SOI boundaries. The existing agreement between Cal Waste and WSD is included in Appendix A.

Section 2

Sphere of Influence Plan

Per Government Code Section 56076, a SOI is defined as a "plan for probable physical boundaries and service area of a local agency, as determined by the commission." This SOI amendment requires the approval of LAFCO, which has sole discretion to determine the establishment and amendment boundaries. As previously stated, LAFCO uses the SOI to:

1. Promote orderly growth and urban development.
2. Promote cooperative planning efforts among cities, the county and special districts to address concerns regarding land use and development standards, premature conversion of agriculture and open space lands, efficient provision of services, and discouragement of urban sprawl.
3. Serve as a master plan for future local government reorganization by providing long range guidelines for efficient provision of public services.
4. Guide consideration of proposals and studies for changes of organization or reorganization.
5. For cities and special districts that provide public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services within any disadvantaged unincorporated communities (DUCs) within the sphere of influence.

WSD is requesting to amend its existing SOI to include the proposed Redeeming Way Subdivision in what would be an expansion to the Northwest of the WSD boundary. Written determinations outlined by the CKH Act are used to guide LAFCO's decision in the consideration of this SOI amendment proposal. LAFCO is required to consider and make written determinations. Determinations are made herein for the addition of new, proposed territory.

2.1 SPHERE OF INFLUENCE BOUNDARIES

The existing Woodbridge SOI and WSD coterminous boundary and service area are shown in Figure 2-1 below and the proposed SOI amendment boundary is shown in Figure 2.2. Because the SOI boundary is defined as coterminous with WSD's service area boundary, the proposed additions to the District's SOI is a contiguous extension of the SOI boundary with WSD planning to extend services to the SOI area once the LAFCO annexation process is complete.



Figure 2-1
Existing WSD Sphere of Influence Boundaries

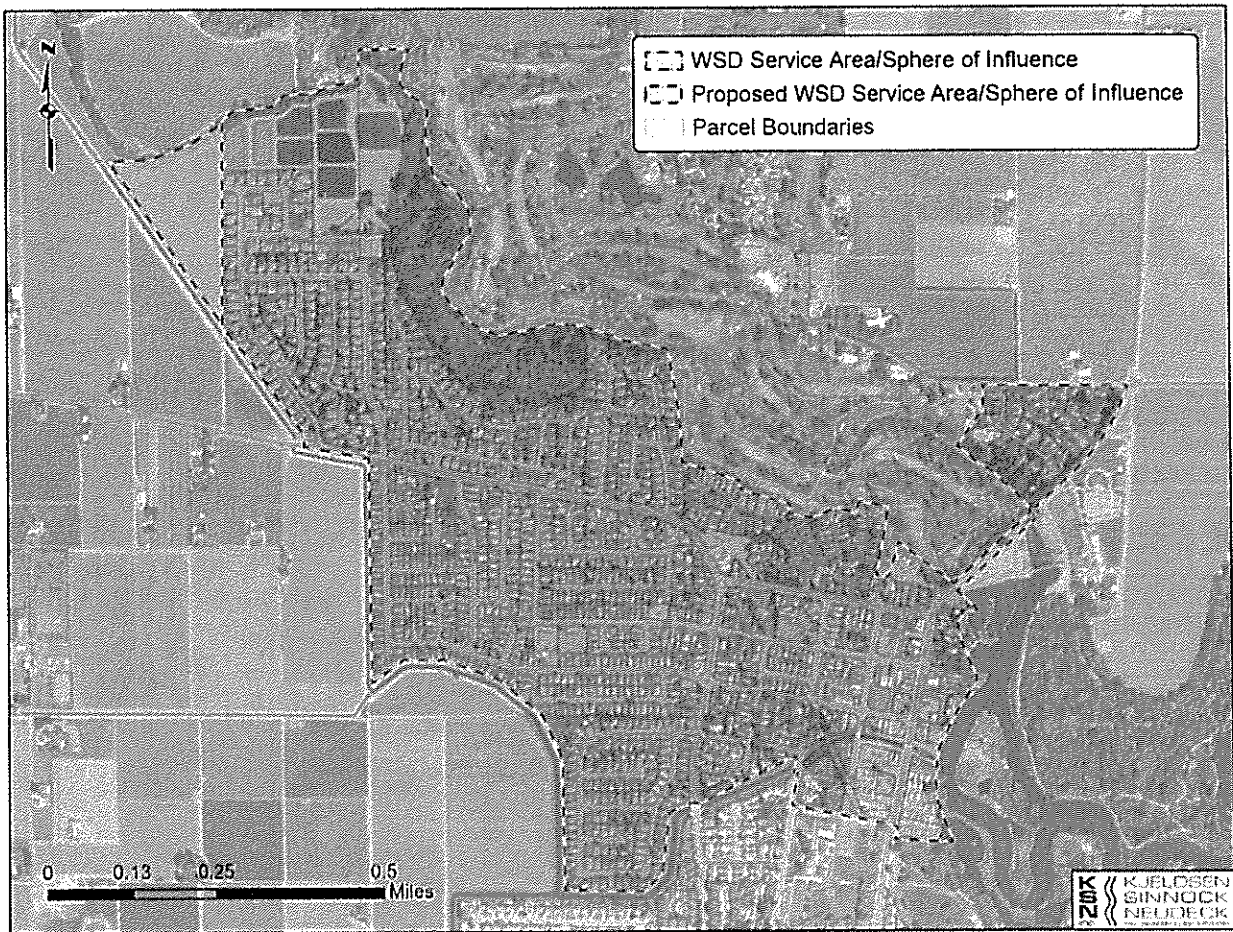


Figure 2-2
Current Boundaries and the Proposed SOI Amendment Boundary

2.2 PROJECTED POPULATION WITHIN THE SPHERE OF INFLUENCE

Population data for the Woodbridge service area are available from the U.S. Census Bureau from the 2020 Census Data⁵. Based on readily available population data, population estimates for 2010 through 2020 are summarized in Table 2-1. Population within the WSD service area was estimated by calculating the populations at the census block level, which is the smallest geographic unit in the census data and intersecting this data with the WSD service area boundary. Data was then reapportioned to calculate estimated population within the WSD service area based on census blocks fully or partially contained within the WSD boundary. For blocks partially contained within the boundary, the population was calculated based on the percentage of area within vs. outside the boundary and added to the total district population using the reapportionment tool in the ESRI Community Analyst feature. See Appendix B for a complete list of referenced census data.

⁵ Income and Population Trends in the Past 12 Months (2019 Inflation Adjusted Dollars), <https://data.census.gov/cedsci/all?q=income%20california>

Table 2-1
Population Trends Based on U.S. Census Bureau Data

Year	Population (Persons) ¹	Year-to-year % Change
2010	3,283	--
2011	3,279	-0.12%
2012	3,298	0.58%
2013	3,335	1.12%
2014	3,369	1.02%
2015	3,389	0.59%
2016	3,421	0.94%
2017	3,464	1.26%
2018	3,501	1.07%
2019	3,499	-0.06%
2020	3,465	-0.97%
2021 (projected) ²	3,484	-
Average Annual % Growth		0.49%

1. Based on data collected from the 2020 Census.
2. Projected from 2010 to 2020 growth rate of 0.54%

Based on the historical data presented in Table 2-1, the Woodbridge population is expected to have modest, slow growth in the future with population fluctuations being relatively minor (on average 0.54% year to year). Future projected population totals are listed in Table 2-2 and are comprised of complete buildout population within WSD existing boundaries and the proposed SOI amendment territory with 2.8 people per single family residential unit. Given the dwelling unit population density, the additional population from the Redeeming Way Subdivision with 26 residential units is expected to be 73 persons by the year 2028.

In order to capture the buildout maximum wastewater connections within the WSD boundary, a total of 80 unconnected parcels (infill) totaling 1,363 connections was calculated⁶ as detailed in Table 2-3. Buildout population within WSD boundaries was based on the maximum number of possible connections, and therefore, the estimated population at total buildout with the SOI amendment proposal is 3,889 persons.

⁶ A 2014 KSN WSD Capacity Report references the number of 2014 connections to be 1,269 and states 94 parcels that were not connected. The growth attributable to the difference in connections was calculated to be 14 connections, and therefore, the number of parcels not connected was estimated to be 80 parcels and was incorporated into the estimation of maximum possible connections within WSD, 1,363.

**Table 2-2
Population Projection to year 2050 (buildout)**

Year	Additional Population with Proposed SOI Amendment (Persons)⁽¹⁾	Additional Projected Population within District (Persons)⁽²⁾	Total Population (Persons)
2021(projected)	0	19	3,484
2028	73	95	3,636
2035	73	285	3,826
2050 (buildout)	73	66	3,892

1. Due to Redeeming Way Subdivision. 2.8 people per dwelling unit (R-VL Zone). Full buildout by year 2028 with 26 residential units.

2. 2.8 persons per dwelling unit based on estimated 2021 census population and 1,246 occupied detached residential units per District reporting using an estimated 3.1% vacancy rate from the ACS 2019 5-year census data for Woodbridge, CA.

Table 2-3 categorizes connections and estimates maximum infill connections, projecting a population based on 2.8 persons per connection. Maximum connections within WSD are estimated to be 1,363.

**Table 2-3
Maximum Infill Connections**

Existing Connections within WSD¹	Maximum Potential Connections within WSD²
1,283	1,363

1. Reported Connections from WSD financial data

2. Maximum potential connections within the existing WSD boundaries includes 80 parcels, incorporating recent growth, and are based on the 2014 KSN WSD Capacity Report of 94 unconnected parcels.

2.3 LAFCO DETERMINATIONS

Based on a request of the landowner, WSD is requesting an SOI amendment to include the Redeeming Way Subdivision. This would require an expansion to the existing SOI boundary. The proposed SOI amendment in the following sections describe the ability of WSD to provide continued services within the existing boundaries and the ability to provide services for the proposed area.

2.3.1 PRESENT AND PLANNED LAND USES

The community of Woodbridge is comprised of unincorporated land within San Joaquin County, and present land use types within the current SOI primarily are a mix of low density residential and medium density residential, 256.7 acres and 54.5 acres, respectively. The present Woodbridge SOI totals approximately 420 acres and is shown in Figure 2-3 with acreage detailed in Table 2-4. Existing development in Woodbridge is primarily residential with a small component of commercial and institutional development along Lower Sacramento Road. The SOI for the community of Woodbridge is considered contiguous with the WSD service area. Residential units are varied with single-family homes on smaller lots built within the original townsite of Woodbridge and larger estate homes found north of the Mokelumne River and along the fairways of the Woodbridge Golf and Country Club. The community also includes three mobile home parks located along Lower Sacramento Road. WSD does not have the authority to make land use decisions or

exercise authority over present or planned land uses with its boundaries. Responsibility for land use decisions is retained by San Joaquin County.

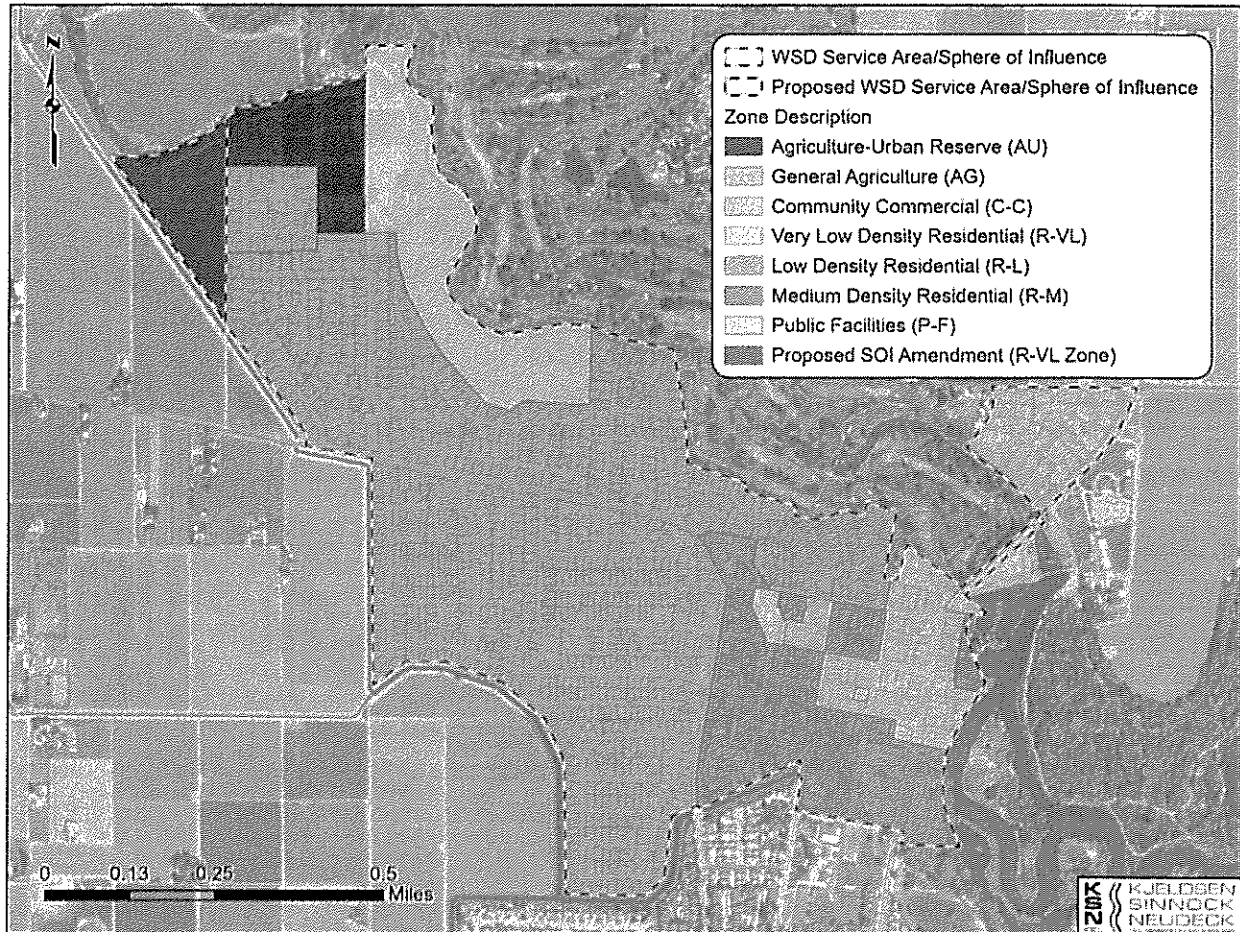


Figure 2-3
Planned Land Uses and Proposed Boundaries

**Table 2-4
Present Land Use Type and Acreage within WSD**

Land Use Type	Total Acreage
Agriculture Urban Reserve	18.7
Community Commercial	27.1
General Agriculture	1.1
Low Density Residential	256.7
Medium Density Residential	54.5
Public Facilities	44.0
Very Low Density Residential	17.9
Total	420.0

The SOI amendment property is located to the Northwest of the existing SOI and is contiguous with its boundaries. The location of this proposed SOI amendment is shown in red in Figure 2-3. A description that includes parcel number and acreage of the proposed SOI amendment are detailed in Table 2-5. The proposed project site for the SOI amendment is APN 015-020-056 and may require several William Act cancellations.

**Table 2-5
Existing Parcel Description for Proposed SOI Amendment**

Parcel Number	Acres	General Plan	Zoning
APN 015-020-56	14.5	A/UR	AU-20
Source: San Joaquin County GIS data. http://www.sjmap.org/SurveyorLandRecords/Viewer.asp			

Figure 2-2 shows the existing boundary for the community of Woodbridge and WSD service area without land uses. Also shown are the proposed SOI amendment with its unimproved development. This land is zoned as Agricultural-Urban Reserve. San Joaquin County zoning code specifies that this zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly growth and to assure the proper timing and economical provision of services and utilities.

Buildout of the proposed SOI amendment has a total of 26 single family residential units that are estimated by the year 2028 to contribute 73 persons to the total WSD boundary population. The proposed lots are to be zoned as very-low density residential (V-RL Zone) with 2 residential units per acre. This zone is intended as a transition from rural to urban areas. It allows for detached, single-family dwellings on large lots located in existing communities or on the urban fringes. Full urban services are required for development in this zone.

2.3.2 PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES

Under its formation documents, WSD is authorized to provide the following services:

3. Wastewater collection, treatment and disposal.
4. Solid waste collection and disposal.

Other than in-project sanitary sewer lines, it is not anticipated at this time that additional wastewater treatment and disposal facilities will be necessary serve existing customers and the areas proposed to be added to the Districts SOI.

2.3.3 PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES

WSD WWTP capacities, as they are detailed in Section 4 and a previous capacity assessment completed in 2014 by KSN Inc., indicate that WWTP facilities are sufficient to provide service to existing users within the WSD. This determination includes potential growth within the coterminous WSD boundary and SOI, with sufficient excess capacity to also serve the area proposed as part of the proposed amended SOI.

At present, WSD wastewater treatment plant has the excess capacity to allow for additional flows. As the population within WSD approaches full buildout, an expansion of facilities is likely not necessary. This is primarily based on the total buildout population with the proposed SOI amendment estimate of 3,889 persons and the wastewater generation rate of 75 gallons per capita per day (GPCD) derived from the current average dry weather flow influent of 0.26 Mgal/d reported for the years 2017 to 2021. The previous 2014 KSN capacity assessment describes WSD treatment and disposal capacity of at least 0.32 Mgal/d ADWF for aerated and percolation ponds with a Imhoff tank digester chamber population capacity of approximately 4,250 persons, which is greater than the projected buildout population of 3,889 persons. Given the same 75 wastewater generation GPCD based ADWF, the total buildout ADWF is estimated to 0.29 Mgal/d, lower than the previous 2014 KSN capacity assessment determination. Further details of WSD WWTP capacity are discussed in Section 4. If WWTP capacity limitations are reached, the treatment pond and disposal pond capacity are likely factors.

2.3.4 EXISTENCE OF SOCIAL AND ECONOMIC COMMUNITIES OF INTEREST

WSD does not currently contain any social or economic communities of interest which are defined in California as "a contiguous population which shares common social and economic interests that should be included within a single district for purposes of its effective and fair representation." The median household income of the Woodbridge community as calculated in the 2024 Final Rate Study was 126.4% of the state median household income and is well above the defined median household income of below 80% that would otherwise qualify the community as a disadvantage unincorporated community per Section 79505.5 of the California Water Code.

Section 3

Determination #1: Growth and Population Projections

3.1 CURRENT POPULATION AND DWELLING UNITS

Population estimates for 2010 through 2020 are summarized in Table 3-1. The 2021 population within the existing WSD boundaries is estimated to be 3,484 based on the annual average percentage growth from the U.S. Census Bureau⁷. Similarly, to growth and population projections included in the SOI amendment proposal, the MSR population was estimated by calculating census block level populations, intersecting the data with the WSD service area boundary and then reapportioning population within the existing WSD service area. See Appendix B **Error! Reference source not found.** for a complete list of referenced census data.

Table 3-1
Population Trends Based on U.S. Census Bureau Data

Year	Population (Persons) ⁽¹⁾	Year-to-year % Change
2010	3,283	--
2011	3,279	-0.12%
2012	3,298	0.58%
2013	3,335	1.12%
2014	3,369	1.02%
2015	3,389	0.59%
2016	3,421	0.94%
2017	3,464	1.26%
2018	3,501	1.07%
2019	3,499	-0.06%
2020	3,465	-0.97%
Average Annual % Growth		0.54%

1. Based on the data collected from the 2020 census.

There is a total of 1,283 reported WSD connections for sewer service within the district boundaries, of which 1,246 are estimated to be occupied based on the 3.1% vacancy rate from the American Community Survey (ACS) 2019 5-year census data for Woodbridge, CA. Persons per dwelling unit is therefore conservatively calculated as 2.8 persons per dwelling unit.

3.2 PROJECTED POPULATION

Projected population for both the existing WSD service area and the proposed SOI amendment for WSD is shown in Table 3-2. Additional population attributable to the proposed SOI amendment is based upon the buildout of the property with 26 residential units completed in the year 2028, and separately, additional population growth within the existing service area is detailed in Table 3-2. Growth up to 2035 is dependent upon the 2010 to 2020 average annual growth

⁷ Income and Population Trends in the Past 12 Months (2019 Inflation Adjusted Dollars)
<https://data.census.gov/cedsci/all?q=income%20california>

rate for the area, 0.54%, representing moderate sustained growth. Estimated total population for the future is the sum of projected population within the existed WSD boundaries and additional population with the SOI amendment Redeeming Way Subdivision proposal. Maximum buildout population (2050) is projected to be 3,889 persons and reaches capacity due to the maximum number of connections within WSD boundaries, 1,363 connections. Existing and maximum potential connections within WSD are listed in Table 3-3. Maximum potential connections within WSD are estimated to be 1,363⁸, and the number of maximum potential connections is used to calculate buildout population within WSD. The proposed SOI amendment territory of 73 persons is added to the WSD growth population to create a total population, 3,889 persons.

Table 3-2
Projected Population within the existing and Proposed

Year	Additional Population with Proposed SOI Amendment (Persons) ⁽¹⁾	Additional Projected Population within District (Persons) ⁽²⁾	Total Population (Persons)
2024(est)	0	19	3,541
2028	73	95	3,690
2035	73	285	3,880
2050 (buildout)	73	66	3,889

1. Due to Redeeming Way Subdivision. 2.8 people per dwelling unit (R-VL Zone). Full buildout by year 2028 with 26 residential units.

2. 2.8 persons per dwelling unit based on estimated 2021 census population and 1,246 occupied detached residential units per District reporting using an estimated 3.1% vacancy rate from the ACS 2019 5-year census data for Woodbridge, CA.

Table 3-3
Maximum Infill Connections and Associated Population

Existing Connections within WSD	Maximum Potential Connections within WSD ²
1,283	1,363

1. Reported Connections from WSD financial data

2. Maximum potential connections within the existing WSD boundaries includes 80 parcels, incorporating recent growth, and are based on the 2014 KSN WSD Capacity Report of 94 unconnected parcels.

3.3 DETERMINATIONS

The San Joaquin County General Plan describes residential use standards for population density as the allowable range of dwelling units per gross acres and is calculated by multiplying the maximum number of dwelling units per net acre, 2.0 dwelling units per acre in this case, by the average number of persons per dwelling units assumed for the applicable residential designation, in this case 2.8 persons per dwelling unit for Very Low-Density Residential Zoning (R-VL Zone). The proposed SOI amendment territory has a total of 26 single family residential units that are estimated by the year 2028 to contribute 73 persons to the total WSD boundary population. Total buildout population for the existing

⁸ A 2014 KSN WSD Capacity Report references the number of 2014 connections to be 1,269 and states 94 parcels that were not connected. The growth attributable to the difference in connections was calculated to be 14 connections, and therefore, the number of parcels not connected was estimated to be 80 parcels and was incorporated into the estimation of maximum possible connections within WSD, 1,363.

WSD and proposed SOL amendment is estimated to be 3,889. Services described further in Section 4 are expected to be adequate to accommodate the additional contributions from the proposed SOL amendment in the near term and at full buildout.

Section 4

Determination #2: Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure or Deficiencies

This element of the Municipal Services Review provides an evaluation of the infrastructure needs and if applicable, identifies potential deficiencies of services provided by the WSD, specifically as they relate to current and future users. This determination addresses the provision of the following services directly provided by WSD, namely wastewater collection and treatment and solid waste disposal.

To qualify for LAFCO approval and inclusion of the proposed SOI amendment area, there must be a determination that the necessary infrastructure and public services exist to support the new users at comparable service levels. The proposed SOI amendment area currently requires no wastewater or solid waste services, as the area is agricultural. However, as the possible Redeeming Way Subdivision takes place, the proposed SOI amendment area will require services. This section of the MSR supports the SOI build-out boundaries.

4.1 WASTEWATER COLLECTION AND TREATMENT

The WSD WWTP is located within the northwestern corner of the WSD boundaries as shown in Figure 4-1. Wastewater within the service is collected and conveyed to the WWTP, entering on the WWTP eastern boundary. WSD utilizes low-cost wastewater treatment facilities that follow the schematic process flow diagram shown in Figure 4-2 to operate. The treatment process provides preliminary (screening), primary, and equivalent secondary levels of treatment for domestic wastewater flows of the community. The influent screen consists of a multi-rake bar screen connected to a washer compactor that discharges inorganic solids to a dumpster. Primary treatment includes the two, two-story Imhoff tanks, in which sedimentation occurs in the upper compartment and digestion of the settled solids is accomplished in the lower compartment. In these tanks, physical processes effect the removal of settleable solids, suspended and floating solids, and grease. Equivalent secondary treatment process consists of aerated ponds (T1 and T2) which operate in series. The aerated ponds utilize a combination of biological, biochemical, chemical, and physical processes to achieve further reduction of waste constituents. Aeration and mixing of the treatment ponds are accomplished through mechanical aerators. Final treatment disposal is accomplished in the soil through the use of the eight percolation disposal ponds, ponds A-H. While the primary purpose of the percolation ponds is disposal, additional removal of wastewater constituents is accomplished through filtering and straining in the soil. Capacity characteristics of the facilities are listed in Table 4-1. None of the facilities shown schematically in Figure 4-2 are abandoned and all are currently in use.

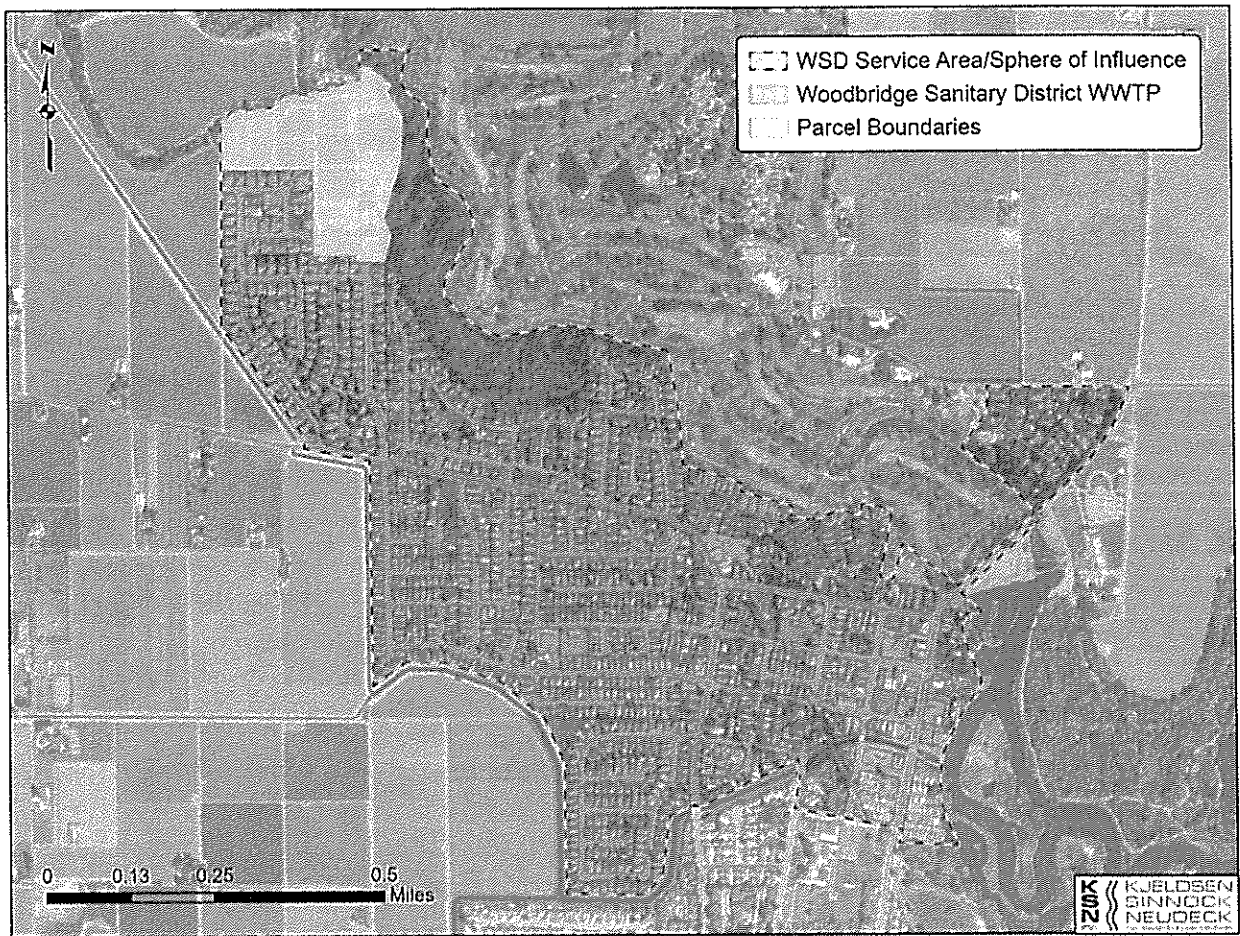


Figure 4-1
WSD WWTP Location within WSD Service Area



4.1.1 WASTEWATER COLLECTION SYSTEM

Wastewater is conveyed in pipes through the collection system and discharges into the Imhoff tanks on site at the WWTP. WSD has recently conducted repair and rehabilitation of its collection system through its capital improvement project intended to maintain its ability to continue adequate service. The collection system can be extended and expanded if necessary to serve the proposed SOI amendment area.

4.1.2 WASTEWATER TREATMENT PLANT

WSD wastewater treatment and disposal facilities are regulated by the California Regional Water Quality Control Board under Waste Discharge Requirements (WDRs) Order No.93-213. This Order was adopted on October 22, 1993 and includes requirements for monitoring and reporting and WSD compliance with the permit's "Standard Provisions and Reporting Requirements for Waste Discharge Requirements", dated March 1, 1991 (Standard Provisions).

WWTP facilities capacities, as they are detailed in Table 4-1, indicate that they are all sufficient. Current Average Dry Weather Flow (ADWF) flow based on a population of 3,484 residents and an average wastewater generation of 75 GPCD were calculated to have an ADWF of 0.26 Mgal/d and the inclusion of the proposed development from the SOI amendment in addition to WSD infill would correspond to a total ADWF of 0.29 Mgal/d. WDR Order No. 93-213 states that the maximum allowable ADWF is listed as 0.5 Mgal/d.

Recently, WSD financed of several onsite wastewater treatment plant improvements, including replacement of the center flow band screen with the multi-rake bar screen, cleaning and coating and rehabilitation of the existing east Imhoff tank, replacement of mechanical piping and gate replacements at the west Imhoff tank, replacement of the emergency generator, SCADA upgrades and remote lift station electrical improvements. This project was financed by a \$1.5M USDA RD Water and Environmental Loan and Grant Program low-interest loan and was essential for WSD to replace and/or rehabilitate existing WSD facilities to reliably operate, increase safety, and improve resiliency against events such as floods in order to provide a critical service to the community of Woodbridge. Construction of the project began in mid-February 2021 and concluded by the end of 2021. A facility layout of the WSD WWTP is shown in Figure 4-3.

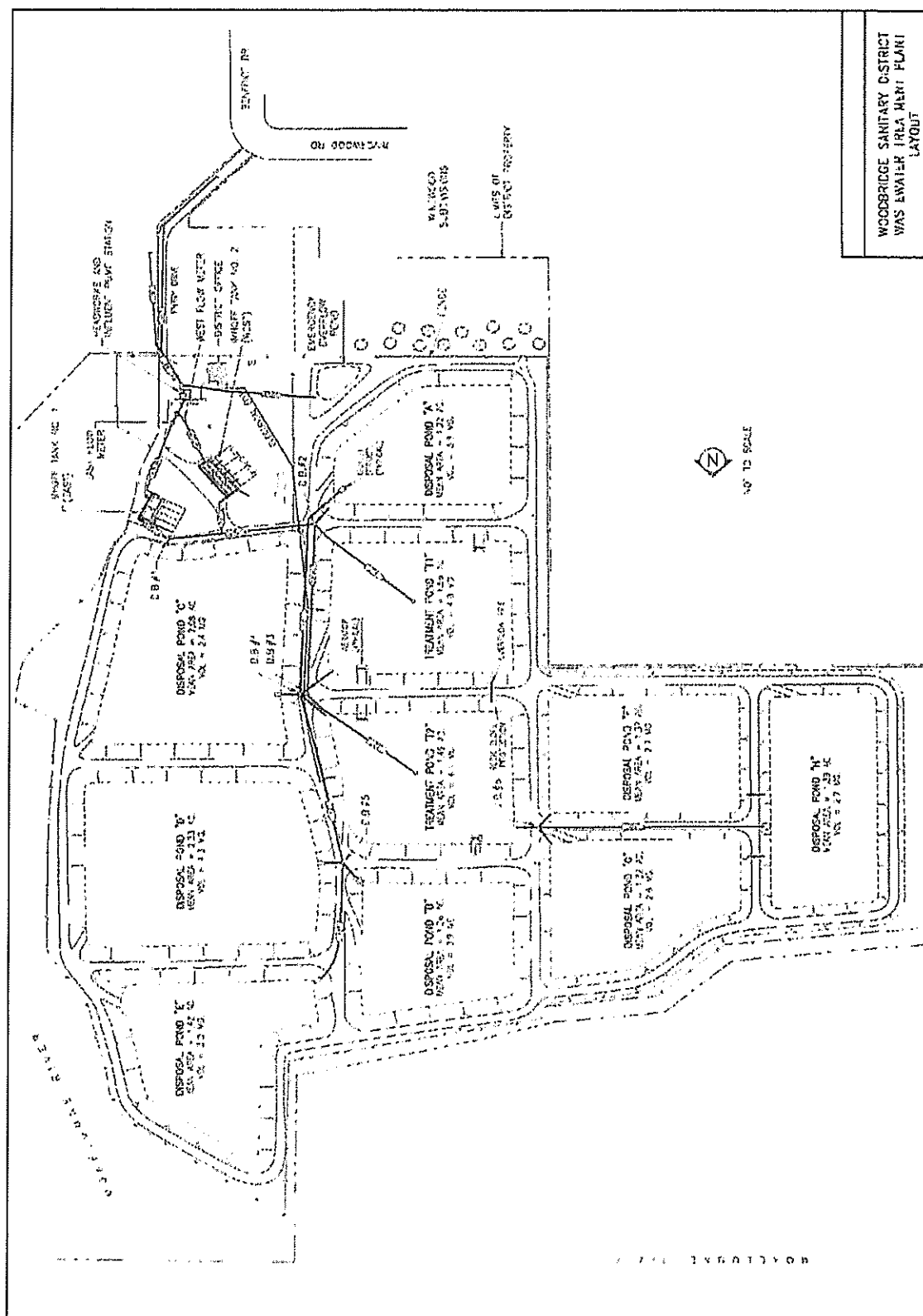


Figure 4-3
WSD WWTP Facility Layout

Table 4-1
WSD WWTP Facility Component Conditions

Facility Component	Performance	Capacity/Characteristic
Microscreen	Peak Flow	1.0 Mgal/d
Headworks Pumps	Reliable Peak	0.86 Mgal/d
Pump No. 1	at 26 ft TDH	300 gpm
Pump No. 2	at 26 ft TDH	300 gpm
Pump No. 3	at 26 ft TDH	300 gpm
Imhoff Tank Sedimentation	Surface Area	928 sq. ft
Imhoff Tank No. 1 (East)		490 sq. ft
Imhoff Tank No. 2 (West)		438 sq. ft
Imhoff Tank Digester Chamber	Chamber Volume	13,500 cu. ft
Imhoff Tank No. 1 (East)		6,000 cu. ft
Imhoff Tank No. 2 (West)		7,500 cu. ft
Aerated Treatment Ponds	Pond Volume	9.6 Mgal
T1, 2-10 Hp Aerators		4.9 Mgal
T2, 2-10 Hp Aerators		4.7 Mgal
Disposal Ponds A – E*	Area / Volume	9.2 ac / 15.49 Mgal
Pond A		1.4 ac / 3.38 Mgal
Pond B		1.4 ac / 3.47 Mgal
Pond C		2.3 ac / 2.14 Mgal
Pond D		2.5 ac / 3.83 Mgal
Pond E		1.6 ac / 2.67 Mgal
Disposal Ponds F – H*	Area/Volume	4.2 ac / 7.11 Mgal
Pond F		1.4 ac / 2.40 Mgal
Pond G		1.3 ac / 2.31 Mgal
Pond H		1.5 ac / 2.40 Mgal
Pond Control Panel		120/240V, 3Φ, 400A
Backup Generator		100kW, 120/240V, 3Φ, 301A
Automatic Transfer Switch		120/240V, 3Φ, 400A

*Surface Areas and Volumes computed at 2ft freeboard

Analysis of the additional loads that are the result of projected population future flows is detail in Table 4-2. Current flow conditions for the WWTP are described in the table and inform the total projected loads from which the treatment capacity is assessed. Appendix C details a WSD WWTP water balance and Appendix D presents summary results of a wastewater generation and treatment capacity evaluation.

Table 4-2
Current and Future Flows and Loads

CURRENT FLOW CONDITIONS			CURRENT WASTEWATER CHARACTERISTICS		
Current Average Dry Weather Flow (ADWF)	0.26	Mgal/day	Avg Influent BOD ₅	478	lb/d
Service Population (total capita)	3,484		Avg Influent SS	363	lb/d
Occupied Residential Connections	1,244		Avg Influent BOD ₅	0.14	lb/cap/d
Flow per capita	75	gal/person/d	Avg Influent SS	0.10	lb/cap/d
Occupancy/residential connection (Existing & Redeeming Way)	2.8				
ADDITIONAL LOADS					
Within WSD	Parcels	Population	Flow (gal/d)	BOD ₅ (lb/d)	SS (lb/d)
Connected, Unoccupied (C,U)	39	109	8,102	14.9	4.0
Not Connected, W/in WSD (NC, W/in)	80	224	16,717	30.7	8.3
Outside of WSD	EDUs	Population	Flow (gal/d)	BOD ₅ (lb/d)	SS (lb/d)
Redeeming Way Subdivision	26	73	5,433	10.0	7.6
TOTAL PROJECTED LOADS					
Within WSD	Parcels	Population	Flow (Mgal/d)	BOD ₅ (lb/d)	SS (lb/d)
(1) Current + C, U	1,283	3,593	0.268	493	367
(2) Current + C,U + Not Connected, W/in WSD	1,363	3,708	0.285	524	375
Within & Outside of WSD	EDUs	Population	Flow (Mgal/d)	BOD ₅ (lb/d)	SS (lb/d)
(3) All projected loads w/in district + Redeeming Way Subdivision (26 RU)	1,390	3,892	0.290	534	383

4.2 SOLID WASTE SERVICES

WSD entered into a contract with Cal Waste Recovery Systems (Cal Waste) in October of 2022 for which it was agreed upon that Cal Wates would provide garbage yard waste and recyclable materials collection services for the WSD. Effective July 2024, new monthly rates for residential and weekly rates for commercial garbage collection services within the WSD as detailed in Appendix A.

4.2.3 SOLID WASTE COLLECTION, TRANSPORTATION AND DISPOSAL

Appendix A shows Resolution No. 2024-01 which details a resolution set forth by the WSD Board of Directors for increasing garbage collection, yard waste and recycling material collection fees. The document outlines residential service rates, commercial service rates for containers, commercial rates for commercial waste card and industrial bin bates, and Handy Hauler service rates for solid waste collection.

4.3 DETERMINATIONS

The existing WSD treatment and disposal facilities currently have available capacity to accommodate at least 0.32 Mgal/d of future ADWF. As the population within existing WSD boundaries approaches full buildout, an expansion of facilities is likely not necessary. The wastewater generation rate of 75 GPCD derived from the current ADWF, 0.26

Mgal/d, reported for the years 2017 to 2021 confirms that current and buildout flows are within the previous 2014 KSN capacity assessment, 0.32 Mgal/d. The 2014 KSN capacity assessment details a WSD treatment and disposal capacity of at least 0.32 Mgal/d ADWF for aerated and percolation ponds with a Imhoff tank digester chamber population capacity of approximately 4,250 persons, which is greater than the projected WSD population with the proposed SOI amendment of 3,889 persons.

Given the same 75 GPCD wastewater generation rate, total WSD ADWF flows, including the proposed SOI amendment development, is estimated to 0.29 Mgal/d and within the previous capacity assessment, 0.32 Mgal/d. It is anticipated that solid waste disposal provided by Cal Waste will be capable of extending services to the proposed SOI amendment; however, an update to the 2022 agreement between Cal Waste and WSD is needed to extend services to the coterminal WSD and SOI boundaries.

Section 5

Determination #3: Financial Ability of the Agency to Provide Service

This section of the Municipal Services Review describes the financing system currently in place that provides WSD with the ability to fund all of the services currently provided to the developed areas within the SOL.

5.1 FINANCING

WSD infrastructure and operational financing is conducted through several channels, property taxes, interest revenue, and direct assessments. Analysis of revenue requirement compares the revenues of the utility to its operating and capital costs to determine the adequacy of existing rates to recover the utility's costs. Components of revenue requirement include capital improvement costs, system rehabilitation costs, operations and maintenance costs, and operating reserve costs. Non-rate revenue credited against the projected costs include interest income, solid waste franchise revenue, property taxes and transfer of restricted reserves for capital improvement project costs.

The present sewer service demand within WSD boundaries can be met with existing facilities and infrastructure. The most recent WSD rate study completed via Hansford Economic Consulting LLC in the year 2024 determines the level of funding required over the subsequent five years to sufficiently fund service provisions, critical CIP and the fees to be collected from customers to achieve that level of funding. As a conservative practice, the recent 2024 Rate Study included no growth in its financial projection.

Per the 2024 Rate Study, rehabilitation was included in the revenue requirements determination ; however, it is used to pay cash for improvements in the CIP during the five-year period..

WSD initiated a new rate study earlier than usual for the following key reasons:

- Identification of critical capital improvement projects needed to provide safe, reliable service to existing customers that need to be completed in the next five years.
- Increased cost of capital improvements caused by a large increase in inflation of construction materials.
- Considerations of alternative financing strategies to fund the increased cost of capital improvements; one alternative being a rate structure to self-fund capital improvements in favor of incurring additional debt.
- Address cost increases for personnel including competitive salaries and the addition of retirement and medical benefits.
- Increased operating costs greater than the projected in 2022 needed for materials and supplies, utilities, insurance for day-to-day operations.

In 2022 certain customer types were re-categorized by strength of wastewater to create an updated rate structure. The impact of the rate increases is greater on higher-strength wastewater customers. In the most recent rate study completed on June 13, 2024, the rate structure was not revisited due to its recent examination. The need for the identified critical CIP prompted a re-examination of the rates. This re-evaluation aims to ensure that by the end of year five, with implementation of the proposed rates, the revenue will be sufficient to cover all projected costs. It is projected that WSD will have \$200,000 in the capital fund and 8 months of operating expenses available in unrestricted funds. In addition, debt service coverage must be at least 1.2 times net annual gross revenues which includes net operating revenues plus property tax and solid waste fees. These fees are listed in Table 5-1 and were approved by the WSD board.

Table 5-1
Fees Adopted by the Board June 2024

Land Use	Fiscal Year Ending					
	2024	2025	2026	2027	2028	2029
Domestic Strength						
Detached Residential	<i>Residential Annual Rate per EDU</i>					
1 Bedroom	\$328.12	\$450.22	\$525.58	\$556.50	\$556.50	\$556.50
2 Bedroom	\$437.48	\$600.28	\$700.76	\$741.98	\$741.98	\$741.98
3 Bedroom	\$546.86	\$750.34	\$875.94	\$927.46	\$927.46	\$927.46
4 Bedroom	\$656.22	\$900.42	\$1,051.14	\$1,112.98	\$1,112.98	\$1,112.98
5 Bedroom	\$765.60	\$1,050.50	\$1,226.34	\$1,298.48	\$1,298.48	\$1,298.48
6 Bedroom	\$874.96	\$1,200.56	\$1,401.52	\$1,483.96	\$1,483.96	\$1,483.96
7 Bedroom	\$984.34	\$1,350.62	\$1,576.68	\$1,669.42	\$1,669.42	\$1,669.42
8 Bedroom	\$1,093.70	\$1,500.70	\$1,751.90	\$1,854.96	\$1,854.96	\$1,854.96
All Other Domestic	<i>Annual Rate per EDU</i>					
Mobile Home Park	\$437.48	\$600.28	\$700.76	\$741.98	\$741.98	\$741.98
Apartments/Condo	\$437.48	\$600.28	\$700.76	\$741.98	\$741.98	\$741.98
Public Meeting Places	\$437.48	\$600.28	\$700.76	\$741.98	\$741.98	\$741.98
Mtg. Place - Religious	\$437.48	\$600.28	\$700.76	\$741.98	\$741.98	\$741.98
Retirement Home	\$437.48	\$600.28	\$700.76	\$741.98	\$741.98	\$741.98
Low Strength¹	<i>Annual Rate per EDU</i>					
Office	\$394.04	\$544.48	\$635.62	\$673.00	\$673.00	\$673.00
Veterinary Clinic	\$394.04	\$544.48	\$635.62	\$673.00	\$673.00	\$673.00
Beauty	\$394.04	\$544.48	\$635.62	\$673.00	\$673.00	\$673.00
Retail	\$394.04	\$544.48	\$635.62	\$673.00	\$673.00	\$673.00
Medium Strength²	<i>Annual Rate per EDU</i>					
Bar	\$459.20	\$628.18	\$733.32	\$776.46	\$776.46	\$776.46
Service Station no Garage	\$459.20	\$628.18	\$733.32	\$776.46	\$776.46	\$776.46
High Strength³	<i>Annual Rate per EDU</i>					
Restaurant	\$567.86	\$767.72	\$896.22	\$948.94	\$948.94	\$948.94
Very High Strength	<i>Annual Rate per EDU</i>					
Dump Station	\$4,105.58	\$5,311.28	\$6,200.30	\$6,565.02	\$6,565.02	\$6,565.02
RV Park w/o Sewer	\$4,105.58	\$5,311.28	\$6,200.30	\$6,565.02	\$6,565.02	\$6,565.02

1. Examples include retail, office, banks, dental/doctor offices, storage, beauty shops, veterinarians, health spas, markets (no butcher or baker), storage, and car washes,
2. Examples include auto repair and service, gas station with markets, laundromats, bars (no food served), and hotel/motel.
3. Examples include grocery markets, funeral homes, restaurants, fast food and bakeries.

5.1.1 WASTEWATER SERVICES

This review of the WSD financial data indicates that WSD can reasonably expect to obtain sufficient revenues to provide adequate services within the WSD service area. This conclusion is primarily based on the 2024 Rate Study prepare by HEC and the Independent Auditors' Report completed by Schwartz Giannini Lantsberger & Adamson for the year ended June 30, 2022.

In addition to their share of property taxes and interest revenue, WSD received revenue from direct assessments from benefiting properties in order to cover the cost of providing services. Property-related fees (rates) are exempt from Proposition 26 but are subject to California Constitution Article XIII D (Prop 218) requirements for water, wastewater, and solid waste property related fees. WSD is following utility rate setting best practices outlined in the 2024 Rate

Study. Wastewater rates are calculated using the functional cost allocation method, and the following four steps outlined below detail the methodology cited in the 2024 Rate Study.

1. Establish the Wastewater Customer Base and User Characteristics
2. Project Revenue Requirement and Allocate to Collection and Treatment
3. Allocate Revenue Requirement based on Flows and Loads and Determine Unit Costs
4. Determine Revenue Requirement by Customer Type

The analysis was based upon a model that projects revenues and expenses and calculates annual customer rates. The previous rate study for WSD was conducted in 2020 which incorporated rehabilitation rates for the collection system that were intended to provide for the maintenance of existing infrastructure. WSD reported charges for services of \$734,154.54 per 2022-2023 WSD year to date May reporting to San Joaquin County, Auditor-Controller, Property Tax Division.

5.1.1.1. Expenditures

A detailed list of WSD expenses is listed in Appendix E. Major expenses for WSD include salaries, Utilities, Collection and WWTP maintenance and repairs, loan repayment, and short-lived assets/depreciation. Total expenditures for the fiscal year 2023 to 2024 is projected to be \$805,145 per the approved WSD budget.

5.1.1.2. Revenues

A detailed list of WSD revenues is listed in Appendix E. Sources of revenue as listed in the approved budget for 2023 to 2024 are direct assessments, solid waste franchise fees, property tax, interest, and transfers in from restricted funds. Total income for 2023 to 2024 is projected to be \$924,689 per the approved WSD budget.

5.1.1.3. Annual Budgets

Total income from the approved budget for 2022-23 was \$798,236 while actual income was \$812,815 for the months of July through May, and total income from the approved budget for 2022-23 was \$812,815. Net budget deficit is anticipated to be \$59,719 for 2022-23. Fund balance of the operating account as of the May 31, 2023 was \$612,109. As shown in Appendix E the 2023-24 proposed budget projects a budget surplus of \$119,544. Revenues and expenses are also detailed for the preceding year. WSD does not utilize formal budgetary procedures and is not required to adopt such procedures by law. However, the District does adopt a non-appropriated budget annually which is approved by the Board of Directors¹⁰. Projected WSD cash flow as detailed in the 2020 Rate Study with rate increases is shown in Table 5-2. For the year of 2024 to 2025 estimated unrestricted ending cash balance is projected to be below the target minimum balance.

¹⁰ Year ended June 30, 2020 Woodbridge Sanitary District Annual Report Notes to Financial Statements

Table 5-2
Projected District Cash flow for WSD

Revenues and Expenses	Fiscal Year Ending					
	2024	2025	2026	2027	2028	2029
Revenues						
Current Rate Revenues	\$850,317	\$850,317	\$850,317	\$850,317	\$850,317	\$850,317
Rate Increase Additional Revenues ¹		\$314,683	\$509,683	\$589,683	\$589,683	\$589,683
Op. Fund Interest Income	\$2,107	\$2,110	\$2,112	\$2,114	\$2,116	\$2,118
Total Revenues	\$852,424	\$1,167,110	\$1,362,112	\$1,442,114	\$1,442,116	\$1,442,118
Expenses						
Operating Expenses	\$697,245	\$906,573	\$955,335	\$1,006,778	\$1,061,051	\$1,118,309
Net Revenue before Debt Service	\$155,179	\$260,536	\$406,777	\$435,336	\$381,065	\$323,809
Debt Service paid to USDA	\$52,553	\$52,124	\$52,595	\$52,150	\$51,705	\$52,160
Net Operating Revenue	\$102,626	\$208,413	\$354,182	\$383,186	\$329,361	\$271,649
Beginning Balance ²	\$1,015,586	\$1,182,227	\$1,149,592	\$974,458	\$915,764	\$1,005,164
Net Operating Revenue	\$102,626	\$208,413	\$354,182	\$383,186	\$329,361	\$271,649
Property Tax	\$60,042	\$61,243	\$62,468	\$63,717	\$64,991	\$66,291
Solid Waste Franchise Tax	\$10,818	\$10,926	\$11,035	\$11,146	\$11,257	\$11,370
Non-Operating Interest Income	\$1,405	\$1,406	\$1,420	\$1,435	\$1,449	\$1,464
Transfer In from Asset Reserve	\$37,000	\$11,718	\$41,810	\$13,241	\$0	\$0
Capital Improvements Cash-Funded	\$0	(\$242,182)	(\$561,890)	(\$447,259)	(\$233,500)	(\$35,200)
Transfers Out to Restricted Funds	(\$45,250)	(\$84,159)	(\$84,159)	(\$84,159)	(\$84,159)	(\$84,159)
Sewer Connection Fees	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Ending Unrestricted Cash Balance	\$1,182,227	\$1,149,592	\$974,458	\$915,764	\$1,005,164	\$1,236,578
Target Minimum Balance³	\$703,366	\$842,631	\$875,453	\$909,452	\$945,337	\$983,813

1. The first year of the rate increase is fiscal year 2024-25.
2. Includes the operating fund, Cal-Waste fund, and capital fund.
3. The minimum cash target is \$200,000 in the capital fund plus 8 months of operating expenses and all USDA annual expenses.
4. Minimum of 1.20 advisable. Revenue include net rate revenues plus property tax and solid waste franchise tax revenues

5.1.1.4. Investments

For the year ending June 30, 2022 WSD cash flows from investing activities received \$2,990 net cash from investing activities. Net position is categorized as net investment in capital assets, restricted, and unrestricted, as follows:

- Net investments in capital assets—Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any borrowings that are attributable to the acquisition, construction or improvement of those assets.
- Restricted—Consists of restricted assets reduced by liabilities and deferred inflows of resources related to these assets.
- Unrestricted—Amounts not required to be reported in other components of net position.

As of June 30, 2022, the carrying amount in the WSD's investment in external investment pool with the San Joaquin County Treasury was \$763,585. Cash held by the San Joaquin County Treasury is pooled with other County deposits for investment purposes by the County Treasurer in accordance with the investment policy of the County Treasurer. WSD does not maintain a formal investment policy.

5.1.1.5. Reserve Accounts

Per the 2024 Rate Study, WSD has approximately \$1,000,000 in unrestricted reserves (\$285,000 in the capital fund and \$730,000 in other funds combined), the latter of which provides about 13 months of operating expenditure. These reserves can serve as a bridge for cash flow needs, unplanned emergency repairs, planned improvements, and provide rate stabilization. A WSD policy is in place to maintain capital reserves at a minimum of \$200,000. In the rate study by the end of year 5, regardless of the CIP funding strategy, it is projected that revenue sufficiency will be achieved to cover all projected costs within the five-year period and that WSD will have \$200,000 in the capital fund and 8 months of operating expenses available in unrestricted funds.

5.1.1.6. Woodbridge Sanitary District Debt

The WSD 2019 Modernization Project was intended to replace and/or rehabilitate existing WSD facilities to reliably operate, increase safety, and improve resiliency against events such as floods in order to provide a critical service to the community of Woodbridge. It consisted of several onsite wastewater treatment plant improvements, including replacement of the center flow band screen with the multi-rake bar screen, cleaning and coating and rehabilitation of the existing east Imhoff tank, replacement of mechanical piping and gate replacements at the west Imhoff tank, replacement of the emergency generator, SCADA upgrades and remote lift station electrical improvements. This project was financed by a \$1.5M USDA RD Water and Environmental Loan and Grant Program low-interest loan and construction of the project began in mid-February 2021 and concluded by the end of 2021. This project objective was to significantly improve the system's reliability and enhance the district's ability to operate their wastewater treatment plant and lift stations that pump wastewater to the plant.

5.1.1.7. Financial Audit

The Independent Auditors' Report completed by Schwartz Giannini Lantsberger & Adamson found that for the year ended June 30, 2022, changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

5.2 OPPORTUNITIES TO INCREASE REVENUE

The WSD and WSD Board of Directors have the following opportunities to increase revenue to fund WSD services:

- Increase utility user charges to reduce the amount of general tax money need to fund utility services. This method to increase revenue would trigger the statutory requirement for a protest ballot vote contained within Proposition 218 requirements. Per the 2024 Rate Study, increased fee implementation process began with the mailing of notices on May 8th, 2024. WSD conducted a public hearing to adopt the proposed rate increase on June 18, 2024. The rate increase, Resolution 2024-03, was adopted by and approved on June 18, 2024.
- Increase the special tax rate.

Rate increases for solid waste collection and disposal may be made annually, beginning in July 2024, and annually thereafter. Annual rate increases in no case shall exceed 5.5% and should be 100% of the US Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services for the preceding twelve-month period.

5.3 DETERMINATION

The proposed SOI amendments would increase property tax revenues, direct assessments revenue and solid waste franchise fee revenue while not contributing substantial to overall WSD expenses. Additionally, with the implementation of proposed rates by the year 2029, it is projected that revenue sufficiency will be achieved to cover all critical CIP projected costs within the five-year period and that WSD will have \$200,000 in the capital fund and 8 months of operating expenses available in unrestricted funds.

Section 6

Determination #4: Status of, and Opportunities for, Shared Facilities

This section is a review of the current use of shared facilities by WSD and the opportunity for sharing additional facilities and resources.

6.1 CURRENT AND FUTURE POTENTIAL SHARED FACILITIES

WSD's sewer system was built for a defined area for which property taxes and special assessments are being paid by the users for the service and does not offer opportunities for sharing facilities with other agencies.

6.2 DETERMINATION

Given the narrow range of services provided, geographic location, and generally limited facilities, opportunities for shared facilities are limited. The sewer collection system for WSD has been designed to serve the WSD service area. WSD maintains the sewer collection system and WWTP. As such, there are currently no plans for sharing facilities.

Section 7

Determination #5: Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies

This section assesses the level of accountability of WSD to those it serves, focusing on the public accessibility opportunities for public participation.

7.1 GOVERNMENTAL MANAGEMENT AND STRUCTURE

Special districts are local governments created by the people of a community to deliver specialized services essential to their health, safety, economy and well-being. A community forms a special district, which are political subdivisions authorized through a state's statutes, to provide specialized services the local city or county do not provide. WSD and several other San Joaquin County special districts provided services and infrastructure with their respective SOI.

7.1.1 WOODBRIDGE SANITARY DISTRICT

WSD is governed by a 5-member board of directors who are elected to serve by the people. Board members serve 4-year terms, and current board members through 2023 are below.

Name	Board Position/Title
Warren Shannon	President
Michael Clemons	Vice President
Douglas Colucci	Director
Craig Hawbaker	Director
Daryl Payne	Director

WSD also pays a total of 12 maintenance staff, office staff, and trustees. Proposed salaries and overtime for 2023-24 total \$225,680 as reported in Appendix E. Employees are defined as the number of people who received a W-2 for the calendar year, Elected Officials (including those who received pay reported on IRS Form 1099), and all board members (compensated or uncompensated). Employees who work multiple positions, partial, and/or part-time are counted as one (1) employee. Contracted positions are not included.

7.1.2 PUBLIC INFORMATION AND PARTICIPATION

The Woodbridge Sanitary District Board of Directors meet on the second Wednesday of each month and also schedules special meetings when needed with public notices posted in accordance with the Brown Act. Regarding transparency and efficiency, WSD states that it is committed to operating in a transparent manner and posts relevant financial and operational documents to our site as they become available, including financial transaction reports and board member and staff compensation.

7.2 EVALUATION OF MANAGEMENT EFFICIENCIES

WSD is a member of the California Special Districts Association (CSDA), a 501c(6), not-for-profit association that was formed in 1969 to promote good governance and improved core local services through professional development, advocacy, and other services for all types of independent special districts. Per the WSD mission statement, WSD manages its wastewater in a way that protects public health and the environment and provides cost-effective service to its customers. In addition, the WSD published customer service goals state that the Board of Directors and staff are "here to provide good customer service and serve the community."

7.3 DETERMINATION

Alternatives for variation in governance structures is limited due to the constraints of WSD's relatively small size and limited class of services provided. The community of Woodbridge is serviced by several special districts that provided limited services as outlined above. In addition, sufficient access and information for public participation regarding services is provided via monthly meetings. Services provided by WSD that include collection, treatment, disposal of wastewater and solid waste are reasonably assumed to be the most efficient structure based on already existing operations and services. Alternative structures to governance would have to be thoroughly studied before making commitments to any governance restructuring.

Section 8

Determination #6: Relationship to Disadvantage Unincorporated Communities

Per Senate Bill (SB244), an additional determination for the Municipal Services Review was added to the LAFCO review process regarding Disadvantaged Unincorporated Communities (DUC). A DUC is an inhabited area, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a "disadvantage community" as defined by Section 79505.5 of the California Water Code. A "disadvantaged community" is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. The legislative intent is to prohibit "cherry picking" by cities of tax-generating land uses while leaving out underserved, inhabited areas with infrastructure deficiencies and lack of access to reliable potable water and wastewater services. DUCs are recognized as social and economic communities of interest for purposes of recommending SOI determinations pursuant to Section 56425(c).

8.1 DEMOGRAPHICS

Based on the 2024 Final Rate Study, Woodbridge is not considered Disadvantaged by the State of California because WSD's median household income of Woodbridge was reported to be 126.4% of the state median household income. This is well above the defined median household income that would qualify as a disadvantaged community per Section 79505.5 of the California Water Code and is not identified by San Joaquin County as a DUC.

8.2 PUBLIC SERVICES

WSD services are sufficient to meet the needs of the existing population within the service boundary and proposed SOI amendment.

8.3 DETERMINATION

The proposed SOI amendment areas and WSD service area do not contain any DUC's and therefore it is not an applicable element for the WSD MSR.

Solid Waste Disposal Agreement with Cal-Waste

EXCLUSIVE AGREEMENT FOR SOLID WASTE MANAGEMENT SERVICES

THIS EXCLUSIVE AGREEMENT FOR SOLID WASTE MANAGEMENT SERVICES ("Agreement") is entered into this October 12, 2022 by and between WOODBRIDGE SANITARY DISTRICT, a public agency of the State of California ("District") and CALIFORNIA WASTE RECOVERY SYSTEMS, LLC, a California limited liability company ("Contractor"). This Agreement amends, restates and replaces in its entirety the former Agreement for similar services entered into by District and Contractor dated April 1, 2018.

1. Recitals.

- a. District is empowered pursuant to Public Resources Code Section 40059 et seq. and Health and Safety Code Sections 6400 et seq. to negotiate an exclusive franchise to provide for the collection, transfer and disposal of solid waste to the residents within its boundaries; and
- b. Contractor is a solid waste enterprise duly licensed and authorized to operate as such;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

2. Grant of Exclusive Right. The District hereby grants to Contractor the exclusive right to collect, transport, process and dispose of residential, commercial and industrial refuse, source-separated recyclable materials and organic waste, including greenwaste and food waste, within the District's boundaries, which may be amended from time to time, on the terms and conditions set forth in this Agreement, and pursuant to District Ordinance No. 2000-A.
3. Compliance. The exclusive rights of Contractor under this Agreement are granted upon the condition that all refuse, source-separated recyclable materials and organic waste, including greenwaste and food waste, which are handled by Contractor within the District's boundaries pursuant to this Agreement shall be collected, hauled and disposed of by Contractor in strict compliance with the terms and conditions of this Agreement, the applicable provisions of the rules and regulations of the San Joaquin Local Health District and the applicable provisions of any regulations, ordinances or laws of any federal, state or local agency and any amendments thereto which may now exist, or which may be adopted or amended during the term of this Agreement. Contractor may make recommendations to the District regarding

implementation of source reduction and recycling programs which the Contractor believes will help the District achieve compliance with the goals and requirements set forth in AB939, AB341, AB1826, AB1594 and SB1383 (as those statutes are commonly known in the solid waste management industry). These statutes increase diversion requirements, mandate commercial recycling activities, set a goal of lowering the production of greenhouse gases and mandate other programs which require action by local governments and waste haulers. Contractor shall keep accurate records of refuse, source-separated recyclable materials and organic material including greenwaste and food waste collected, and shall provide same to the District upon request.

Contractor shall comply with all SB 1383 requirements including: SB 1383 Administration, Education, and Outreach; SB 1383 Collection Service Compliance Such as Cart Colors, Identification and Labels; SB 1383 Accepted Materials and Changes to Acceptable Materials; Observed Contamination; Contamination Monitoring and Hauler Route Reviews including Written Work Plan and Additional SB 1383 Requirements. Contractor shall keep District updated on any implementation changes need to achieve SB 1383 requirements.

4. Disposal. Contractor agrees to collect all refuse within the District's boundaries and transport the same to any properly permitted landfill subject to all Federal, State, San Joaquin County and local regulations.
5. Independent Contractor. At all times during the term of this Agreement, or any extension thereof, Contractor shall be deemed an independent contractor to the District. As such, Contractor has the right to direct and control the activities of its employees and agents and the means by which its duties and obligations are performed pursuant to the Agreement. Contractor shall exercise independent judgment as to the times place and manner of the work to be performed hereunder. Contractor shall employ only fully qualified persons to perform its duties. Contractor shall have sole and exclusive control over and supervision of its employees, and sole discretion to hire, promote, compensate, transfer, terminate, or otherwise affect the status of its employees regardless of their duties associated with the District. Contractor shall be solely responsible for compensating its employees and complying with all

applicable employment, labor and wage laws and obligations.

6. Approved Rates. Contractor shall be solely responsible for billing customers and collection of any receivables related to such billings for its services. The rates to be charged are set forth in Exhibit "A" which is attached hereto and incorporated herein. Any services to be performed under this Agreement by Contractor for which no rate has been so approved shall be agreed upon by direct negotiation between customer and Contractor. Contractor may utilize the following procedures for collection of past-due receivables: (a) Stoppage of service in accordance with Section 7 of this Agreement; (b) normal and usual business methods related to collection of due and unpaid receivables; (c) conventional collection services, and/or (d) the Court system. District agrees to provide information as reasonably necessary to assist Contractor with collection of receivables. Customers are obligated to Contractor for services rendered, Contractor may not attempt to charge a new customer for unpaid services rendered to a previous customer who occupied the same property as the new customer. Similarly, Contractor may not refuse to provide service to a new customer based on failure of the previous occupant/customer to pay for services rendered. A map depicting the District boundaries is attached hereto as Exhibit "B" and incorporated herein.
7. Mandatory Service and Exclusivity of Rights. Pursuant to Health and Safety Code Section 6520, Public Resources Code Section 40059 and District Ordinance No. 2000-A, the District deems waste collection services mandatory upon all households. Contractor's rights herein are exclusive. No other entity or individual, resident or business is authorized to haul any type of refuse, source-separated recyclable materials, organic waste, including greenwaste and food waste for hire by the District except as allowed in Section 8 or as otherwise provided by applicable law, Consistent with Section 6, above, and without being in violation of its mandatory service requirements, Contractor may stop service to any resident, tenant, habitant or business if the account is delinquent. Prior to cessation of services, Contractor must provide fifteen (15) days written notice to the Customer, property owner, the District, the San Joaquin County Department of Environmental Health. The District agrees to furnish specific property ownership information to the Contractor when requested.

8. Mandatory Service Exclusions. The following items shall not be considered to fall within the exclusivity provisions of this Agreement, and may be disposed of or recycled as described below:
- a. Construction and Demolition Debris that is originally generated by a licensed contractor performing construction and/or demolition services within the scope of the contractor's license and is collected, recycled, or disposed by the same licensed contractor performing services within the scope of the contractor's license, (e.g. a roofing company installing a new roof and removing the old roof), using equipment owned by the Contractor and not through the use of a solid waste hauler or other business enterprise other than Contractor.
 - b. Solid Waste removed from an occupied premise by a property cleanup, landscape or maintenance company as an incidental part of the total cleanup or maintenance service offered by the company rather than as a hauling service.
9. Carts, Bins, Containers. Contractor will collect refuse, source-separated recyclable materials and organic waste, including greenwaste and food waste, in carts which will be provided by Contractor to each residential customer. Collection of carts will be at curbside, which shall include alleys. Under the three-cart system, each household served by the District shall be provided with a the standard 35-gallon gray cart, or a 65-gallon or 95-gallon high volume gray cart for gray container waste. Each household will also be provided with a 95-gallon blue cart for source-separated blue container recyclable waste and a 95-gallon green cart for source-separated green container organic waste. The gray refuse carts and green organics carts will be emptied at curbside on a weekly basis and the recycling cart will be emptied at curbside on an alternating bi-weekly basis. Contractor will furnish commercial and industrial customers with bins and containers for refuse and recycling according to the standard sizes offered by the Contractor. If requested by resident or business, Contractor shall provide up to one (1) additional 95-gallon blue recycling cart. Contractor will also provide, if requested, one (1) additional 95-gallon green organics cart at no charge. Customers shall be charged for additionally requested carts at the rates established in Exhibit A. Customers must agree to keep any second, third or additional blue recycling or green organics cart for a minimum of six (6) months or be charged a \$10.00 cart pick-up and reconditioning fee. Customers may

continue to use their existing 20-gallon brown refuse carts until the end of those carts' useful life, at which time they will be replaced with 35-Gallon gray carts.

10. Administration Fee Collection at District Facilities and Public Education Program:

Contractor shall remit to District, on an annual basis, an amount equal to 2% of the gross revenues received by Contractor for residential, commercial and industrial waste collection services. These revenues due to District shall be referred to as the ("Administration Fee"). The Administration Fee will be remitted to District by April 1 (or first business day thereafter if it falls on a weekend) for the twelve (12) months ending February 28. District may adjust the Administration Fee, from time to time, and shall concurrently adjust the rates charged by Contractor such that any changes to the Administration Fee are revenue neutral to Contractor.

Contractor, at no charge to District, will provide weekly solid waste, recycling and organics collection services from the District's headquarters in Woodbridge. The District can increase the collection capacity at its headquarters at any point during the term of the Agreement, not to exceed two (2) times the then existing service level and volumes. In addition, District may request up to six (6) 20 cubic yard bin services each year at the District's headquarters, also at no charge. However, if the material to be disposed of is biosolids or other septic waste, District shall pay for the cost of disposal.

Contractor shall implement a bi-annual education program that will include the preparation and distribution of the annual collection calendar and information with respect to current and future diversion goals, annual spring cleanup, recycling and organics programs and information regarding the safe disposal of household hazardous waste.

11. Disposal and Processing Fees. Other than bio-solids or other septic waste as detailed in Section 9, Contractor shall pay for the landfill expenses for depositing all refuse collected, and processing fees for processing all source-separated recyclable materials and organic waste including greenwaste and food waste collected pursuant to this Agreement. Proceeds from any sale of source-separated recyclable materials or organic waste shall be the property

of the Contractor.

12. Books and Records. During regular business hours and when requested, the books and records of Contractor maintained in connection with Contractor's operations under this Agreement shall be available to inspection by authorized representatives of the District.
13. Spring Cleanup. The Contractor shall provide an annual spring cleanup at which time all residential customers may place at the curb up to four (4) cubic yards of refuse at no additional charge. All loose refuse must be containerized in 32-gallon bags or bundles four (4) feet in length or less. Bags or bundles may not exceed 60 lbs. each. The materials that may be placed at the curb include, but are not limited to: furniture, carpets, mattresses, clothing, large green waste, inoperative and discarded ranges, water heaters, washers, dryers, and other similar household appliances, as well as electronic equipment such as stereos, televisions, computers, monitors, VCR's and other similar items, Refrigerators, freezers, air conditioning units and other appliances requiring the certified evacuation of Freon or oil may be included in spring cleanup waste only if the resident has made prior arrangements with the Contractor to have the units collected and has agreed to pay the extra charges per unit as set forth in Exhibit A. Spring cleanup waste must be generated by and at the residence wherein the waste is collected. Spring cleanup waste does not include, Biohazardous Waste, Biomedical Waste, Hazardous Waste, Household Hazardous Waste, sludge, stable matter, soil, concrete, asphalt, tires, automobiles, automobile parts, boats, boat trailers, internal combustion engines, lead-acid batteries, and those wastes under the control of the Nuclear Regulatory Commission. Other excluded waste includes any material previously being collected under the terms of this Agreement upon a change in applicable law or regulation thereafter prohibiting such material from being set out for collection. Said annual pickup shall be coordinated and shall be noticed and advertised by Contractor.
14. Indemnification and Insurance. Contractor does hereby agree to indemnify, defend and hold the District harmless from any and all claims, damages, costs, expenses, suits or actions, enforcement proceedings, or administrative claims that arise by reason of actions or omissions of the Contractor related to the performance of its obligations as required herein.

Contractor agrees to furnish the District with evidence of Workers' Compensation Insurance Coverage and a certificate of insurance showing minimum liability coverage of One Million Dollars (\$1,000,000.00) for damage to property, and One Million Five Hundred Dollars (\$1,000,500.00) for injury to persons. The District shall be named as an additional insured on all such policies and shall be provided with an updated certificate evidencing same not less than once per year.

15. Equipment. Contractor shall furnish all necessary equipment for its operation under this Agreement and shall maintain such equipment in a condition consistent with the applicable local, state, and federal requirements.
16. Term. This Agreement shall be in effect from January 1, 2023, through March 31, 2033, the ("Term"). If within six (6) months of the expiration of the Term, the District has not terminated the Agreement pursuant to Section 18, below, or taken any other action to terminate, and unless Contractor has provided written notice to the District that it does not intend to renew the Agreement, the Term shall be deemed renewed for an additional ten (10) years ("Additional Term,") based on the same terms and conditions.
17. Adjustment of Rates. Subject to the District's approval, adjustments to the rates established herein may be made annually, beginning in July 2023, and annually thereafter. At the time the rate adjustment notice is presented by the Contractor to the District, the Contractor shall also provide a brief, informational review of the Agreement, including any updates or suggestions for revisions. Any such rate increase shall be one hundred percent (100%) of the U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services (Series CUSROOOOSEHG) for the preceding twelvemonth period, but in no case shall such annual rate increase exceed 5.5%.

Contractor agrees to phase in the new Residential Organics Program Rate over a 3-year period. Contractor and District agree that the Residential Service Rates shall be adjusted as follows:

Beginning July 1, 2023, after adjusting the previous year's Residential Service Rates pursuant to Section 17 annual Consumer Price Index adjustments, the first portion of the Residential Organics Program Rate shall be added to the Residential Service Rates.

Beginning July 1, 2024, after adjusting the previous year's Residential Service Rates pursuant to Section 17 annual Consumer Price Index adjustments, the second portion of the Residential Organics Program Rate shall be added to the Residential Service Rates.

Beginning July 1, 2025, after adjusting the previous year's Residential Service Rates pursuant to Section 17 annual Consumer Price Index adjustments, the third portion of the Residential Organics Program Rate shall be added to the Residential Service Rates.

Additionally, in the event of any "Unforeseen Special Occurrence" out of the control of the Contractor such as flood, fire or other act of God or other event or circumstance including, but not limited to, an increase in landfill fees, organic waste acceptance and processing fees, including greenwaste charges, an increase in transportation expenses to a distant landfill or recyclable or organics processing facility, transfer station fees, stricter environmental requirements that cause the need for upgrades or replacement to equipment, including, but not limited to vehicles, levies by controlling governmental bodies pertaining to the refuse industry, change in service levels or frequency, change in markets for processed recyclable or organic materials or inability to transport same to such markets, Contractor shall have the right to request immediate adjustment of the rate due such increased costs. To obtain approval for rate adjustments based on an Unforeseen Special Occurrence, Contractor will appear before the District for approval at least 15 days prior to a rate adjustment. In the notice to the District, Contractor shall furnish an explanation, along with supporting data, to verify the necessity of the rate increase which is solely intended to be a pass-through of costs. All increases-due to any of the above Unforeseen Special Occurrences will be immediately added to the rates as of their effective date, or if the District and Contractor agree, be retroactively combined with the next inflationary rate adjustment. In the event of a rate increase resulting from a change in the ability to economically deliver source-separated recyclable materials or processed organic waste, including greenwaste or food waste, to an

end user for reuse, the District and Contractor may, to the extent permitted by law, agree to change service levels to reduce the processing of source-separated recyclable materials or organics in lieu of all or part of any rate increase otherwise required.

18. No Assignment. Contractor may not assign its rights or obligations hereunder without the District's written consent which will not be unreasonably withheld.

19. Termination. In the event Contractor fails to fully perform the terms, covenants and conditions of this Agreement, or fails to render to the customers within the District the type of service which they are accustomed to receiving, unless such failure is a result of an Unforeseen Special Occurrence as defined in Section 16 above, the District shall have the right to terminate this contract upon thirty (30) days written notice. The Contractor shall have sixty (60) days after receiving written notice to correct the issue to the satisfaction of the District prior to termination of the contract. If at the end of the sixty-day correction period the District is not satisfied with the Contractor's correction, the Contractor shall receive notice in writing from the District of a public meeting at least thirty (30) days prior to the public meeting designated by the District Board for the hearing of any charges against, or termination of this Agreement, with Contractor. The Agreement may not be terminated due to Contractor's inability to perform its obligations if such inability is due to an Unforeseen Special Occurrence other than as provided in this Section 1819. However, in such event, the Contractor shall assist the District in securing an entity or entities that can provide substitute service for any services which the Contractor is unable to provide and Contractor shall pay the costs for such substitute services up to the amount of revenues it receives from customers during the period of its inability less those of Contractor's costs which will continue to accrue during such period. If Contractor's inability to perform is not the result of an Unforeseen Special Occurrence, then it shall remain in default as provided herein and pay all of the costs of substitute services and will also be subject to termination as also provided in this Section. If the Unforeseen Special Occurrence shall permanently prevent Contractor from renewing services hereunder, the District may terminate the Agreement in accordance with the timetable provided in this Section starting from the date on which the permanency of the

inability to perform is determined.

20. Integration. This Agreement constitutes the entire agreement between the parties and supersedes and terminates all prior or contemporaneous oral or written agreements between the parties with respect to the subject of this Agreement. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by District and Contractor.
21. Attorney Fees. In an action between the Parties regarding the interpretation of this Agreement, or the performance thereunder, the prevailing party shall be entitled to recovery of its reasonable attorney's fees and costs.
22. Waiver. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, or provisions, whether or not similar, nor shall it be binding unless executed in writing by the party making the waiver.
23. Refuse. Any and all common and everyday discarded items and substances of every kind, including salvageable or recyclable materials, and garden wastes, but not including sewage, septic tanks contents, sand trap contents, restaurant grease trap contents, infectious waste, or hazardous waste as defined by state and / or federal law.
24. Performance Bond. Contractor shall give a bond, or bank-issued letter of credit payable to District in the sum of twenty-five thousand (\$25,000.00) for the faithful performance on the part of the Contractor of all of the terms, conditions and covenants of this Agreement Any other type of security acceptable to the District may be posted as an alternative to a bond.
25. Removal of Recyclable Material Prohibited. It shall be unlawful for any person, other than the District's designated Contractors to remove or collect recyclable or salvageable materials placed by any person in a cart, container, bin, or bag labeled for use in connection with a recycling program operated by the Contractor.

26. Severability. If any term, provision, covenant or condition of this agreement or any application of the term, provision, covenant or condition shall be held by a court of competent jurisdiction to be invalid, void, illegal or unenforceable in any respect, the validity, legality and enforceability of the rest of this agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

"DISTRICT"

WOODBIDGE SANITARY DISTRICT, a public agency of the State of California

Signature:  Date: 10/12/22

Name and Title: Douglas Colucci, President

ATTEST:

Signature: 

Name and Title: Irlanda Mora, Secretary

"CONTRACTOR"
CALIFORNIA WASTE RECOVERY SYSTEMS, LLC

Signature: _____ Date: _____

Name and Title: Rudy Vaccarezza, Chief Financial Officer

EXHIBIT "A"
WOODBIDGE SANITARY DISTRICT
RESIDENTIAL SERVICE RATES
EFFECTIVE 07/01/2024

Basic Residential Service	Monthly Rates		
	Current Monthly Rates After CPI Adjustment to Prior Yr Rates; 7/1/24 - 6/30/25	Added to Monthly Rates After CPI Adjustment to Prior Yr Rates; 7/1/24 - 6/30/25	Added to Monthly Rates After CPI Adjustment to Prior Yr Rates; 7/1/25 - 6/30/26
One 35 - Gallon Trash Cart	\$43.56	\$4.25	\$2.00
Two 35 - Gallon Trash Carts	\$77.85	\$4.25	\$2.00
Three 35 - Gallon Trash Carts	\$124.87	\$4.25	\$2.00
One 65 - Gallon Trash Cart	\$61.01	\$4.25	\$2.00
One 95 - Gallon Trash Cart	\$122.81	\$4.25	\$2.00
Each Additional 95 - Gallon Recycling Cart	\$12.78	\$0.00	\$0.00
Each Additional 95 - Gallon Yard & Garden Cart	\$16.46	\$0.00	\$0.00

<u>Residential Backyard Service</u>	<u>Additional Monthly Rate</u>
Backyard Service	\$20.44

EXTRAS & SPECIALS

<u>Residential Services</u>	<u>Rate per Each</u>
2 Extra pick-up (on scheduled service day)-35 Gallon	\$12.41
3 Extra pick-up (on scheduled service day)-65 Gallon	\$18.42
4 Extra pick-up (on scheduled service day)-95 Gallon	\$58.05
2 Special pick-up (on non-scheduled service day)-35 Gallon	\$28.72
3 Special pick-up (on non-scheduled service day)-65 Gallon	\$42.67
4 Special pick-up (on non-scheduled service day)-95 Gallon	\$92.12
Pickup of Refrigerator, Freezer, or A/C Unit containing Freon or oil during Spring Cleanup.	\$54.08

EXHIBIT "A"
WOODBIDGE SANITARY DISTRICT
COMMERCIAL TRASH RATES FOR CONTAINERS
EFFECTIVE 07/01/2024

WEEKLY SERVICE

No. of Containers	Size of Containers	Number of Times Serviced Per Week				
		1	2	3	4	5
1	1-yd	\$101.15	\$202.28	\$303.43	\$404.56	\$505.70
2	1-yd	\$151.70	\$303.43	\$455.12	\$606.83	\$758.56
3	1-yd	\$202.28	\$404.56	\$606.83	\$809.12	\$1,011.40
1	2-yd	\$141.55	\$283.09	\$424.66	\$566.21	\$707.75
2	2-yd	\$212.33	\$424.66	\$636.98	\$849.30	\$1,061.63
3	2-yd	\$283.09	\$566.21	\$849.30	\$1,132.41	\$1,415.51
1	3-yd	\$194.66	\$389.30	\$583.97	\$778.62	\$973.27
2	3-yd	\$291.99	\$583.97	\$875.96	\$1,167.94	\$1,459.91
3	3-yd	\$389.30	\$778.62	\$1,167.94	\$1,557.25	\$1,946.57
1	4-yd	\$230.03	\$460.04	\$690.08	\$920.11	\$1,150.12
2	4-yd	\$345.05	\$690.08	\$1,035.11	\$1,380.16	\$1,725.18
3	4-yd	\$460.04	\$920.11	\$1,380.16	\$1,840.21	\$2,300.26
1	5-yd	\$255.30	\$510.57	\$765.87	\$1,021.14	\$1,276.44
2	5-yd	\$382.92	\$765.87	\$1,148.79	\$1,531.71	\$1,914.64
3	5-yd	\$510.57	\$1,021.14	\$1,531.71	\$2,042.28	\$2,552.86
1	6-yd	\$279.17	\$558.36	\$837.54	\$1,116.70	\$1,395.88
2	6-yd	\$418.76	\$837.54	\$1,256.29	\$1,675.05	\$2,093.82
3	6-yd	\$558.36	\$1,116.70	\$1,675.05	\$2,233.42	\$2,791.76

EXHIBIT "A"
WOODBIDGE SANITARY DISTRICT
COMMERCIAL WASTE CART & INDUSTRIAL BIN RATES
EFFECTIVE 07/01/2024

COMMERCIAL WASTE CART & LOCK RATES

<u>Commercial Service</u>	<u>RATE</u>	<u>SERVICE INTERVAL</u>
One 90 - Gallon Waste Cart - Curbside	\$35.01	1 per week
One 90 - Gallon Waste Cart - Drive In	\$55.47	1 per week
Locking Devices; Install, Lock, Key	\$63.70	per each
Locking Devices; Replacement Lock	\$12.73	per each

INDUSTRIAL BIN RATES

<u>Industrial Bin Rates</u>	<u>RATE</u>	<u>SERVICE INTERVAL</u>
10 Cubic Yard Bin + Per Ton	\$306.60	PER DUMP
20 Cubic Yard Bin + Per Ton	\$306.60	PER DUMP
40 Cubic Yard Bin + Per Ton	\$306.60	PER DUMP
Drop Box with Compactor Per Trip + Per Ton	\$383.25	PER DUMP
	RATE PER TON \$63.18	PER TON

The bin rate includes the first 10 days of rent. After 10 days, additional rent will be charged at the rate of \$16.35 per day.

CARDBOARD CONTAINER RATES			
No. of Containers	Size of Container	Service Interval	Monthly Rate
1	4 - yd	1 per week	\$43.44

EXHIBIT "A"
WOODBIDGE SANITARY DISTRICT
COMMERCIAL ORGANICS RATES
EFFECTIVE 07/01/2024

WEEKLY SERVICE		
Monthly Rates	65-Gallon Wastecart	2-Cubic Yard Container
1 X Week	\$83.08	\$238.15
2 X Week	\$166.16	\$476.30

Rates listed above are monthly rates per cart/container.

EXHIBIT "A"
WOODBIDGE SANITARY DISTRICT
HANDY HAULER RATES
EFFECTIVE 07/01/2024

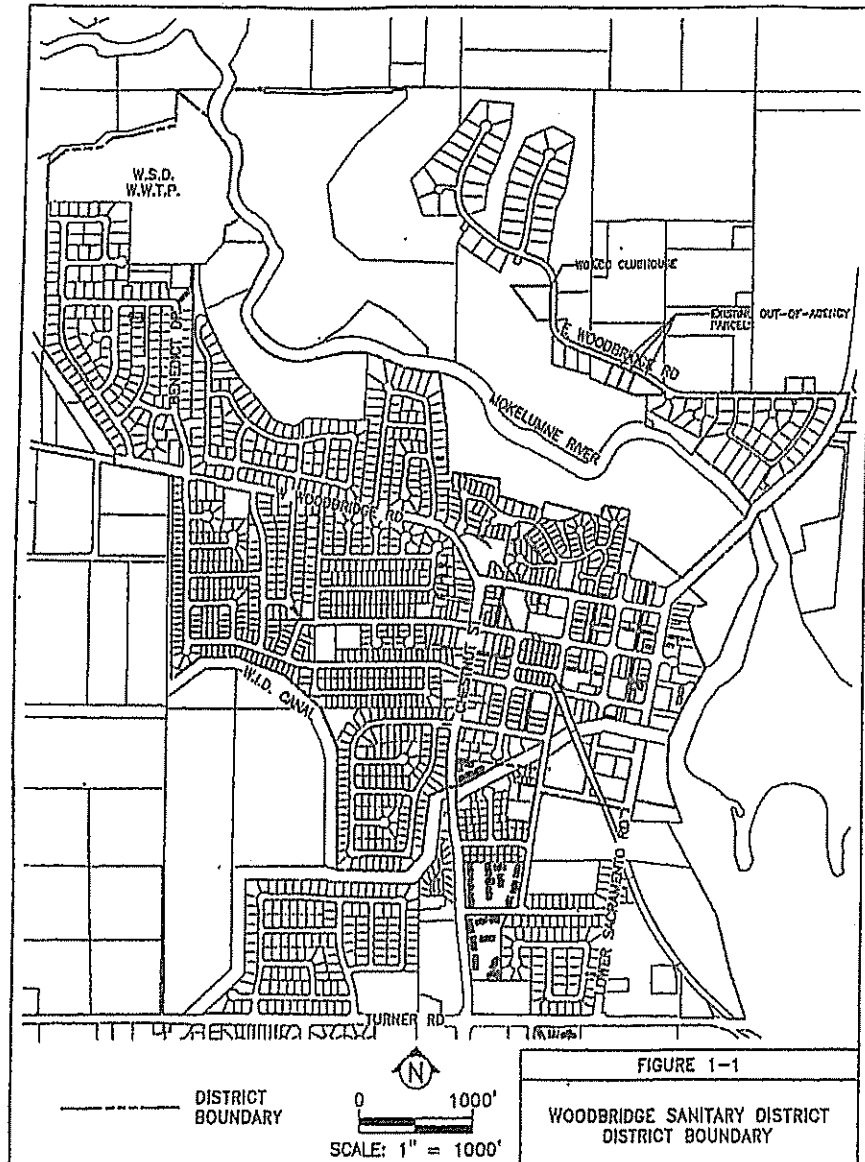
HANDY HAULER RATES (for temporary cleanups)		
3.5 Cubic Yard Bin (Price includes the delivery, emptying one time, and the removal of the bin)		\$235.05
Each additional bin with delivery of first bin		\$181.41
The bin may be kept for up to 10 days or be charged an additional rental charge of <u>\$3.20</u> per day		

Handy Hauler Service is an open topped 3 1/2 cubic yard container for temporary residential clean-ups.

EXHIBIT B

District Boundary

EXHIBIT "B"



Historical Census Data

INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Label	California	Estimate	Margin of Error
	Households		
▼ Total		13,157,873	±23,844
Less than \$10,000		4.6%	±0.1
\$10,000 to \$14,999		3.7%	±0.1
\$15,000 to \$24,999		6.6%	±0.1
\$25,000 to \$34,999		6.8%	±0.1
\$35,000 to \$49,999		9.9%	±0.1
\$50,000 to \$74,999		15.3%	±0.2
\$75,000 to \$99,999		12.5%	±0.1
\$100,000 to \$149,999		17.4%	±0.2
\$150,000 to \$199,999		9.4%	±0.1
\$200,000 or more		13.7%	±0.1
Median income (dollars)		80,440	±313
Mean income (dollars)		113,563	±505
▼ PERCENT ALLOCATED			
Household income in the past 12 months		37.6%	(X)
Family income in the past 12 months		(X)	(X)
Nonfamily income in the past 12 months		(X)	(X)

Table Notes

INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)

Survey/Program:

American Community Survey

Year:

2019

Estimates:

1-Year

Table ID:

S1901

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see [Changes to the Retirement Income Question](#).

The categories for relationship to householder were revised in 2019. For more information see [Revisions to the Relationship to Household item](#).

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [ACS Technical Documentation](#)). The effect of nonsampling error is not represented in these tables.

The 2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Label	United States	
	Households	
Label	Estimate	Margin of Error
▼ Total	122,802,852	±137,327
Less than \$10,000	5.8%	±0.1
\$10,000 to \$14,999	4.0%	±0.1
\$15,000 to \$24,999	8.3%	±0.1
\$25,000 to \$34,999	8.4%	±0.1
\$35,000 to \$49,999	11.9%	±0.1
\$50,000 to \$74,999	17.4%	±0.1
\$75,000 to \$99,999	12.8%	±0.1
\$100,000 to \$149,999	15.7%	±0.1
\$150,000 to \$199,999	7.2%	±0.1
\$200,000 or more	8.5%	±0.1
Median income (dollars)	65,712	±118
Mean income (dollars)	92,324	±166
▼ PERCENT ALLOCATED		
Household income in the past 12 months	35.8%	(X)
Family income in the past 12 months	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)

Table Notes

INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)

Survey/Program:

American Community Survey

Year:

2019

Estimates:

1-Year

Table ID:

S1901

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question .

The categories for relationship to householder were revised in 2019. For more information see Revisions to the Relationship to Household item.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.



Population Trends Report

PVT Woodbridge Sanitary District
Area: 0.66 square miles

Prepared by Esri

Population	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average	Median
	Total	Change	Percent Change	Annual Rate	Total	Change	Percent Change	Annual Rate	Total	Change	Percent Change	Annual Rate	Total
Population	3,283	-4	-0.1%	-0.1%	3,279	3,298	3,335	3,369	3,389	3,421	3,464	3,501	3,499
Change	-	-	-	-	-	19	37	34	20	32	43	37	-2
Percent Change	-	-	-	-	-	0.6%	1.1%	1.0%	0.6%	0.9%	1.3%	1.1%	-0.1%
Annual Rate	-	-	-	-	-	0.2%	0.5%	0.6%	0.6%	0.7%	0.8%	0.8%	0.7%
2020	3,465	-34	-1.0%	0.5%	3,499	3,501	3,499	3,465	3,391	3,389	3,391	3,389	3,389
Average	3,391	18	0.5%	0.6%	3,465	3,499	3,501	3,499	3,465	3,391	3,389	3,391	3,389
Median	1,162	6	0.5%	0.6%	1,186	1,198	1,199	1,186	1,162	1,162	1,162	1,162	1,162
Households	1,126	-2	-0.2%	-0.2%	1,124	1,131	1,143	1,155	1,162	1,172	1,186	1,199	1,198
Total	-	-	-	-	-	7	12	12	7	10	14	13	-1
Change	-	-	-	-	-	0.6%	1.1%	1.0%	0.6%	0.9%	1.2%	1.1%	-0.1%
Percent Change	-	-	-	-	-	0.2%	0.5%	0.6%	0.6%	0.7%	0.7%	0.8%	0.7%
Annual Rate	-	-	-	-	-	0.2%	0.5%	0.6%	0.6%	0.7%	0.7%	0.8%	0.7%
2020	1,186	-12	-1.0%	0.5%	1,198	1,227	1,230	1,214	1,197	1,197	1,197	1,197	1,197
Average	1,162	6	0.5%	0.6%	1,186	1,198	1,199	1,186	1,162	1,162	1,162	1,162	1,162
Median	1,162	6	0.5%	0.6%	1,186	1,198	1,199	1,186	1,162	1,162	1,162	1,162	1,162
Housing Units	1,168	-3	-0.3%	-0.3%	1,165	1,168	1,180	1,190	1,197	1,205	1,218	1,230	1,227
Total	-	-	-	-	-	3	12	10	7	8	13	12	-3
Change	-	-	-	-	-	0.3%	1.0%	0.8%	0.6%	0.7%	1.1%	1.0%	-0.2%
Percent Change	-	-	-	-	-	0.0%	0.3%	0.5%	0.5%	0.5%	0.6%	0.6%	0.5%
Annual Rate	-	-	-	-	-	0.0%	0.3%	0.5%	0.5%	0.5%	0.6%	0.6%	0.5%
2020	1,214	-13	-1.1%	0.4%	1,227	1,230	1,230	1,214	1,197	1,197	1,197	1,197	1,197
Average	1,197	5	0.4%	0.5%	1,227	1,230	1,230	1,214	1,197	1,197	1,197	1,197	1,197
Median	1,197	5	0.4%	0.5%	1,227	1,230	1,230	1,214	1,197	1,197	1,197	1,197	1,197

Data Note: The Esri Vintage 2020 Time Series (2010 thru 2020) represents July 1 annual estimates in 2020 geography. With each annual release, the entire Time Series is revised.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Source:

May 03, 2021

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Page 1 of 1



Household Income Profile

PVT Woodbridge Sanitary District
Area: 0.66 square miles

Prepared by Esri

Summary	2020-2025		2020-2025	
	2020	2025	Change	Annual Rate
Population	3,465	3,596	131	0.74%
Households	1,186	1,226	40	0.67%
Median Age	40.2	41.2	1.0	0.49%
Average Household Size	2.91	2.92	0.01	0.07%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
Household	1,186	100%	1,226	100%
<\$15,000	56	4.7%	50	4.1%
\$15,000-\$24,999	80	6.7%	67	5.5%
\$25,000-\$34,999	65	5.5%	56	4.6%
\$35,000-\$49,999	121	10.2%	104	8.5%
\$50,000-\$74,999	180	15.2%	168	13.7%
\$75,000-\$99,999	206	17.4%	209	17.0%
\$100,000-\$149,999	219	18.5%	247	20.1%
\$150,000-\$199,999	102	8.6%	128	10.4%
\$200,000+	157	13.2%	198	16.2%
Median Household Income	\$84,108		\$93,877	
Average Household Income	\$115,502		\$133,020	
Per Capita Income	\$40,704		\$46,687	

Data Note: Income is reported for households as of July 1, 2020 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2025 and represents annual income for the preceding year, expressed in 2024 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2020 and 2025.

May 03, 2021
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Household Income Profile

PVT Woodbridge Sanitary District
Area: 0.66 square miles

Prepared by Esri

2020 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	18	162	173	175	268	245	145
<\$15,000	1	5	8	6	16	9	11
\$15,000-\$24,999	1	7	11	9	15	18	19
\$25,000-\$34,999	2	13	8	5	10	16	10
\$35,000-\$49,999	4	23	20	13	19	24	18
\$50,000-\$74,999	3	30	22	24	34	39	29
\$75,000-\$99,999	3	34	31	32	52	41	14
\$100,000-\$149,999	2	30	31	44	57	39	14
\$150,000-\$199,999	1	8	17	19	28	25	4
\$200,000+	1	10	25	23	37	34	27

Median HH Income	\$56,362	\$76,001	\$87,117	\$98,440	\$92,680	\$83,221	\$60,434
Average HH Income	\$76,793	\$92,586	\$120,024	\$123,418	\$121,469	\$118,480	\$114,897

Percent Distribution

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	5.6%	3.1%	4.6%	3.4%	6.0%	3.7%	7.6%
\$15,000-\$24,999	5.6%	4.3%	6.4%	5.1%	5.6%	7.3%	13.1%
\$25,000-\$34,999	11.1%	8.0%	4.6%	2.9%	3.7%	6.5%	6.9%
\$35,000-\$49,999	22.2%	14.2%	11.6%	7.4%	7.1%	9.8%	12.4%
\$50,000-\$74,999	16.7%	18.5%	12.7%	13.7%	12.7%	15.9%	20.0%
\$75,000-\$99,999	16.7%	21.0%	17.9%	18.3%	19.4%	16.7%	9.7%
\$100,000-\$149,999	11.1%	18.5%	17.9%	25.1%	21.3%	15.9%	9.7%
\$150,000-\$199,999	5.6%	4.9%	9.8%	10.9%	10.4%	10.2%	2.8%
\$200,000+	5.6%	6.2%	14.5%	13.1%	13.8%	13.9%	18.6%

Data Note: Income is reported for households as of July 1, 2020 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2025 and represents annual income for the preceding year, expressed in 2024 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2020 and 2025.



Household Income Profile

PVT Woodbridge Sanitary District
Area: 0.66 square miles

Prepared by Esri

2025 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	17	146	217	165	226	264	192
<\$15,000	1	4	8	5	11	8	13
\$15,000-\$24,999	1	5	10	6	9	15	21
\$25,000-\$34,999	2	10	8	4	7	13	12
\$35,000-\$49,999	3	18	20	8	12	21	22
\$50,000-\$74,999	3	25	24	17	24	38	36
\$75,000-\$99,999	3	31	38	29	43	45	20
\$100,000-\$149,999	2	32	44	46	52	48	22
\$150,000-\$199,999	1	11	26	22	30	33	6
\$200,000+	1	11	39	28	36	44	40

Median HH Income	\$60,146	\$82,242	\$100,361	\$109,878	\$103,709	\$94,694	\$67,668
Average HH Income	\$81,628	\$104,265	\$139,680	\$145,061	\$138,409	\$136,301	\$130,010

Percent Distribution

	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	5.9%	2.7%	3.7%	3.0%	4.9%	3.0%	6.8%
\$15,000-\$24,999	5.9%	3.4%	4.6%	3.6%	4.0%	5.7%	10.9%
\$25,000-\$34,999	11.8%	6.8%	3.7%	2.4%	3.1%	4.9%	6.2%
\$35,000-\$49,999	17.6%	12.3%	9.2%	4.8%	5.3%	8.0%	11.5%
\$50,000-\$74,999	17.6%	17.1%	11.1%	10.3%	10.6%	14.4%	18.8%
\$75,000-\$99,999	17.6%	21.2%	17.5%	17.6%	19.0%	17.0%	10.4%
\$100,000-\$149,999	11.8%	21.9%	20.3%	27.9%	23.0%	18.2%	11.5%
\$150,000-\$199,999	5.9%	7.5%	12.0%	13.3%	13.3%	12.5%	3.1%
\$200,000+	5.9%	7.5%	18.0%	17.0%	15.9%	16.7%	20.8%

Data Note: Income is reported for households as of July 1, 2020 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2025 and represents annual income for the preceding year, expressed in 2024 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2020 and 2025.

May 03, 2021
097

WSD Wastewater Treatment Facility Water Balance

WOODBRIDGE SANITARY DISTRICT Water Balance: 1-in-100 year (Max Storage Capacity)													FILE	0072-0780
WATER BALANCE, UNDER 1-in-100 YEAR TYPE HYDROLOGIC CONDITIONS														3/16/2010
INPUT DATA, CONSTANT														
SANITARY FLOW CHARACTERISTICS			GROSS POND CHARACTERISTICS			CLIMATOLOGICAL FACTORS								
AVERAGE DRY WEATHER FLOW (MGD)			GROSS AREA (AC)			CLIMATOLOGICAL DESIGN BASIS								
0.285			MAX WATER SURFACE (AC)			1-in-100 YEAR								
TREATMENT POND CHARACTERISTICS			STORAGE CAPACITY (MG)			PRECIP/AVG PRECIP RATIO								
4			23			OCT-APR EVAP/AVG EVAP RATIO								
WATER SURFACE AREA						MAY-SEP EVAP/AVG EVAP RATIO								
3.40						P/N COEFFICIENT								
FRACTION OF WWTP PERC RATE			GROSS PERCOLATION RATE (MG/DAY)			LAND PRECIP COLLECTED (FRAC)								
0.209			1.27			0.90								
INPUT DATA, MONTHLY VARIABLE														
MONTH	ANNUAL	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	
DAYS IN MONTH	335	31	30	31	31	28	31	30	31	30	31	31	30	
AVG PAN EVAP (IN)	60	4.40	1.50	1.10	1.10	1.60	3.60	6.60	8.60	10.50	11.30	9.70	7.30	
AVG PRECIP. WGR (IN)	17	0.68	2.29	2.87	3.55	2.97	2.66	1.33	0.50	0.14	0.65	0.65	0.32	
PERCOLATION (IN)	433	40.00	39.00	40.00	40.00	35.00	49.00	39.00	40.00	39.00	40.00	40.00	39.00	
ZONE 12 WET REFERENCE EVAPOTRANSPIRATION (ET ₀)	0.00													
INFLUENT BASE FLOW (MGD)		0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	
INFLUENT - W (MGD) / (MGD ADVF)	1.17	0.155	0.156	0.235	0.213	0.187	0.125	0.055	0.019	0.013	0.010	0.009	0.001	
CALCULATIONS														
CALCULATIONS / MONTH	ANNUAL	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	
WASTEWATER VOLUME (MG)	95	8.84	8.55	8.84	8.84	7.68	8.84	8.55	8.84	8.55	8.84	8.84	8.55	
W VOLUME (MG)	12	1.63	1.61	2.48	2.24	1.78	1.33	0.58	0.20	0.13	0.10	0.09	0.82	
EVAPORATION (IN)	45	2.75	1.16	0.69	0.69	1.19	2.37	3.74	6.88	8.40	9.04	7.76	5.84	
PRECIPITATION (IN)	32	1.59	4.14	5.19	6.44	5.37	4.81	2.41	0.93	0.23	0.69	0.69	0.58	
TREATMENT PONDS														
PERCOLATION (IN)	93	7.87	7.62	7.87	7.87	7.11	7.87	7.62	7.87	7.62	7.87	7.87	7.62	
PERC VOLUME (MG)	9	0.72	0.70	0.72	0.72	0.65	0.72	0.70	0.72	0.70	0.72	0.72	0.70	
EVAPORATION VOLUME (MG)	5	0.25	0.11	0.06	0.06	0.11	0.22	0.34	0.63	0.77	0.83	0.71	0.54	
PRECIP VOLUME (MG)	3	0.15	0.38	0.48	0.59	0.49	0.44	0.22	0.08	0.02	0.01	0.01	0.05	
TREATMENT POND DISPOSAL (GAIN) (MG)	10	0.83	0.43	0.31	0.20	0.27	0.50	0.82	1.28	1.45	1.55	1.43	1.18	
RE PONDS														
PERCOLATION (IN)	472	40.00	39.00	40.00	40.00	35.00	40.00	39.00	40.00	39.00	40.00	40.00	39.00	
PERC VOLUME (MG)	112	8.67	10.88	9.21	9.21	8.77	10.07	10.03	9.75	8.45	8.67	8.67	9.51	
W S AREA (AC)	105	8.0	10.3	8.50	8.50	9.00	9.30	9.50	9.60	8.00	8.0	8.0	9.0	
EVAP VOLUME (MG)	12	0.50	0.33	0.16	0.16	0.20	0.60	0.60	1.68	1.82	1.98	1.68	1.42	
PRECIP VOLUME (MG)	8	0.34	1.16	1.20	1.48	1.31	1.21	0.62	0.22	0.05	0.02	0.02	0.14	
RE POND DISPOSAL (GAIN) (MG)	116	8.92	10.65	8.17	7.88	7.75	9.48	10.35	11.21	10.21	10.60	10.33	10.70	
STORAGE														
BEGINNING STORAGE		0.00	0.72	0.40	3.24	6.24	7.58	8.18	6.09	2.65	0.00	0.00	0.00	
STORAGE GAIN (MG)		0.72	0.32	2.84	3.60	1.74	0.20	-2.69	-3.44	-2.68	-3.22	-2.92	-2.60	
FINAL STORAGE (MG)		0.72	0.40	3.24	6.24	7.58	8.18	6.09	2.65	0.00	0.00	0.00	0.00	
MAXIMUM STORAGE REQUIRED (MG)												8.0		
TOTAL AVAILABLE STORAGE (MG)												22.6		
SUMMARY														
ANNUAL INFLOW (MG)				ANNUAL OUTFLOW POTENTIAL (MG)				OVERALL BALANCE						
WASTEWATER				EVAPORATION				UNUSED DISPOSAL CAPACITY (MG)						
95				17				(MUST NOT BE NEGATIVE)						
INFLOW AND INFILTRATION				PERCOLATION				UNUSED STORAGE CAPACITY (MG)						
1				121				(MUST NOT BE NEGATIVE)						
PRECIPITATION INTO RESERVOIR														
11														
TOTAL				TOTAL										
107				138										

WOODBURD SANITARY DISTRICT Water Balance: 1-in-100 year (Max Storage Capacity)													FILE	0012-0781			
WATER BALANCE, UNDER 1-in-100 YEAR TYPE HYDROLOGIC CONDITIONS															3/16/2022		
INPUT DATA: CONSTANT																	
SANITARY FLOW CHARACTERISTICS			GROSS P/E POND CHARACTERISTICS				CLIMATOLOGICAL FACTORS										
AVERAGE DRY WEATHER FLOW (MGD)			0.290	GROSS AREA (AC)		15.0	CLIMATOLOGICAL DESIGN BASIS								1-in-100 YEAR		
TREATMENT POND CHARACTERISTICS				MAX WATER SURFACE (AC)		13.4	PRECIP AVG PRECIP RATIO								1.81		
GROSS AREA (AC)			4	STORAGE CAPACITY (MG)		23	OCT-APR EVAP AVG EVAP RATIO								0.78		
WATER SURFACE AREA			3.40				MAY-SEP EVAP AVG EVAP RATIO								1.00		
FRACTION OF WWTP PERC RATE			0.200	GROSS PERCOLATION RATE (IN/DAY)		1.27	PAN COEFFICIENT								0.80		
							LAND PRECIP COLLECTED (FRAC)								0.50		
INPUT DATA: MONTHLY VARIABLE																	
MONTH	ANNUAL	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP				
DAYS IN MONTH	336	31	30	31	31	28	31	30	31	30	31	31	30				
AVG PAN EVAP (IN)	60	4.40	1.90	1.10	1.10	1.80	3.60	6.00	8.60	10.50	11.20	9.70	7.20				
AVG PRECIP. (IN)	17	0.85	2.29	2.87	3.56	2.97	2.68	1.33	0.50	0.14	0.05	0.05	0.32				
PERCOLATION (IN)	433	40.00	39.00	40.00	40.00	35.00	40.00	39.00	40.00	39.00	40.00	40.00	39.00				
ZONE 12 WET REFERENCE EVAPOTRANSPIRATION (ET ₀)	0.00																
INFLUENT BASE FLOW (MGD)		0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29				
INFLUENT - W (MGD) / (MGD ADWF)	1.17	0.155	0.158	0.235	0.213	0.187	0.126	0.055	0.019	0.013	0.010	0.000	0.081				
CALCULATIONS																	
CALCULATIONS / MONTH	ANNUAL	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP				
WASTEWATER VOLUME (MG)	97	8.99	8.70	8.99	8.99	8.12	8.99	8.70	8.99	8.70	8.99	8.99	8.70				
W VOLUME (MG)	12	1.83	1.61	2.48	2.24	1.78	1.33	0.56	0.20	0.13	0.10	0.60	0.82				
EVAPORATION (IN)	45	2.75	1.19	0.89	0.69	1.19	2.37	3.74	6.88	8.40	9.04	7.76	5.64				
PRECIPITATION (IN)	32	1.59	4.14	5.19	6.44	5.37	4.81	2.41	0.90	0.25	0.09	0.09	0.50				
TREATMENT PONDS																	
PERCOLATION (IN)	93	7.87	7.52	7.87	7.87	7.11	7.87	7.62	7.87	7.62	7.87	7.87	7.62				
PERC VOLUME (MG)	9	0.72	0.70	0.72	0.72	0.65	0.72	0.70	0.72	0.70	0.72	0.72	0.70				
EVAPORATION VOLUME (MG)	5	0.25	0.11	0.06	0.66	0.11	0.22	0.34	0.63	0.77	0.83	0.71	0.54				
PRECIP VOLUME (MG)	3	0.15	0.38	0.48	0.59	0.49	0.44	0.22	0.08	0.02	0.01	0.01	0.05				
TREATMENT POND DISPOSAL (GAIN) (MG)	10	0.83	0.43	0.31	0.20	0.27	0.50	0.82	1.28	1.45	1.55	1.43	1.19				
PIE PONDS																	
PERCOLATION (IN)	472	40.00	39.00	40.00	40.00	35.00	40.00	39.00	40.00	39.00	40.00	40.00	39.00				
PERC VOLUME (MG)	112	8.67	10.88	9.21	9.21	8.77	10.07	10.03	9.75	8.45	8.67	8.67	9.51				
W S AREA (AC)	8.0	10.3	8.50	8.50	9.00	9.30	9.50	9.00	8.00	8.0	8.0	8.0	9.0				
EVAP VOLUME (MG)	12	0.59	0.33	0.16	0.16	0.29	0.60	0.68	1.68	1.82	1.96	1.68	1.42				
PRECIP VOLUME (MG)	8	0.34	1.16	1.20	1.48	1.31	1.21	0.62	0.22	0.05	0.02	0.02	0.14				
PIE POND DISPOSAL (GAIN) (MG)	116	8.92	10.65	8.17	7.88	7.75	9.46	10.38	11.21	10.21	10.60	10.33	10.79				
STORAGE																	
BEGINNING STORAGE		0.00	0.88	0.71	3.70	6.85	8.73	9.09	7.15	3.86	1.03	0.00	0.00				
STORAGE GAIN (MG)		0.88	-0.17	2.99	3.16	1.85	0.36	-1.84	-3.29	-2.83	-3.06	-2.77	-2.45				
FINAL STORAGE (MG)		0.88	0.71	3.70	6.85	8.73	9.09	7.15	3.86	1.03	0.00	0.00	0.00				
													MAXIMUM STORAGE REQUIRED (MG)	8.7			
													TOTAL AVAILABLE STORAGE (MG)	22.6			
SUMMARY																	
ANNUAL INFLOW (MG)				ANNUAL OUTFLOW POTENTIAL (MG)				OVERALL BALANCE									
WASTEWATER				97	EVAPORATION				17	UNUSED DISPOSAL CAPACITY (MG)							28
INFLOW AND INFILTRATION				1	PERCOLATION				121	(MUST NOT BE NEGATIVE)							
PRECIPITATION INTO RESERVOIR				11						UNUSED STORAGE CAPACITY (MG)							14
										(MUST NOT BE NEGATIVE)							
TOTAL				109	TOTAL				138								

Wastewater Generation and Treatment Capacity Evaluation

CURRENT FLOW CONDITIONS			CURRENT WASTEWATER CHARACTERISTICS				
Current Average Dry Weather Flow (ADWF)	0.26	Mgal/day	Avg Influent BOD ₅	478		lb/d	
Service Population (total capita)	3484		Avg Influent SS	363		lb/d	
Occupied Residential Connections	1244		Avg Influent BOD ₅	0.14		lb/cap/d	
Flow per capita	75	gal/person/d	Avg Influent SS	0.10		lb/cap/d	
Occupancy/residential connection (Existing & Redeeming Way)	2.8						
ADDITIONAL LOADS							
Within WSD	Parcels	Population	Flow (gal/d)	BOD ₅ (lb / d)		SS (lb / d)	
Connected, Unoccupied (C, U)	39	109	8102	14.9		4.0	
Not Connected, W/in WSD (NC, W/in)	80	224	16717	30.7		8.3	
Outside of WSD	EDUs	Population	Flow (gal/d)	BOD ₅ (lb / d)		SS (lb / d)	
Redeeming Way Development	26	73	5475	10.0		7.6	
TOTAL PROJECTED LOADS							
Within WSD	Parcels	Population	Flow (Mgal/d)	BOD ₅ (lb/d)		SS (lb / d)	
(1) Current + C, U	1283	3593	0.268	493		367	
(2) Current + C, U + Not Connected, W/in WSD	1363	3708	0.285	524		375	
Within & Outside of WSD	EDUs	Population	Flow (Mgal/d)	BOD ₅ (lb/d)		SS (lb / d)	
(3) All projected loads w/in district + Redeeming Way Development (26 RU)	1390	3889	0.290	534		383	

Year	ADWF (gal)	WW Gen (GPCD)
2017	248,768	72
2018	269,626	77
2019	263,193	75
2020	252,963	73
2021	238,308	68
5-Year Avg.	254,600	73
5-Year Conservative Avg.	0.26	75

WSD Approved Budget for 2023 to 2024

6/14/23

EXPENSES

EXPENSES

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FUND	SOURCE	Approved Budget	Est. Actuals July-June	Approved Budget	Actuals July-May	Est. Actuals June	Revised Budget	Approved Budget
6220001000	SIC - AP CHARGES	3,610	2,196	3,718	2,590	1,128	3,718	3,867
6220009500	AUDITOR SERVICE CHRG	4,120	3,849	4,244	3,837	407	4,244	4,414
6221000000	PROFESSIONAL SERVICES/Stantec	22,400	7,706	23,072	36,217	1,920	38,137	23,995
6221001400	ENGINEERING - KSN	33,500	11,764	30,000	32,378	1,604	33,982	31,200
6221004100	WATER ANALYSIS - FGL	41,000	53,598	46,000	44,933	4,085	49,018	47,840
6221005100	ATTORNEY - D. Ruiz	32,500	29,501	33,475	39,110	3,500	42,610	34,814
6221014700	CONTRACT OPERATOR	3,090	0	3,183	0	0	0	3,310
6221050900	SPECIAL PROJECT	0	0	0	0	0	0	0
6260000000	MAINT-STRUCTURE & GROUND	0	0	0	1,310	0	1,310	0
6260005200	REPAIR & MAINT. PLANT SITE	35,000	51,352	36,050	79,507	7,000	86,507	46,055
6260005300	REPAIR & MAINT. COLLECTION	36,000	28,936	37,080	20,689	1,800	22,489	30,000
6269000000	SMALL TOOLS < \$1000 <<	515	108	530	441	89	530	551
6451000000	EQUIPMENT	1,030	0	1,061	650	0	650	1,103
6451004200	CAPITAL EQUIPMENT > \$500	515	0	530	0	0	0	551
6264000000	NORDMAN /Lease & Taxes	1,131	1,117	1,165	1,002	0	1,002	1,212
6232000100	INSURANCE - Work Comp	6,000	12,044	6,180	5,952	0	5,952	6,427
6236000000	INSURANCE - Liab-Prop-Crime/Flood	17,300	9,773	17,819	21,184	0	21,184	22,032
6221010200	TAX ADMIN/ELECTION	1,000	951	8,000	1,019	0	1,019	3,020
6381000000	TAXES & ASSESSMENTS	721	0	743	260	483	743	773
6238000000	MISC.	6,000	8,878	7,500	11,293	1,000	12,293	7,800
	INTERIM LENDER INTEREST							24,000
	DISCHARGE PERMIT RENEWAL							0
	SUBTOTAL	609,596	605,111	657,617	684,321	53,432	737,753	707,922
6331000000	USDA LOAN - P&I	68,530	5,104	52,023	52,023	0	52,023	52,559
6381000000	USDA - DSR	0	3,063	5,250	3,938	1,312	5,250	5,250
6381000000	USDA - SLA/DEPRECIATION	100,000	62,429	77,507	58,131	19,377	77,508	39,414
	TOTAL	778,126	675,707	792,397	798,413	74,121	872,534	805,145
5/31/2023 FUND 01 BAL = \$612,109.30		Net	\$ 71,469	5,839			(59,719)	119,544

Attachment 2

RESOLUTION NO. 2024-06

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
WOODBIDGE SANITARY DISTRICT
APPROVING UPDATED MUNICIPAL SERVICE REVIEW

WHEREAS the Redeeming Way Residential Subdivision ("Project") is under development with a request to the Woodbridge Sanitary District ("District") to provide sanitary sewer service for approximately twenty-six (26) new residences which will be built on approximately fourteen point five (14.5) acres;

WHEREAS the Project is outside of the District's Sphere of Influence ("SOI") and service boundary. To extend the District's SOI and service boundary to provide service to the Project, a Justification of Proposal Application is being submitted by the District to the San Joaquin County Local Area Formation Commission ("LAFCO"); and

WHEREAS the District's engineer has prepared a Municipal Service Review ("MSR") to be submitted with the Justification of Proposal Application to LAFCO.

NOW, THEREFORE, the Board of Directors District does hereby RESOLVE, ORDER and ELECT as follows:

1. The MSR, which is attached hereto and incorporated herein as Exhibit "A", is approved for submission to LAFCO.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Woodbridge Sanitary District, this 14th day of August 2024 by the following vote:

AYES: 5

NOES:

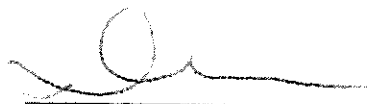
ABSENT:

ABSTAINING:



Douglas Colucci, President

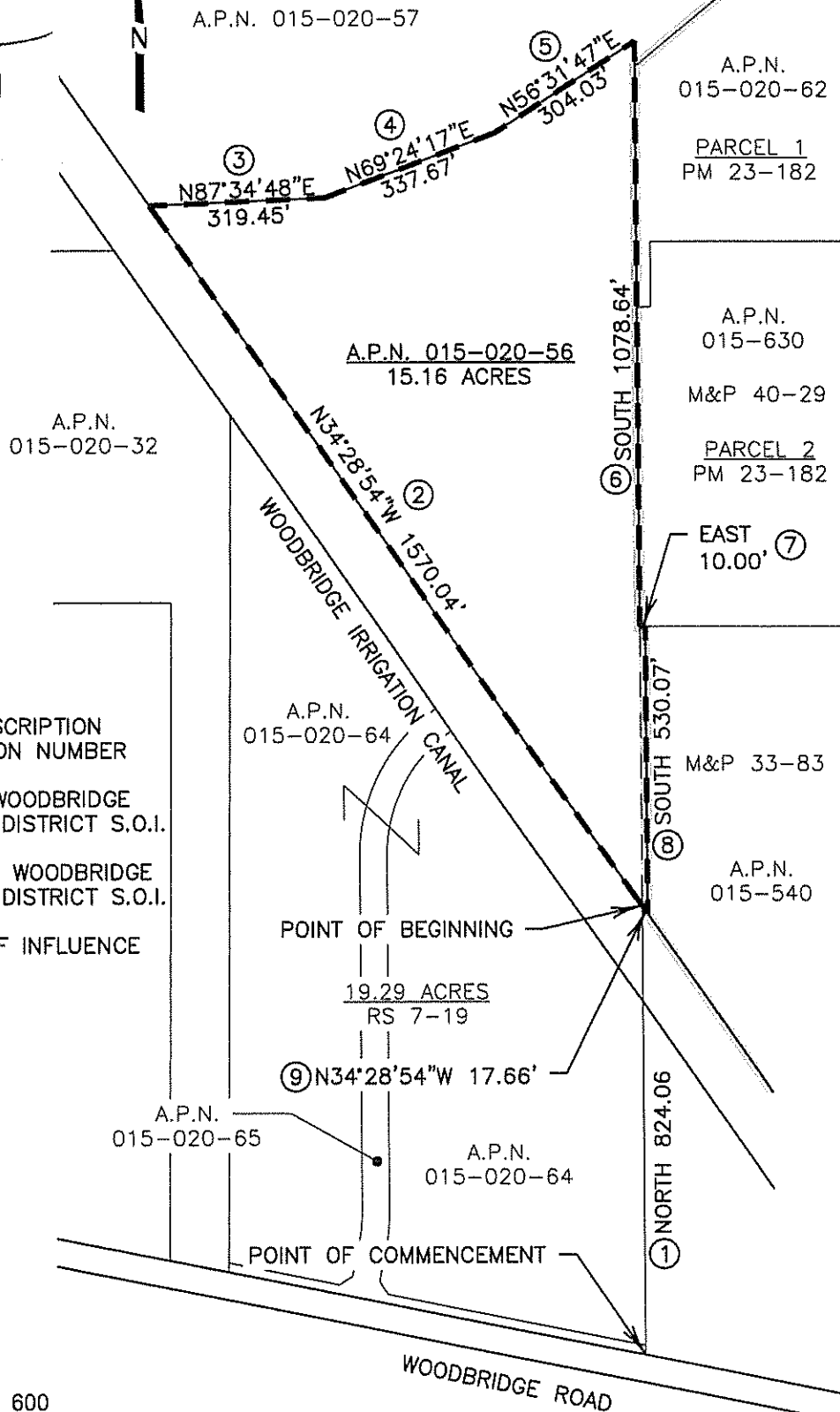
Attest:



Irlanda Mora, Board Secretary



Attachment 3 -- Boundary Map



Attachment 3 Legal Description

A.P.N. 015-020-56
SPHERE OF INFLUENCE AMENDMENT TO THE WOODBRIDGE
SANITARY DISTRICT
GEOGRAPHIC DESCRIPTION

All that real property situate in the State of California, County of San Joaquin, described as follows:

A parcel of land being a portion of section 28, township 4 North, range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the Southeast corner of that certain 19.29 Acre Parcel as shown on that Record of Survey filed for Record May 2, 1947 in Volume 7, Page 19, Book of Surveys, San Joaquin County Records; thence

Course 1. North a distance of 824.06 feet, along the east line of said survey, to a point on the north line of the Woodbridge Irrigation Canal Right-of-Way and **the point of beginning**; thence

Course 2. North 34°28'54" West a distance of 1570.04 feet, along said north Right-of-way, to the northerly line of the property described in that certain document filed for record January 3, 1996 as Instrument Number 96000738, San Joaquin County Records; thence

Course 3. North 87°34'48" East a distance of 319.45 feet, along said northerly line, to the northerly toe of an existing levee; thence

Course 4. North 69°24'17" East a distance of 337.67 feet, along said northerly line and said northerly toe; thence

Course 5. North 56°31'47" East a distance of 304.03 feet, along the northerly line and said northerly toe, to the northerly projection of the west line of Parcel 1 of that certain map filed for Record March 3, 2006, in Book 23 of Parcel Maps, at page 182, San Joaquin County Records; thence

Course 6. South a distance of 1078.64 feet, along the west line of Parcels 1 and 2 of said Parcel Map and the northerly extension thereof, to the southwest corner of said Parcel 2; thence

Course 7. East a distance of 10.00 feet, along the south line of said Parcel 2, to the west line of Tract No. 2873 Windwood, Unit No. 3B, filed for Record September 4, 1998, in Book 33 of Maps and Plats at page 83, San Joaquin County Records; thence

Course 8. South a distance of 530.07 feet, along said west line, to a point on the north line of the Woodbridge Irrigation Canal Right-of-Way; thence

Course 9. North 34°28'54" West a distance of 17.66 feet, along said north Right-of-Way, to the point of beginning, containing **15.16** acres, more or less.



EXHIBIT A

REDEEMING WAY ANNEXATION TO THE WOODBRIDGE SANITARY DISTRICT (LAFC-31-24) GEOGRAPHIC DESCRIPTION

All that real property situate in the State of California, County of San Joaquin, described as follows:

A parcel of land being a portion of Section 28, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the Northeast Corner of Section 33, Township 4 North, Range 6 East, Mount Diablo Base and Meridian; thence

Course 1. Southerly a distance of 596.4 feet, along the east line of said Section 33, to a point on the centerline of Woodbridge Road; thence

Course 2. Northwesterly a distance of 1107.5 feet, along the centerline of Woodbridge Road to a point on the southerly projection of the easterly line of that certain 19.29 Acre Parcel as shown on that Record of Survey filed for Record May 2, 1947 in Volume 7, Page 19, Book of Surveys, San Joaquin County Records; thence

Course 3. North a distance of 849.56 feet, along said southerly projection, said easterly line and it's northerly projection, to a point on the north line of the Woodbridge Irrigation Canal Right-of-Way and **the point of beginning**; thence

Course 4. North 34°28'54" West a distance of 1570.04 feet, along said north Right-of-Way, to the northerly line of the property described in that certain document recorded January 3, 1996 as Instrument Number 96000738, San Joaquin County Records; thence

Course 5. North 87°34'48" East a distance of 319.45 feet, along said northerly line, to the northerly toe of an existing levee; thence

Course 6. North 69°24'17" East a distance of 337.67 feet, along said northerly line and said northerly toe; thence

Course 7. North 56°31'47" East a distance of 304.03 feet, along said northerly line and said northerly toe, to the northerly projection of the west line of Parcel 1 of that certain



map filed for Record March 3, 2006, in Book 23 of Parcel Maps, at page 182, San Joaquin County Records; thence

Course 8. South a distance of 46.63 feet, to a point on the northwest corner of said Parcel 1, said point being on the existing district boundary; thence

Course 9. South a distance of 1032.01 feet, along said existing district boundary and the west line of Parcels 1 and 2 of said Parcel Map, to the southwest corner of said Parcel 2; thence

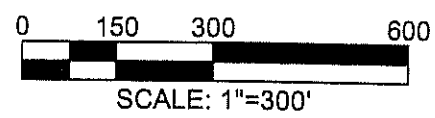
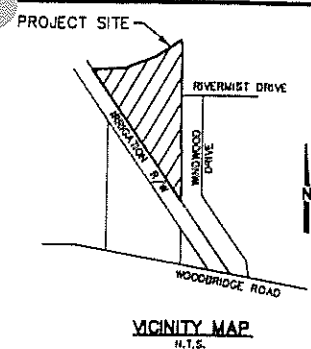
Course 10. East a distance of 10.00 feet, along said existing district boundary and the south line of said Parcel 2, to the west line of Tract No. 2873, Windwood, Unit No. 3B, filed for Record September 4, 1998, in Book 33 of Maps and Plats at page 83, San Joaquin County Records; thence

Course 11. South a distance of 530.07 feet, along said existing district boundary and the west line of said Tract, to a point on the north line of the Woodbridge Irrigation Canal Right-of-Way; thence

Course 12. North 34°28'54" West a distance of 17.66 feet, leaving said existing district boundary and along said north Right-of-Way, to the **point of beginning**, containing **15.16** acres, more or less.







LEGEND

- ① LEGAL DESCRIPTION DESIGNATION NUMBER
- EXISTING WOODBRIDGE SANITARY DISTRICT BOUNDARY.
- PROPOSED WOODBRIDGE SANITARY DISTRICT BOUNDARY.
- A.P.N. ASSESSOR'S PARCEL NUMBER
- PM PARCEL MAP, BOOK-PAGE, S.J.C.R.
- RS RECORD OF SURVEY, BOOK-PAGE, S.J.C.R.
- M&P MAPS & PLATS, BOOK-PAGE, S.J.C.R.
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS

POINT OF COMMENCEMENT



A.P.N. 015-020-57

SOUTH 46.63' ⑧

A.P.N. 015-020-62

PARCEL 1
PM 23-182

A.P.N. 015-020-56
15.16 ACRES

A.P.N. 015-630

M&P 41-29

PARCEL 2
PM 23-182

A.P.N. 015-020-32

WOODBRIDGE IRRIGATION CANAL

A.P.N. 015-020-64

POINT OF BEGINNING

EAST 10.00' ⑩

M&P 33-83

A.P.N.

PM

RS

M&P

S.J.C.R.

A.P.N. 015-540

⑫ N34°28'54"W 17.66'

A.P.N. 015-020-65

A.P.N. 015-020-64

③ NORTH 849.56'

19.29 ACRES
RS 7-19

28 27
33 34

① 596.4'

② 1107.5'

WOODBRIDGE ROAD

**REDEEMING WAY ANNEXATION TO WOODBRIDGE
SANITARY DISTRICT (LAFC 31-24)**



RESOLUTION NO. 26-1561

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE REDEEMING WAY ANNEXATION TO THE WOODBRIDGE
SANITARY DISTRICT (WSD) (LAFC 31-24)**

WHEREAS, Resolution to Approve General Plan Map Amendment No. PA-2000217, Zone Reclassification No. PA-2200021, Williamson Act Contract Cancellation No. PA-2200070, and Major Subdivision No. PA-2000218 of Redeeming Way LLC (c/o Dillon and Murphy) was approved by the County of San Joaquin Board of Supervisors on May 21, 2024; and

WHEREAS, on May 21, 2024, the County of San Joaquin as the lead agency for the Project, adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the project pursuant to and in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was received by the State of California Clearinghouse (SCH #2022120630) on August 19, 2024 and made available for the statutory public review period; and

WHEREAS, on October 19, 2021, WSD provided a conditional will serve letter that required the subdivision applicant to make application to the Commission to amend the District's SOI to enable the annexation of the property to the District; and

WHEREAS, County conditionally approved the collective actions for the project subject to Condition 2.n. that requires the Commission to approve annexation of the territory to WSD; and

WHEREAS, pursuant to State Code of Regulations, Section 15096, the Commission is a responsible agency that considered the Notice of Determination prepared and adopted by the County of San Joaquin; and

WHEREAS, the Commission independently evaluated and reached it's own conclusions regarding as to whether and how to approve the proposed annexation of territory located at 101 Rivermist Drive (APN 015-020-56) to WSD; and

WHEREAS, A Service Review of the Woodbridge Sanitary District was authorized to be filed by the Woodbridge Sanitary District Board of Directors Resolution 2024-06 on August 14, 2024; and

WHEREAS, on August 22, 2024 the Woodbridge Sanitary District signed a Justification of the Proposal for the Commission to review and evaluate the Service Review, Sphere of Influence Amendment and Annexation of 15.16 acres of territory to the District located at 101 Rivermist Dirve (015-020-56); and



WHEREAS, WSD filed an application for a Service Review, Sphere of Influence Amendment and Annexation to the Commission on October 3, 2024 and a Certificate of Filing issued on October 23, 2024, by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the territory at 101 Rivermist Drive (APN 015-020-56) is considered uninhabited with no registered voters residing within the boundaries of the territory; and

WHEREAS, the property is owned by the Redeeming Way, LLC as shown on a Grant Deed recorded December 10, 2020; and

WHEREAS, the proposed annexation has 100% property owner consent as the Justification of Proposal was signed by the General Manager of the Redeeming Way, LLC; and

WHEREAS, a Public Notice of the proposed annexation was published in the Lodi News on January 22, 2026; and

WHEREAS, there has not been any public comment received regarding proposed annexation; and

WHEREAS, the Commission specifically considered all applicable factors described in Government Code Section 56668; and

WHEREAS, the Commission duly adopted Resolution 26-1560 adopting a Service Review for WSD and a Sphere of Influence (SOI) Amendment including 101 Rivermist Drive (APN 015-020-56) in the District's coterminous SOI.

WHEREAS, the Commission held a public hearing on the proposed annexation on February 12, 2026 in the Board of Supervisors Chamber, 44 North San Joaquin Street, 6th Floor, Stockton, California, pursuant to notice of hearing which was posted and published in accordance with State law; and

WHEREAS, this Commission duly considered the staff report, presentation, comments and discussion regarding the annexation of 15.16 acres of territory located at 101 Rivermist Drive (APN 015-020-56) into WSD.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Commission has independently reviewed, considered, and concurs with the County's CEQA findings within the project Mitigated Negative Declaration (SCH# 2022120630), including the Mitigation Monitoring and Reporting Program adopted by the County of San Joaquin



Section 2. The Redeeming Way Annexation into WSD is as shown on Attachment 1 of this resolution.

Section 3. Finds that the proposal is uninhabited pursuant to State Government Code Section 56079.5.

Section 4. Finds that no written request for Notice and Hearing were received by either affected public agencies or members of the public.

Section 5. Pursuant to California Government Code Section 56663, the commission waives protest proceedings pursuant to State Government Code Part 4 (commencing with Section 57000).

Section 6. Prior to the recordation of a Certificate of Completion, the applicant shall submit and gain approval of the annexation boundary map and legal description to the satisfaction of the County Surveyor.

Section 7. Prior to the recordation of a Certificate of Completion, the applicant shall submit payment of all fees and costs incurred and expected for the processing, evaluation and approval of the annexation to the satisfaction of the Executive Officer.

Section 8. The Woodbridge Sanitary District, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Redeeming Way Annexation, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 9. As allowed under Government Code Section 56107 and Government Code Section 56883, the Executive Officer may make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

Section 10. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 11. The Commission finds that the proposed annexation to the Woodbridge Sanitary District will be for the interest of both existing and future registered voters and landowners within the Woodbridge Sanitary District and to the territory proposed to be annexed into the Woodbridge Sanitary District.



Resolution 1561

February 12, 2026

ADOPTED this 12th day of February 2026.

AYES: Commissioners Arriola, Dhaliwal, Ding, Johnson and Chair Diallo

NAYES: None

ABSENT: Commissioners Barton and Gardia



Minnie D'Allo

Chariperson
San Joaquin Local Agency Formation Commission

ATTEST:

Mitzi Stites

MITZI STITES, COMMISSION CLERK
San Joaquin Local Agency Formation Commission

