



Board Agenda Item 49

DATE: November 18, 2025

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Detachment of Sobaje Parcels from Waterworks District No. 42

RECOMMENDED ACTION(S):

Adopt a Resolution authorizing the submittal of a Change of Organization application to the Fresno Local Agency Formation Commission (LAFCo) for the detachment of approximately 40 acres, known as the Sobaje Parcels, from Waterworks District No. 42 (WWD 42), and authorizing the Director of Public Works and Planning or their designee to act on the County's behalf, including the execution and submission of all necessary documents to effectuate the proposed detachment.

The Department of Public Works and Planning (Department) is proposing the detachment of 8 parcels (approximately 40 acres of land) from WWD 42. The detachment is being proposed per the request of the property owner, Sobaje Property Group, Inc., due to capacity, water quality, and infrastructure deficiencies from the WWD 42 water system for the subject parcels.

The recommended action will direct the Department to initiate proceedings with the Local Agency Formation Commission (LAFCo) for the Change of Organization and will authorize the Director of the Department or their designee to act on the County's behalf to execute and submit the application(s) and all other documentation required to effectuate the proposed detachment.

This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

Should your Board or LAFCo reject the proposed detachment, the Sobaje Parcels will remain within WWD 42 and could perpetuate water supply deficits, compromise fire protection, and increase operational challenges due to aging infrastructure and water quality compliance issues.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. The applicant, Sobaje Property Group, Inc., will bear all costs associated with the LAFCo detachment process, including legal, administrative, and technical fees.

DISCUSSION:

This Change of Organization is being proposed at the request of the property owner due to significant capacity, water quality, and infrastructure deficiencies documented in the October 1, 2024 technical memorandum prepared by Michael K. Nunley & Associates (MKN). The evaluation found that:

- The existing WWD 42 system has a total production capacity of 715 gallons per minute (gpm) from Wells 3, 4, and 5, with a firm capacity of 440 gpm when the largest well is offline.
- Peak demand scenarios (including the Sobaje Parcels) result in substantial deficits: up to 338 gpm shortfall for Peak Hour Demand and over 2,000 gpm shortfall for Max Day Demand plus Fire Flow.
- One well is offline due to nitrate contamination above maximum contaminant levels, and two other wells are approaching the nitrate limit of 10 mg/L.
- The distribution system includes aging asbestos cement piping from the 1970s, corroded hydropneumatic tanks, inoperable isolation valves, and non-functional fire hydrants.
- Fire flow requirements (1,000 gpm for existing service plus an additional 1,000 gpm if the Sobaje parcels remained in WWD 42) cannot be met with current capacity.

Due to insufficient supply, water quality concerns, and aging infrastructure, the technical memorandum recommends that the Sobaje Parcels not be served by the existing WWD 42 system.

Following detachment, the Sobaje Parcels will rely on private wells operated and maintained by the property owner. This ensures that the parcels will maintain access to a reliable water supply without creating additional demand on WWD 42's constrained system.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Location Map - Sobaje Parcels in WWD 42
Exhibit A - Technical Memo WWD 42 Supply and Demand Evaluation
On file with Clerk - Resolution

CAO ANALYST:

Maria Valencia