



Date: October 29, 2008 for November 5, 2008 Agenda
To: LAFCO Commissioners
From: Patrick M. McCormick, Executive Officer
Subject: LAFCO Application No, 927, Eggleston Annexation to the San Lorenzo Valley Water District

Summary: The Commission will consider an application by property owners Chris and Jennifer Amos to annex approximately 0.4 acre at 185 Eggleston Lane, Felton, to the San Lorenzo Valley Water District in order to connect an existing house to the District's water system.

Recommendation: Adopt Version A of draft Resolution No. 927 approving the annexation of just the Amos property. If nearby property owners wish to join in the annexation, the Commission can use Version B of draft Resolution No. 927 to authorize a larger annexation area.

Property owners Christopher and Jennifer Amos have applied to annex their property at 185 Eggleston Lane (APN 073-191-01 and -02), Felton to the San Lorenzo Valley Water District.

The property is developed with a house that has an inoperative well and shares a well source with the Quail Hollow Circle Mutual Water Association. The mutual has given notice to the Amos's that the mutual will no long provide water to their house. The San Lorenzo Valley Water District has a water main in Quail Hollow Road, adjacent to the Amos's property. The district has reviewed the Amos's request for service and has issued a conditional will-serve letter.

The site is located at the corner of Quail Hollow Road and Eggleston Lane in the Zayante section of Felton. To drive to the site from Highway 1, go up Graham Hill Road, turn right at Zayante Road (first traffic signal in Felton), after passing the Trout Farm Inn turn left on Quail Hollow Road. 185 Eggleston Lane is approximately 0.2 mile up Quail Hollow Road on the left (south) side of Quail Hollow Road. If you get to the entrance of Quail Hollow County Park, you have gone too far.

The 0.4-acre site contains two parcels. A house is located on the 7792 square-foot back parcel (APN 073-191-02). The fronting parcel (APN 073-191-01) between the house and Quail Hollow Road contains 9645 square feet and is vacant. The vacant front parcel would not qualify as a separate residential building site due to the County's minimum 1-acre requirement for new septic systems.



185 Eggleston Lane, looking south from Quail Hollow Road, with Eggleston Lane running on the right side of the house.

Most of the properties east of the site on the south side of Quail Hollow Road are developed as rural residences. To the north of the site, Quail Hollow County Park is located across Quail Hollow Road. To the west of the site across Eggleston Lane, Granite Rock has a quarry.

The County General Plan designates the property for rural residential uses (2 ½ to 20 acres per house). The County zoning is R-1-15, single-family use, 15,000 square foot minimum lot size). The site is located outside the County's Urban Services Line.

San Lorenzo Valley Water District
October 2008
Blue Shading = Inside SLVWD Boundaries
Red Line = SLVWD Sphere of Influence
SITE



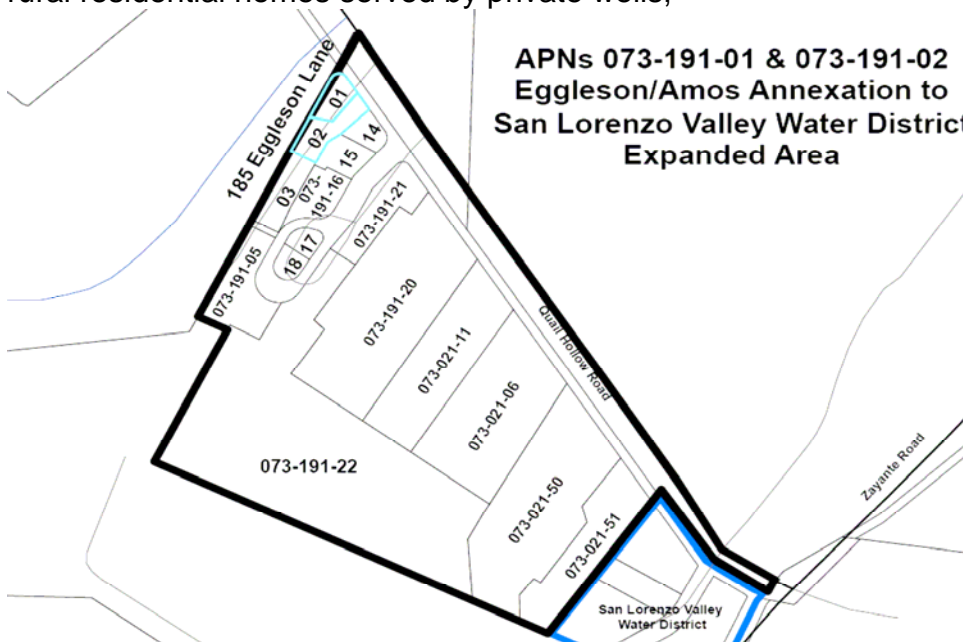
San Lorenzo Valley Water District
The San Lorenzo Valley Water District operates three water systems:

- North System serving Boulder Creek, Brookdale, Ben Lomond, and Zayante.
- South System serving South Scotts Valley (Pasatiempo Pines and Mañana Woods)
- Felton System serving Felton.

The 185 Eggleston Lane site would be served from the North System via a main in Quail Hollow Road. In 2005, LAFCO prepared a Countywide Service Review that evaluated the services being provided by all agencies in the County subject to LAFCO's boundary regulation. The Countywide Service Review concluded that the district had adequate revenues and financial reserves. The North System water sources are well fields in Ben Lomond and Zayante, and surface streams west of Boulder Creek. The Countywide Service Review concluded that the North System has enough supply in the North System to meet the current demand in the service area as well as handling the moderate increase in demand that will come from infill development and annexing the areas within the District's Sphere of Influence.

Logical Boundaries

The Commission's policies encourage efficient service areas boundaries. The proposed annexation of the Amos property would be result in an "island" of San Lorenzo Valley Water District jurisdiction surrounded by unannexed lands. In order to ascertain whether other nearby property owners are interested in annexing to the San Lorenzo Valley Water District at this time, the LAFCO staff sent the attached letter dated October 14, 2008, to property owners on the south side of Quail Hollow Road between the Amos property and the current district boundary near the corner of Quail Hollow Road and West Zayante Road. These properties are within the adopted SLVWD Sphere of Influence, have direct access to the district's water main in Quail Hollow Road, and are developed as rural residential homes served by private wells,



The data for the properties on the south side of Quail Hollow between Eggleston Lane and the current district boundary is displayed in the following table.

Parcel Number	Property Owner	Address	Use	Acres	Number of Voters
073-191-01	Amos (applicant)	none	Vacant	0.14	2
073-191-02	Amos (applicant)	185 Eggleston Ln	House	0.22	1
073-191-03	Collins	215 Eggleston Ln	House	0.26	2
073-191-04	Doody	none	Vacant	0.02	2
073-191-05	Vannerus	465 Quail Hollow Rd	House	0.54	1
073-191-14	Gardner	370 Quail Hollow Cir	House	0.12	1
073-191-15	Gardner	380 Quail Hollow Cir	House	0.18	2
073-191-16	Doody	400 Quail Hollow Cir	House	0.25	3
073-191-17	Clouse	420 Quail Hollow Cir	House	0.09	3
073-191-18	Clouse	none	Vacant	0.10	0
073-191-20	Lo Franco	301 Quail Hollow Rd	House	2.30	0
073-191-21	Clouse	333 Quail Hollow Cir	House	0.43	0
073-191-22	Katzlberger	453 Quail Hollow Rd	House	5.10	0
073-021-11	Lo Franco	285 Quail Hollow Rd	House	1.28	0
073-021-06	Bedolla	245 Quail Hollow Rd	House	1.68	2
073-021-50	Berri	195 Quail Hollow Rd	House	2.00	0
073-021-51	Maxwell (interested)	155 Quail Hollow Rd	House + Unit	0.98	0
Quail Hollow Road right-of-way				1.11	0
TOTAL				16.80	19

Based upon on written property owner requests that are submitted through the LAFCO office in advance of the November 5 public hearing, and public testimony at the hearing, the Commission may decide to amend the annexation map to include other parcels. An expanded annexation area would result in a more complicated annexation process if:

1. The revised annexation area has 12 or more registered voters residing in the annexation area, and is thus defined as an “Inhabited territory” in state law; and
2. During the protest opportunity following the Commission’s authorization, if 25% or more protest comes from either the property owners in the annexation area or from 25% or more of the registered voters residing in the annexation area.

As noted in staff's letter to the nearby property owners, annexation to the water district does not result in any requirement that the property owners cease using their wells. The main benefit of annexing is that a property owner dealing with a well problem in the future could apply directly to the district for a connection, rather than spending time and money going through the annexation process, which usually takes 4 to 6 months. A benefit of annexing as part of a group of parcels is that the costs of the annexation process (typically \$3000-4000) are shared among a group of property owners and are therefore less than each property annexing individually.

Tax Exchange

The County Board of Supervisors has passed a property tax exchange resolution for this proposed annexation. Consistent with County policy, no property taxes will be transferred to the San Lorenzo Valley Water District if this annexation is completed.

Environmental Review

The proposal qualifies for a categorical exemption from environmental review under the California Environmental Quality Act--Class 19, annexation of existing facilities.

Public Comments

As of the date of this staff report (October 29, 2008), staff has received three contacts from neighboring property owners along the south side of Quail Hollow Road inquiring about the implications of adding their properties to the pending application. As this staff report was being finalized, one property owner (Maxwell, 155 Quail Hollow Road, APN 073-021-51) submitted a letter confirming interest in joining the annexation (letter attached).

Analysis

The Amos property at 185 Eggleston Lane is within the Sphere of Influence that LAFCO has adopted for the San Lorenzo Valley Water District.

The attached "Analysis of a Proposal to LAFCO" evaluates the proposed boundary reorganization for conformance with LAFCO policies. Standard 2.2.3 expresses a preference for annexing neighborhoods rather than individual parcels unless a unique situation justifies the single-parcel annexation. In its deliberations, the Commission should weigh both options of approving the two-parcel annexation as submitted, or approving an enlarged annexation that includes the other parcels in the Eggleston Lane/Quail Hollow Road neighborhood. Adding parcels allows affected property owners to protest the annexation and causes minor increases in the annexation processing costs that are passed on to the applicant.

Alternatives

Following a public hearing, the Commission may take one of the following actions:

- 1) Approve the annexation as submitted,
- 2) Approve the annexation subject to amendments such as adding other interested properties to the annexation area,
- 3) Deny the annexation,
- 4) Continue its consideration of the application to a future LAFCO meeting.

Recommendation

The staff has prepared two draft resolutions by which the Commission could authorize the proposed annexation. Version A authorizes annexing just the Amos property. Version B authorizes a larger area containing 12 or more registered voters. The Commission would need to specify the parcels to include in the annexation area--some or all of the parcels along the south side of Quail Hollow Road between Eggleston Lane and the current district boundary near West Zayante Road.

The Amos property, as well as the other properties in the neighborhood on the south side of Quail Hollow Road, is within the San Lorenzo Valley Water District's Sphere of Influence; and the District has adequate water supplies to serve additional customers. The staff therefore RECOMMENDS that the Commission approve Version A of draft Resolution No. 927 to authorize the annexation of just the Amos property. If several or all of the nearby property owners express their desire to annex now to the water district, the Commission should consider approving Version B and specifying a larger annexation area.

Attachments

cc: Chris and Jennifer Amos
Other property owners on South Side of Quail Hollow Road
San Lorenzo Valley Water District, Attention: Jim Mueller