



LAFCO AGENDA
Wednesday, November 2, 2016
10:00 a.m.

Scotts Valley City Hall, 1 Civic Center Drive, Scotts Valley

*** NOTE CHANGE IN LOCATION ***

1) ROLL CALL	PAGE
2) MINUTES	
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3) ORAL COMMUNICATIONS	
a) Anyone may briefly address the Commission concerning items not on the agenda.	
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(6) Central Fire Protection District	
(7) County Service Area 4, Pajaro Dunes Fire Protection	
(8) County Service Area 48, County Fire	
(9) Felton Fire Protection District	
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6) WRITTEN CORRESPONDENCE

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- a) Executive Officer's letter from August 11th to Charles A. Montoya,
Watsonville City Manager, regarding the Pippin Apartments Project on Atkinson Lane.....187

7) PRESS ARTICLES

Watsonville

- a) August 10th Sentinel article:.....188
Watsonville leaders define state of the city, outline way forward
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George Blumenthal: UCSC is part of the housing-crisis solution

8) ADJOURNMENT

- a) The next regular meeting is scheduled for 10:00 a.m. Wednesday, December 7, 2016 at the Santa Cruz
County Building.

Campaign Contributions

State law (Government Code Section 84308) requires that a LAFCO Commissioner disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from an applicant, any financially interested person who actively supports or opposes an application, or an agency (such as an attorney, engineer, or planning consultant) representing an applicant or interested participant. The law also requires any applicant or other participant in a LAFCO proceeding to disclose the amount and name of the recipient Commissioner on the official record of the proceeding.

The Commission prefers that the disclosure be made on a standard form that is filed with the Commission's Secretary-Clerk at least 24 hours before the LAFCO hearing begins. If this is not possible, a written or oral disclosure can be made at the beginning of the hearing. The law also prohibits an applicant or other participant from making a contribution of \$250 or more to a LAFCO Commissioner while a proceeding is pending or for 3 months afterward. Disclosure forms and further information can be obtained from the LAFCO office at Room 318-D, 701 Ocean Street, Santa Cruz CA 95060 (phone 831-454-2055).

Contributions and Expenditures Supporting and Opposing Proposals

Pursuant to Government Code Sections §56100.1, §56300(b), §56700.1, §59009, and §81000 et seq., and Santa Cruz LAFCO's Policies and Procedures for the Disclosures of Contributions and Expenditures in Support of and Opposition to proposals, any person or combination of persons who directly or indirectly contributes a total of \$1,000 or more or expends a total of \$1,000 or more in support of or opposition to a LAFCO Proposal must comply with the disclosure requirements of the Political Reform Act (Section 84250). These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. Additional information may be obtained at the Santa Cruz County Elections Department, 701 Ocean Street, Room 210, Santa Cruz CA 95060 (phone 831-454-2060).

More information on the scope of the required disclosures is available at the web site of the Fair Political Practices Commission: www.fppc.ca.gov. Questions regarding FPPC material, including FPPC forms, should be directed to the FPPC's advice line at 1-866-ASK-FPPC (1-866-275-3772).

Accommodating People with Disabilities

The Santa Cruz Local Agency Formation Commission does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. The Commission meetings are held in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the LAFCO office at 831-454-2055 at least 72 hours in advance of the meeting to make arrangements. For TDD service the California State Relay Service 1-800-735-2929 will provide a link between the caller and the LAFCO staff.

Late Agenda Materials

To review written materials submitted after the agenda packet is published, contact the LAFCO Secretary-Clerk at the LAFCO office or in the meeting room before or after the meeting.

Note regarding the August 3 minutes

In an early draft of the minutes, there was a serious error in reporting the comments of Scotts Valley/Branciforte Chief Grebil. In the middle of page 12, a correction has been made by inserting the word “not” to accurately reflect his comments at the meeting.

The LAFCO staff apologizes if the early draft created any issues in the Branciforte and the Scotts Valley communities.



PROCEEDINGS OF THE LOCAL AGENCY FORMATION COMMISSION OF SANTA CRUZ COUNTY

Wednesday, August 3, 2016
10:00 a.m.

Supervisors Chambers
701 Ocean Street, Room 525
Santa Cruz, California

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The August 3, 2016 Santa Cruz Local Agency Formation Commission meeting is called to order by declaration of Chairperson Roger Anderson.

ROLL CALL

Present and Voting:	Commissioners J. Anderson, Leopold, LaHue, Bottorff, Friend and Chairperson R. Anderson
Absent:	Lind
Alternates Present:	Bobbe, Smith
Alternates Absent:	Coonerty
Staff:	Patrick M. McCormick, Executive Officer Brooke Miller, LAFCO Counsel Debra Means, Secretary-Clerk

MINUTES

MOTION AND ACTION

Motion: Leopold Second: Bottorff	To approve May 4 th , 2016 minutes with minor corrections to define what "CSAC" and "League" mean on page 10. Motion carries with a unanimous voice vote.
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PUBLIC HEARINGS

FORMATION OF HUCKLEBERRY ISLAND COUNTY SERVICE AREA, LAFCO No. 957, TIME EXTENSION REQUEST

Mr. McCormick reports that the purpose of forming this County Service Area (CSA) is to replace a bridge. The only access to their homes is a bridge from Brookdale on the west side of the San Lorenzo River to their homes on the east side of the river. LAFCO approved the CSA formation, went through a protest process, and it was not protested.

The next step is for the property owners to provide information to Public Works who would begin a Proposition 218 process to determine if the property owners are willing to pay the cost for the bridge replacement. It is taking a long time to prepare the engineering plans and get cost estimates presented to Public Works.

By law, LAFCO's approvals are good for one year and usually that is enough time to complete the process. In this case, the proponents still want to go forward, but more time is needed. They request a two-year time extension so the authorization remains valid to complete the process. This Commission often grants time extensions as long as the process moves forward.

Commissioner LaHue wonders why one year would not be adequate.

Mr. McCormick noted this process is taking longer than usual. Other CSA formations generally got through the process within one year. This Commission has the option to grant a one-year or two-year extension. The proponents have asked for two years and it does seem reasonable given the fact that this project has a litigation history. It will be a large assessment, so the proponents will need to carefully sell the cost to their neighbors.

Chairperson Roger Anderson asks how long the existing bridge is expected to be serviceable.

Mr. McCormick replies that the existing bridge's usefulness is past due. There are temporary fixes keeping the bridge useful for cars to cross.

Pete Dessau is an officer of the Huckleberry Island Association and he represents many of the homeowners. He thinks it is appropriate to extend the authorization and he supports staff's recommendation.

The current bridge is at the end of its useful life. They are monitoring the bridge through Mesity-Miller, the engineering firm, to insure that it remains safe for use. Heavy loads cannot go over the bridge. They have been working with local fire authorities to insure fire protection remains in place.

The two-year extension is needed because the process has been complicated working with the various residents. The engineering estimate they expect will be in the \$450,000 to \$700,000 range. They thought they could work within the time frame, but there have been easement issues because the bridge will have to be moved downstream. They hope to resolve these issues and continue the permitting process with the engineers and the County.

Alternate Bobbe asks if the two-year extension is precautionary.

Mr. Dessau answers yes. He believes a one year extension could work, but he would like to have the extra time just in case. His goal is to have the easement issue resolved in the next week to ten days in order to take advantage of the next building season.

MOTION AND ACTION

Motion: Leopold Second: J. Anderson	To grant a two-year extension on LAFCO Resolution No. 957-A to August 5, 2018. Motion carries with a unanimous voice vote.
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ATKINSON LANE / PIPPIN APARTMENTS EXTRATERRITORIAL WATER AND SEWER SERVICE,
LAFCO No. 952

Mr. McCormick reports that this involves a public housing project on Atkinson Lane which is on the City of Watsonville's perimeter. It is accessed from Freedom Boulevard and Atkinson Lane. Mid-Peninsula Housing (Mid Pen) owns this housing project on two parcels, but one parcel is in the City and the other is outside the City. It has been designed as a single 46-unit housing project with a single driveway, and it has been co-permitted by the City and the County. The City boundary runs right through the middle of the project. 20 units are proposed to be inside the City and 26 units are proposed to be outside the City.

Two years ago, the property owner, Mid Pen, asked LAFCO for extraterritorial water and sewer service approval for the 26 units outside the City. LAFCO decided the City was able to provide service, but they wanted the whole project to be inside the City. Mid Pen volunteered to proceed with an annexation process over the next two years if they could get immediate water and sewer service approval to apply for funding. They needed LAFCO's approval in place to get into a grant funding round.

Part of the annexation process is the City adopting a rezoning through the Planning Commission and this is part of LAFCO's application package. It involves two rounds of noticing to neighbors. The property owner wants a commitment what the zoning will be before they annex. If the property is undeveloped, it gives LAFCO an idea what development might occur. Both the City and the County have fully permitted the development of both parcels.

The City conducted their Planning Commission hearing on the rezoning and chose not to approve any rezoning. The developer has put together the financing package and has proceeded in good faith to honor LAFCO's request. The City has not followed through with what was discussed two years ago.

He recommends that the Commission drop the condition requiring Mid Pen to annex. The parcel would then stay outside City limits, and it would still get water and sewer from the City.

The Watsonville City Manager wrote him a letter offering to consider annexing this parcel if LAFCO made some major concessions in the Manabe-Ow business park which is under development where a FedEx building is now. He responded negatively on behalf of LAFCO. This was not part of the Pippin deal two years ago. The Manabe-Ow approval was a major community decision, and a covenant was a major part of the LAFCO majority vote to annex the property. There is no reason to connect a minor issue at Pippin to a key community issue that authorized the Manabe-Ow annexation. LAFCO does not regularly like to approve prime farmland annexations. The promise for Manabe-Ow to be a business park was a key to LAFCO's vote.

Commissioner Leopold agrees with Mr. McCormick to support the construction of the affordable housing. He is deeply disappointed with the City of Watsonville about their inability to annex these 26 units into the City. The City is disenfranchising the families that will be living in those units by not including them.

Mr. McCormick's letter to the City Manager was clear. As a Commissioner looking into any future annexation requests, he will seriously look into their inability to accept a modest addition to the City. Their response that it will cost money leads him to believe that future annexations should be seriously weighed. It may be worth shrinking the City's sphere of influence because they may not have the resources to support growth. He is baffled by the stance that the City has taken to want to re-negotiate the Manabe-Ow Covenant. A lot of work went into creating the covenant for the site and it has one of the largest employment opportunities in the City of Watsonville for good jobs. He thinks to involve Manabe-Ow's covenant with this minor annexation is completely unwarranted. Their inability to annex the 26 units may mean that they have more serious problems than LAFCO is aware of. Any requests for additional services should be scrutinized.

Commissioner Jim Anderson remembers that Mid Pen volunteered to take the lead and pay for the associated fees.

Mr. McCormick says that at the hearing, when Mid Pen saw that the City was not going to step forward, they agreed to pay for the costs to process the annexation.

Alternate Bobbe asks, if Mid Pen is willing to pay for the annexation costs, why the City is not willing to process the annexation.

Mr. McCormick is also confused. The City Manager's letter says it would be a financial burden. There were no numbers provided to show the burden.

Commissioner Leopold adds that the cost to the City for 26 units is minimal. They will be providing services to the other half of this project. The additional cost is so small that it is probably difficult to figure out.

Commissioner Jim Anderson asks if they would receive any property tax benefits.

Commissioner Leopold says the amount is very small.

Mr. McCormick thinks this is the only non-profit housing project in this County that is paying an endowment to the City. They are making a major municipal services prepayment of about \$800,000 for future services, such as police and fire that the City will be providing to this property. It is typical for non-profit housing projects to pay traffic impact fees and sewer connection fees. This is the only example he knows of that is prepaying for general municipal services through a significant municipal services fee.

Commissioner LaHue asks if a meeting could be arranged with some of the City leaders to explain in person what the real situation is.

Commissioner Friend says he represents part of Watsonville. He met with the City Mayor and some of the leaders and they are taking guidance from the City Manager. This was not a rational discussion. He agrees with Commissioner Leopold's observations. He informed the City Manager that it is a risky proposition to deny what seems obvious and easy when the City has worked so hard to request an annexation onto agricultural land. The people who will

suffer are the ones who will live in the unincorporated units. He does not believe the City Council would change their current position.

MOTION

Motion: Leopold Second: Friend	To revise the conditions of approval for LAFCO Resolution No. 952 to delete the condition that the property owner pursue annexation of the site.
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Commissioner Friend asks if they can still take an action to follow through with the annexation irrespective of deleting this requirement.

Mr. McCormick answers yes. He made an offer in his letter that, should the City Manager decide in hindsight that they made the wrong call initially, they can choose to go forward with an annexation. If that happens, the City would be the applicant and they would be paying for processing costs.

Commissioner Friend thinks LAFCO should reiterate to the City Manager that he is walking into a situation that he might not understand. Some previous City leaders have viewed the Commission as trying to stymie Watsonville's progress. Ironically here is an opportunity for them to build a partnership with LAFCO and they are electing not to. It may be worth expressing a timeline in a letter to reconsider their political posturing. There is no policy justification for what has been proposed.

Commissioner Leopold supports writing a letter. Watsonville's municipal service review is coming up, and these issues will be taken into consideration as part of that review.

Chairperson Roger Anderson says one of the reasons LAFCO wanted this annexation done quickly was the ability to use current environmental review documents before they went stale. He wonders what time frame the City of Watsonville might have to annex the property.

Mr. McCormick says there is no time clock running on environmental reviews. If the conditions on the land and the environment are the same one month later or six months later, then the same environmental document can be used. If the conditions are the same five years later, the same documents might be usable or they may need to be updated. If something has changed, such as overdraft in the groundwater or traffic patterns for example, the review may have to start over.

This project had a completed environmental document which was litigated and settled. It was a good document, and it was fresh two years ago. If he gets an application, he will have to review the document to see if it is still fresh. If the City is the applicant, it is their obligation to have a good document in order to submit an application to LAFCO. He is not aware of any huge changes in Watsonville's environment, but he cannot commit that it will stay the case. It was attractive to move forward quickly two years ago and annex the other parcel while the document was defensible.

MOTION AND ACTION

Motion: Leopold Second: Friend	To revise the conditions of approval for LAFCO Resolution No. 952 to delete the condition that the property owner pursue annexation of the site, and for Mr. McCormick to write a letter to the City Manager. Motion carries with a unanimous voice vote.
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SERVICE AND SPHERE OF INFLUENCE REVIEWS FOR FIRE DISTRICTS

Mr. McCormick reports that there are 12 fire agencies in the County except for the cities of Watsonville and Santa Cruz. State law requires that LAFCO review each agency's sphere of influence every five years. This Commission is behind schedule and these reviews are overdue.

A sphere of influence is defined as a plan for the probable future boundaries of an agency. It consists of a resolution from this Commission, and it has a map showing the existing boundaries and its sphere of influence (SOI).

Sometimes the sphere of influence is the existing boundary of a district, such as Aromas Tri-County Fire Protection District. Sometimes the sphere of influence is bigger than the existing boundary, such as Boulder Creek Fire Protection District. Their central fire station is downtown, and their district goes partway up the mountain. Beyond that is a County response area, but Boulder Creek is the closest agency. They are now responding on mutual aid to County Fire calls. LAFCO has adopted a joint sphere of influence for the Scotts Valley Fire Protection District and the Branciforte FPD, which means this Commission thinks they should consolidate.

A service review has different features and they need to be done when the spheres are being updated. A service review looks at finances, operations, opportunities for reorganization, sharing services, purchasing, or maintenance. The State Legislature passed that law in 2000 as an experiment. They asked each LAFCO to start doing service reviews to see if it made sense to consolidate, share services, or contract for service. They wanted LAFCOs to push agencies into looking for efficiencies to provide better services to the public.

The last service and sphere of influence reviews were done approximately 10 to 12 years ago. Generally, the agencies are providing the same level of service now as they were back then. One organizational change concerning County Fire resulted from a major hearing by this Commission. The Fall Creek fire station was moved up the hill from Felton to Bonny Doon, and it is now staffed all year round.

Another major change in the last ten years concerns the Branciforte FPD, which has contracted with Scotts Valley FPD to provide administrative services involving the Chief and daily operations.

Call times remain about the same from ten years ago. The largest share of responses continues to be medical. Response times continue to be within local standards. Costs have generally gone up faster than revenues, and this is true for big and small districts. Some of the agencies have structural deficits that need to be addressed quickly. Most of the agencies are trying to correct their problems.

County Fire had a fire suppression assessment election fail, and they think their fund balance will be depleted at the end of FY 2017-18. They are considering whether to proceed with another election.

Central FPD notes that they do not have sufficient revenue to maintain both staffing levels and the benefit packages.

In the last ten years, Aromas Tri-County FPD went from a 3-person company to a 2-person company. This is not an ideal rural response. The response time is the same, but having one less person on the initial response limits how the incidents are handled.

Branciforte FPD continues to have a small fund balance. They do not many options, but to get more money from the voters. They are at a minimal staffing level and there are not many good options.

Boulder Creek FPD is in better shape than Branciforte FPD, but they do not have enough money to pay for their upcoming capital costs. They would like to have a contingency reserve should any replacements be needed. They are also studying a fire suppression assessment option.

This Commission is trying a different approach to completing these reviews than they did ten years ago. It is a more accelerated program. Ten years ago, it was a thick report, and this time it is a much thinner report. The current approach is to do a quick review of all the agencies and decide which agencies will keep their current sphere of influence. During this process, the Commission may decide to look deeper into an agency with greater detail.

He asks if this approach is working for the Commission. If so, he will apply this quick format approach to the rest of the agencies. There is additional correspondence from Aptos/La Selva FPD, County Fire, and TJ Welsh.

Commissioner Leopold asks if Aptos/La Selva FPD filled out the survey.

Mr. McCormick replies yes. He edited some of their responses to equalize the quality. Some agencies self-graded themselves harder than others. He made modest adjustments and tried to maintain the thesis of each of the agencies' comments.

Commissioner Leopold wonders about their concern that this process is moving too quickly. Action will not be taken at this meeting, so he asks if they will still have a chance to agendize, provide information, and get it back to us.

Mr. McCormick answers yes.

Commissioner Bottorff says these reviews gauge the health and well-being of these agencies. He read that response times continue to be within standards for urban and rural companies. He knows that the National Fire Protection Association (NFPA) adopted new standards recently. When he looks at the graph for response times, the times are not consistent with NFPA standards. The report says Aptos/La Selva, Central, and Scotts Valley FPDs have all adopted response standards similar to NFPA standards. If the main conclusion that response times are within standards, but the local standards are not consistent with the standards nationwide, it may not be known that these standards are not meeting expectations. He is perplexed, but he realizes any board of these agencies has a right to adopt whatever standards they want. The standards they have adopted meet the criteria that they have established, but this criterion is not consistent with NFPA. He thinks this is a red flag that needs a closer look.

Mr. McCormick adds that he was using historic local standards. Response patterns and response times are approximately the same as they were ten years ago.

In the 2014-15 Grand Jury report, they cite the NFPA and note that the urban fire agencies (Scotts Valley, Santa Cruz, Central, Aptos/La Selva, and Watsonville) are meeting the standard for a confirmed fire by the first response getting to the incident within six minutes 90% of the time. He used this data as well as the two most recent years' response data from Regional 911 that led him to loosely conclude that the response times are at about what is locally expected to happen. If the agencies want to provide agency-specific information, he would welcome this additional information.

Jon Jones is the fire chief for Aptos/La Selva FPD and is speaking on behalf of the board and the district itself. They wrote a letter to the Commission saying that they respectfully request the Commission pull their agency's review from the accelerated review program and consider further sphere of influence and service reviews for any provider within Santa Cruz County. They think it is incumbent all the fire agencies be looked at as a complete unit, not just individually. The Aptos/La Selva FPD Board is disappointed in the current process as it is laid out and they believe it is time for a more considerate review of the Santa Cruz County Fire Service spheres of influence and services.

They received LAFCO's survey letter after their board's agenda was set so they were unable to consider it at that meeting. He did not feel comfortable responding as the fire chief even though he knows all of their concerns. He wanted his board to be able to weigh in on these issues. At their next meeting, the board was very concerned and disappointed in this process of an accelerated rapid review of such important issues in the community. A comprehensive review of fire services is critical to the citizens.

He is not comfortable with the response times at Aptos/La Selva. His district is in the process of developing a master plan to look at their standards of coverage since it was last developed in 2005. The individual fire agencies rely so much on each other to provide mutual aid and auto aid.

Commissioner Friend says that in response to the report from the Grand Jury about consolidation, Chief Jones' response was that it would not be implemented for several reasons. Consolidation has been studied since the 1970s and there have been many discussions with some efficiencies improved regarding prevention.

He believes the whole Commission supports a more extensive review of the fire agencies, but he wonders what such a review would accomplish. A significant amount of money and time would be needed to provide another document that will generally have the same content as the last three documents have had since the 1970s. These reviews all say that there should be a consolidation among fire districts throughout the County to improve efficiencies and the Grand Jury's report agrees.

This Commission is behind on these reviews. These accelerated reviews are not the ideal method, but it may work for some districts such as small park districts. He challenges the fire districts by asking what a more extensive review would provide. This Commission may be more willing to engage in a more extensive fire districts review if there was the probability of positive results.

Chief Jones replies that the citizens deserve a comprehensive review. He hopes that someday, political will happen and some of the inconsistencies can be fixed. Aptos/La Selva FPD had been working with Central FPD to find efficiencies, share fire prevention services, and maybe share division and battalion chiefs; but due to political will, these efforts fell apart. These efficiencies are still there and maybe a more extensive review and assistance from the Board of Supervisors and LAFCO can help make these efforts come to fruition.

He hopes to bring the fire districts together, drop the boundaries, and take the political piece out of the equation. His board is looking at ways to add services to their district and outside of the sphere as well. There are complex issues with County Fire, and without a comprehensive look, they do not know what they can help with to provide a better service just outside their sphere of influence.

Commissioner Friend acknowledges the good relationship Aptos/La Selva and Central FPDs have. These relationships have become a model throughout the County from surf rescues to prevention. If political will is in the way, he does not think an expensive study will help figure issues out. He wants to know what else another review can accomplish. He is supportive of a more thorough review if a positive result occurs.

Chief Jones thinks the same issues his fire district has rings true with all the other districts in this county. The citizens deserve a better service level, and it could happen if political will was not in the way. He wonders how much it costs to complete a more thorough review.

Mr. McCormick replies that the last study included staff time that was not counted in the costs. He estimates that it cost about \$120,000 for all the agencies. If staff time was included, it was probably closer to \$160,000. Fire studies with other LAFCOs in the last ten years have ranged from \$50,000 to \$600,000 based upon size and complication.

Chief Jones says he heard comments from his board that since 2005, they have been paying about \$12,000 annually to LAFCO and they want to see what that pays for.

Commissioner Friend thinks the community does not have an expectation of a more thorough review; they have an expectation that there are actions when recommendations are made. Since the mid 1970s, some recommendations have been implemented. There seems to be a cycle of expectations not being met. LAFCO has initiated extensive reviews. The Board of Supervisors has worked with Cal Fire on the failures of County Service Area 48 and the need for help on a near bankrupt fire organization.

Chief Jones thinks it is a shame that studies since the 1970s have shown changes need to be made.

Commissioner LaHue thinks more can be accomplished without spending a lot of money for a review. He would like the deficiencies better explained, how they can be fixed, and by when so a goal is set.

Commissioner Jim Anderson has been a LAFCO commissioner since 2006. He was on LAFCO when the South County Fire review was completed. The outcome from that review showed staffing levels, pay scales, and response times are different. There seems to be a fear of consolidation. LAFCO does not initiate consolidation. LAFCO can point out better efficiencies, but the actions have to come from within the boards of directors, and they do not always agree.

LAFCO tries not to spend any extra of the funding agencies' money.

Alternate Bobbe agrees with Commissioner Friend about what a more comprehensive review would accomplish. The problem is money. She wonders if a more elaborate review would show the public that new tax assessments are called for and maybe the report would help lend support from the community.

Chief Jones thinks some of the valley stations are not hurting for money. Aptos/La Selva FPD's funding is adequate. He hopes a future review can bring about more progress than before. This last review was not comprehensive enough, and it needs to look at everyone as a whole.

Commissioner Leopold adds that special districts often express that since they contribute funding to LAFCO, they would like to see what that money is spent on. Santa Cruz LAFCO does not have a large staff, and they have had a very modest budget for a long time. There have been times that LAFCO has returned money to the funding agencies.

LAFCOs are required by State law to have the special districts, cities, and the county to pay for LAFCOs' funding. This LAFCO includes special district members and there has been a fire district representative on this Commission for a long time. The funds are used as conservatively as possible and long term liabilities are taken care of.

He understands the funding agencies' concerns that some think they may be paying more than they receive from LAFCO in return. If more extensive reviews are done, the cost will come from charging LAFCO's funding agencies more money. It would be great to know these reviews would be put to good use. The conservative approach is to do an accelerated review

for a portion of these agencies, and a more in-depth review for others that the Commission thinks needs it.

Chief Jones relays his board's concern that they pay into LAFCO annually and want to see results. He understands that the districts did not have to pay extra for the 2005 review.

Mr. McCormick confirms that the districts did not pay extra for the 2005 review. The Commission spent several years building up a reserve to pay for the study.

Chairperson Roger Anderson wonders what else should have been asked about in the reviews that are missing. The Commission decided to survey the fire districts first because they are active and organized.

There is the political element of working with multiple boards and how consolidation or mutual aid would work. He wonders what the Commission can do to help facilitate this and what can LAFCO provide in a report as ammunition for better support with these services. There have been workshops in the past where the Commission acted as an intermediary.

Ryan Peters is a fire captain for Aptos/La Selva FPD and the Local 3535 Union President. His group supports consolidation. They are clear what needs to happen and they are ready to work on it with a collective effort.

Chairperson Roger Anderson says Aromas Tri-County FPD is a unique fire district in this County because it encompasses three counties. Only a small part is within Santa Cruz County. He wonders if the review covers their whole district or just within Santa Cruz County.

Mr. McCormick replies that Aromas contracts with Cal Fire just like Pajaro Valley FPD. Their financing was set up different than the other fire agencies in the report. Monterey LAFCO is the lead for Aromas and they have done an updated review. Aromas sent in good information. A sphere of influence amendment potential for Aromas was not identified in this County, but there is in Monterey County.

Daniel Grebil is Fire Chief for Scotts Valley FPD and since October, he has been Fire Chief for Branciforte FPD under an administration agreement. As of January, that type of agreement would have required LAFCO approval. This agreement was executed by both boards based upon last year's Grand Jury recommendation since Branciforte FPD was hurting financially. Since then, they have been able to balance the mid-year budget. The goal from both of the boards is to maintain the independent boards as independent fire districts. Their answers to LAFCO's surveys reflected both of the boards' input.

Commissioner Leopold adds there is an upcoming tax measure on the ballot. He asks Chief Grebil how he sees that factor into these discussions.

Chief Grebil responds that they do not have the funds to replace the capital, such as engine replacement. They have a facility that is half built because there is no more funding for it. The board identified a need to increase their special tax based upon their district's parcel size and the parcel use. Most single family dwellings pay about \$100 per year and the

proposed special tax would double that. It will be a mail-in ballot due August 30th called Measure T. There has not been a tax increase in 20 years. The community response looks good, but it is unknown what the ballot results will be. There needs to be a two-thirds majority requirement. The approval would bring in an additional \$80,000 per year which would help towards the emergency fleet and finishing the remodel of the Branciforte station.

Commissioner Leopold asks if there will be enough money for capital replacement. He wonders if the district will be able to be independent if they have the extra money.

Chief Grebil answers that if the money is available to finish those capital improvements, it would free some money up. He does not think it would help bring staffing levels up. Branciforte has a single person engine company that relies on volunteers. They have about 70% coverage for getting a second volunteer, and they would like to increase that to a two-person company. Last year, they had 130 calls for service, but 30 of those calls were responding outside their district to assist other agencies such as the City of Scotts Valley, the City of Santa Cruz, Central Fire, and County Fire areas. Branciforte only received assistance 6 times last year. They want to maintain Branciforte FPD and get the support they need from the community.

From Scotts Valley FPD's view, it would not be beneficial to consolidate as the sphere of influence indicates. He has never seen a common sphere of influence for two districts where it is planned for the districts to become one district. Currently, the two boards want to maintain their independence.

Commissioner Leopold notices on the Branciforte financial summary that the total revenue for the last column is missing.

Mr. McCormick says that is a mistake and can be fixed.

Chairperson Roger Anderson adds that the presented data shows that there are financial problems with a number of fire districts.

Steven Hall is the Assistant Fire Chief for Central FPD and he is fairly new to the County. He agrees with Chief Jones about the efficiencies of both of their agencies. They do a lot of activities together and they could do a lot more. Central FPD has gone out for a Request for Proposals for a Standards of Cover and a Management Analysis. The Request for Proposals is due mid-August so the report will probably be circulated within 60 to 90 days. The report will probably depict some of the efficiencies even more so than currently.

He is a proponent of National Fire Protection Association Standard 1710. He believes their response times are in-line currently but they can always improve. The Standards of Cover will probably show ways to improve those times.

Commissioner Leopold says there have been many reports about consolidation. If the management review study pointed to consolidation as one of the efficiencies, he asks what the barriers are.

Assistant Chief Hall answers that political will is a major barrier. There are efficiencies that involve improving the management of the agencies.

He was Fire Chief for Patterson for five years. They were huge proponents of JPAs, mergers, and consolidations. He has been through two of them. There are definite efficiencies to be had in Santa Cruz County, respectively to Aptos/La Selva and Central FPDs, but they will have to be fine-tuned.

Anthony Cefaloni is a Fire Captain for Central FPD and President of Local 3605, the Labor Union for Central Fire. They support a merger and are making efforts to let the community know. Central FPD was formed by combining Live Oak, Capitola, and Soquel and they believe this was a successful merger.

Battalion Chief Greg Estrada represents County Fire and Cal Fire. Ginny Petras, the County Fire Analyst amended some of the responses in the survey.

Ginny Petras points out that No. 6 says County Fire projects they would exhaust their fund balance by 2017-18, but that is not correct. They are projecting it extended to 2019-20 due to significant savings on the Cal Fire contract over the last couple of years. They think the fund balance will take them through 2017-18 and not be exhausted by then.

Chairperson Roger Anderson asks if this correction extends it two more years.

Ms. Petras answers yes. Cal Fire contract savings are dependent on the weather. With significant drought savings over the last couple of years, it has increased their reserves, and they have used that money for new much-needed equipment.

Chairperson Roger Anderson knows some of the fire agencies have sent support to help with fighting fires. He wonders if this is done as good will or whether there are any financial issues involved.

Battalion Chief Estrada answers that there were five engine companies dispatched to Monterey County through the State's master mutual aid program. Those agencies are fully reimbursed for their out-of-pocket expenses. Financially, there should not be a burden to that local agency. There is a dollar-for-dollar reimbursement for the vehicle and the employees plus an administrative fee attached to that. However, this area is down on resources because they have been deployed elsewhere.

CSA 4's reserve account was established approximately three years ago. Money was set aside annually for capital replacement and fleet replacement. There is a building replacement account that was part of the original construction of the facility but the project became under budget many years ago. That money was earmarked solely for maintenance to that structure and the grounds, and there is still money available in that account.

Commissioner Leopold asks if CSA 4 faces the same financial issues as CSA 48.

Battalion Chief Estrada replies no. CSA 4's monies are primarily generated through property tax and assessment fees from Pajaro Dunes proper.

Commissioner Jim Anderson says that the Felton FPD board has no desire to make amendments or change the current boundaries.

Commissioner LaHue notices in the balance sheets where expenses do not match the revenue, including Felton. He wonders if that means they have good reserves.

Chairperson Roger Anderson adds that he and Commissioner Leopold are also concerned with this issue.

Battalion Chief Estrada says that Pajaro Valley FPD has a cooperative agreement with Cal Fire. It is an independent South County fire district and it was formed by consolidating Freedom and Salsipuedes fire districts. Through some financial challenges about 15 years ago, they chose to contract with Cal Fire to administer the fire district. The facilities and equipment are locally owned and Cal Fire employees staff and manage the fire district. They also have a contract with the City of Watsonville to provide services to those areas formerly served by the old Freedom FPD.

There is a minor error on page 80 regarding the reserves. It shows \$595,000 for capital when he thinks it should be \$695,000. \$500,000 of that is for apparatus replacement and \$100,000 is for facilities.

Chief Grebil felt comfortable doing Scotts Valley FPD's survey himself since he has worked with his board for 4.5 years. They are a well-funded fire district with adequate reserves and an apparatus replacement program. They have been buying fire engines for \$550,000 cash under their replacement schedule every five or six years. They have a slight structural deficit in their annual budget, but due to income from an annual one-time cooperative agreement, such as Cal Fire going out of county on strike teams and reducing expenditures, they have been able to balance that budget.

In Scotts Valley, there is a Zone A which was created prior to Proposition 13. It is south of the district including Pasatiempo and Rolling Woods. It was designed to improve the water infrastructure for the hydrants and water supply. It got absorbed within the tax increments so individuals do not see a Zone A tax on their bill. It is part of the 1% tax rate which is a separate fund. They continue to identify projects that benefit that zone.

TJ Welch has submitted correspondence and understands the purpose of the reviews. He is concerned about the response times. National Fire Protection Association Standard 1710 is not necessarily a gold standard; it is a standard. It is a standard that is difficult for many agencies to meet. The first engine is on the scene within six minutes and the second engine arrives within twelve minutes. The National Fire Protection Association's standard is all resources are on the scene after the first alarm within nine minutes. This is difficult for an agency like Central or Aptos/La Selva FPDs to do. Central FPD may have the 15 personnel, but Aptos is shorter staffed.

There is a need for consolidation. He is enthusiastic about the outcome because it shares a different view than what he read in the review. The review shows that there is some hesitation for consolidation, but he hears more support for consolidation from the districts and their boards. This gives the County an opportunity to look towards consolidation, even considering the labor group.

Mr. Welch started his career in Santa Cruz County. He served as President for the training officers in 1987 and that was about the time some of these consolidations took place. His profession career moved to the East Bay and he went through nine consolidations. He has experienced JPAs, functional consolidations, and a contract for services. The first step is not to see it written in reports; it is the hurdle of taking the leadership to make it happen. He is encouraged that both labor groups are interested in consolidation. He thinks the LAFCO, Supervisors, and Mayor Bottorff can serve in leadership roles to help start this process.

John Lucchesi has been a resident since 1973. He thanks Chief Grebil for helping out Branciforte FPD. He is a fire chief that now helps out two fire districts and he thinks that makes sense. He does not believe taxpayers want to pay more taxes for the same service.

Live Oak, Capitola, and Soquel FPDs merged in 1987 with four fire engines to cover that region. There are still four fire engines 30 years later. He does not think there has been any improvement in service since then. Aptos/La Selva, Santa Cruz City, and Branciforte FPDs should consolidate and bail out local agencies for the bigger incidents.

Duplicate service needs to be eliminated so that more is received for the same tax dollar. There are 14 fire chiefs. There will be a loss of administrators and board of directors. 14 chiefs are not needed for smaller districts throughout the County.

The City of Santa Cruz received a federal grant to buy a \$1,000,000 state-of-the-art fire truck, and it should be shared by the all the fire agencies in the County.

From Scotts Valley to Aptos, there could be a duty chief or middle manager. There could be four duty chiefs for the County and 12 people would be needed to fill those four positions and cover shifts. He thinks Cal Fire covers the entire County with two Battalion Chiefs.

* Commissioner LaHue leaves.

Kay Archer Bowden is a consultant who works with the Homeowners Association for Pajaro Dunes. They receive very good fire service, but they pay a high fee. They are willing to pay for good service. They used to have sleepers who would supplement staff. They were usually people who were studying to be firemen. Pajaro Dunes/CSA 4 has turned it into an internship program that provides training. They become available County wide for any fire district. When people recognize the importance of protecting their property and being able to get fire insurance, they are willing to pay a higher fee for good service. They have been really happy with Cal Fire.

Commissioner Leopold thinks they have only touched on the financial summaries. In some cases, the revenue is much less than the expenditures or appropriations; and it shows as a fund balance. It is confusing to see the fund balance go up at the same time there is a large deficit. He thinks there should be a better explanation for these discrepancies.

Chairperson Roger Anderson thinks it should be clear whether there is a capital reserve or a contingency. Having numbers which add up to revenues equal expenses and whether money is transferred from reserves does not matter. But, somehow it should be easily tracked where the money is coming from. In some cases, the numbers are not projected until the end of the fiscal year. There may be money from the next year in the present year. This should be straightened out.

Commissioner Friend says Chief Jones comments are valid about the desire to have a more thorough review. He is concerned that the review will not produce any results. He heard that the political will is getting in the way, but the boards are part of the political will. He has been meeting with the unions. The boards need to come together and take a leadership role. It is rare that line level comes together wanting consolidation, but the holdout is actually from the elected board members. If it is the political will that is in the way, then the chiefs should take a leadership role within their respective directors to get it accomplished.

Aptos/La Selva and Central would be a good place to start, and there are other fire agencies that should look into consolidation. There could be a domino effect across the County. The professionalism of those two departments is unparalleled. He does not know that he wants to encourage the expense or time for an additional review to the Commission unless he knows that it would be a useful document. He agrees with Mr. Welch that the review will just repeat what is already known and what the issues are.

Commissioner Leopold adds that the fire board members are elected. There will be four seats up for re-election on the Central Fire board. Consolidation should be a topic for the upcoming election. The voters should say that consolidation is what they are interested in. Elected officials respond to the voters. It is helpful to get people to weigh in on this. If the community wants to support consolidation, then they should be electing people who support their will and there is an opportunity for this every couple of years. He thinks Central FPD will have a contested board election. The boards who are elected by the people have a great deal of say.

Commissioner Jim Anderson asks if more time should be given to the fire districts to add information such as staffing levels to this review and then recirculate it among the departments so that there is a better overview. His fire board is familiar with what LAFCO does, and he is available to talk to other fire boards.

A comprehensive South County Fire Study was completed and LAFCO solicited input. There did not seem to be a desire to put the study to good use.

Commissioner Leopold wants to ask a more specific question from the boards. He wonders what they think the opportunities or challenges of consolidation are. He thinks the boards should weigh in on paper what the issues are and highlight what prevents them from doing what makes sense.

Commissioner Bottorff agrees with the other Commissioners. The City of Capitola is one of the affected communities. He supports consolidation, and he thinks the City would also support it. LAFCO cannot start this process and he encourages those that can start the process to go ahead. He thinks LAFCO should offer any help they can.

Response times can be improved. The chiefs want to provide the best service they can to their community. He does not think more extensive studies will help. If there is another issue that needs to be addressed to help show the way and why it is necessary, he thinks that this Commission will support it.

Commissioner Friend will commit to come to Chief Jones' board meeting. He thinks there should be additional time for additional feedback from the fire agencies. This input should provide the answers a more thorough review would provide. He asks if 30 or 60 days would be enough time to meet with the respective agencies and provide feedback from the Fire Chiefs Association.

Chief Jones cannot answer on behalf of Fire Chiefs Association. On behalf of his board, they would like to provide more input. Law dictates these reviews be done and a comprehensive review is due. He thinks there should be more information than the current brief 100-page document. He thinks the public deserves a better review. He is not sure, but he would think his board would appreciate some LAFCO representatives attending a board meeting. He thinks 60 days would be plenty of time.

Chairperson Roger Anderson thinks it would be relevant to add the national standards to the response times.

MOTION AND ACTION

Motion: Friend Second: Leopold	To continue the item until the November 2 nd to afford an opportunity for the fire districts to provide additional input into the reviews and spheres of influence document. A final determination can be made at the November meeting. Motion carries with a unanimous voice vote.
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* Commissioner Bottorff leaves and Alternate Smith becomes a voting Commissioner Smith

REQUEST FROM CITY OF SCOTTS VALLEY AND SCOTTS VALLEY WATER DISTRICT TO PERFORM SERVICE AND SPHERE REVIEWS

Mr. McCormick reports that Scotts Valley City and Water District request to move their service and sphere of influence reviews up the priority list on LAFCO's work program. They have met staff's administrative needs to proceed.

Chairperson Roger Anderson thinks the map has some mistakes on it.

MOTION AND ACTION

Motion: Friend Second: Leopold	To approve staff's recommendation to move Scotts Valley City and Water Districts reviews to the top of the work project list. Motion carries with a unanimous voice vote.
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EMPLOYMENT POLICIES

Mr. McCormick reports that the Commission is updating their employment policies.

MOTION AND ACTION

Motion: Friend Second: Leopold	To approve Draft Resolution No. 2016-12 revising the Employment Policy. Motion carries with a unanimous voice vote.
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PERSONNEL COMMITTEE

MOTION AND ACTION

Motion: Friend Second: Smith	To appoint Commissioners Leopold and Jim Anderson to the Personnel Committee. Motion carries with a unanimous voice vote.
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LEGISLATION

Commissioner Leopold reports that the Legislature is going back for their final month of work. CALAFCO has recently been asked to testify before the Little Hoover Commission. He will testify as CALAFCO Chair. There are an increasing number of bills that try to go around the LAFCO process.

There was a special districts report from 2000. The Little Hoover Commission is focusing on special districts and the role LAFCOs play. They want to know if LAFCOs are using all the tools available to promote good government and orderly services.

The CALAFCO Board took a position of opposition to SB 1318. This bill has been dropped. Disadvantaged unincorporated communities (DUCs) are a huge issue in Sacramento. Last Friday, the CALAFCO Board voted to do a white paper that will map all the DUCs in the State. Thus, there will be a common ground to make recommendations about what should happen with these DUCs. This will hopefully be completed by the end of 2016 or January 2017.

Alternate Bobbe asks why SB 1318 was dropped.

Commissioner Leopold answers that there were many players involved such as the League of Cities, the California State Association of Counties, and the special districts. They all wanted different language changes. In the end, the author could not find common ground agreeable to everyone that could get the bill passed.

STATUS OF PROPOSALS

Mr. McCormick says that since the agenda packet was distributed, the office received an inquiry that will probably turn into a LAFCO application. It involves a water district sphere of influence amendment and annexation to the Soquel Creek Water District on Wharf Road. The single parcel is located in the City of Capitola, and it will go before their Planning Commission for a lot split.

Commissioner Leopold asks what water source they have now.

Mr. McCormick replies that it was part of a parcel formerly served by the City of Santa Cruz. There is a mobile home park adjacent to the parcel, and the parcel slopes down to Wharf Road. The hill was split off from the mobile home park for a separate residential use.

Alternate Bobbe asks how many more new hookups this involves.

Mr. McCormick answers one more single-family house.

CALAFCO ANNUAL CONFERENCE AND BUSINESS MEETING

Mr. McCormick reports that the Commission is within budget if any additional Commissioner wants to go to the Conference.

MOTION AND ACTION

Motion: R. Anderson Second: Smith	To nominate Commissioner Leopold to continue on the CALAFCO Board. Motion carries with a unanimous voice vote.
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MOTION AND ACTION

Motion: Leopold Second: Friend	To nominate Commissioner Jim Anderson as the voting delegate. Motion carries with a unanimous voice vote.
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Commissioner Leopold asks if there is any interest to nominate the Lompico merger as an interesting case. It is a good example of LAFCO work. LAFCO staff did an extraordinary job helping to make the merger happen.

Mr. McCormick suggests that the Lompico merger might do well in the Projects category.

Chairperson Roger Anderson suggests nominating Commissioner Leopold as one of the Outstanding CALAFCO member nominees.

Mr. McCormick will prepare two nominations.

Meeting is adjourned at 12:27 p.m. The next LAFCO meeting is scheduled for 10:00 a.m. on Wednesday, September 7, 2016.

CHAIRPERSON ROGER ANDERSON

Attest:

Patrick M. McCormick, Executive Officer



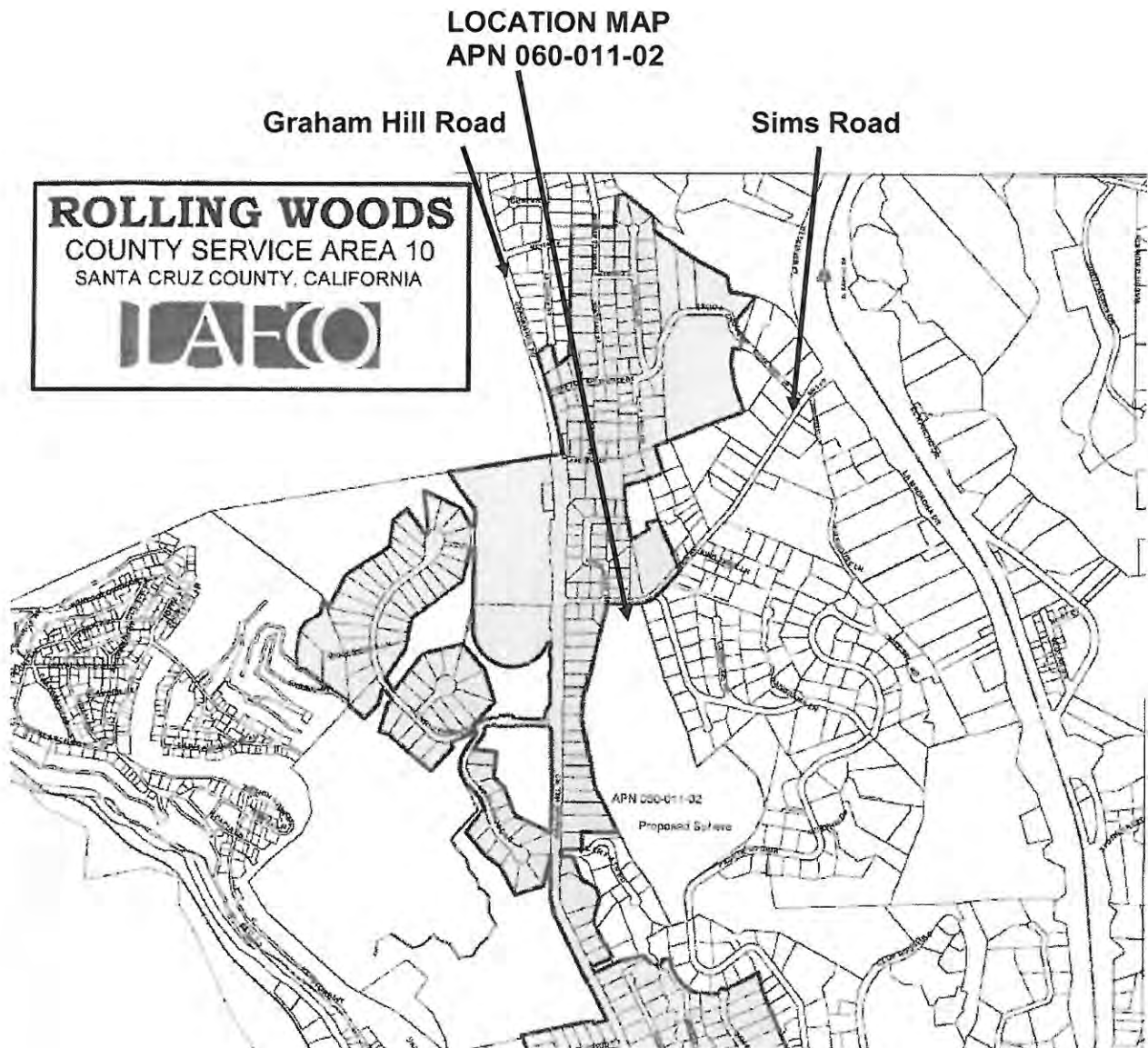
Date: October 24, 2016 for November 2nd Agenda
To: LAFCO Commissioners
From: Patrick M. McCormick, Executive Officer *P. McCormick*
Subject: LAFCO Application No. 960 and 960-A, Pasatiempo Golf Course Sphere
Amendment and Annexation to County Service Area 10

Summary: The Commission will consider an application by the Pasatiempo Golf Club to add their northern parcel to the Sphere of Influence of County Service Area 10 (Rolling Woods/Graham Hill/Pasatiempo Sanitary Sewer) and to annex the parcel to County Service Area 10.

Recommendation: Adopt draft Resolution No. 960 and 960-A authorizing the sphere amendment and the annexation.

The Pasatiempo Golf Club has applied to add their 36-acre northern parcel (APN 060-011-02) to the Sphere of Influence of County Service Area 10 and to annex the parcel to County Service Area 10. The request letter is attached. County Service Area 10 operates the sewer main in the unincorporated area of Rolling Woods, Graham Hill, and Pasatiempo. The purpose of the application is to connect two golf course facilities to the sanitary sewer. One facility is a restroom on the course close to the intersection of Sims Road and Orchard Drive. The other is an onsite water treatment plant under construction near Sims Road that would treat secondary wastewater from the Scotts Valley transmission main to a tertiary level so that it can be used to irrigate the golf course. The onsite treatment plant would discharge backwash water to the CSA 10 sanitary sewer during the months that it is operating. The County Public Works Department operates the CSA 10 main. The County staff estimates that the annual flow from the Pasatiempo parcel will be approximately 10,000 gallons per day (almost all from the treatment plant). That is equivalent to the flow from 41 homes. The tertiary water from the golf course will replace potable Santa Cruz City Water Department water that is currently used to irrigate the golf course.

To drive to the site from Santa Cruz, head up Graham Hill Road and turn right onto Sims Road. Stop on the right (south) side of Sims Road between Orchard Drive and the back gate to Pasatiempo. The golf course parcel is visible across the fence.



LAFCO performed a service review on County Service 10 in 2013 while reviewing annexation of parcels along the Graham Hill Road corridor. That study found that the CSA had ample transmission and treatment capacity to accept more customers in the greater Pasatiempo area. In 2016, County Public Works Department staff estimates that the available capacity of the Graham Hill main is 901,000 gallons per day. With an estimated flow in the irrigation season of 10,000 gallons per day, the proposed discharges from the Pasatiempo Golf Course parcel would utilize 1.1% of the CSA's capacity. The expected irrigation season in which the plant would operate is 214 days per year.

There are two sewer mains along Graham Hill Road. The reason that the CSA 10 sewage main is preferable to the Scotts Valley City sewer main is that the Scotts Valley

main bypasses the Santa Cruz treatment plant and goes directly into the ocean outfall. The CSA 10 main gets full secondary treatment at the Santa Cruz regional treatment plant

Environmental Review

The lead agency for environmental review was the County of Santa Cruz when reviewing the development permits for the restroom and the golf course irrigation facilities. The County's Environmental Review Initial Study and Negative Declaration are attached. LAFCO staff has prepared an Addendum to address the changes to the project subsequent to the County's reviews. The main change is that there will now be additional treatment at the golf course and discharge of the backwash to the CSA 10 sewer. The Addendum concluded that there will still be no significant environmental effect from the project.

Policies

LAFCO policies on the service side encourage the most efficient service provider to provide a public service, if it is needed. County Service Area 10 has capacity, its main is located at the corner of Sims Road and Orchard Drive close to the parcel, and its wastewater is treated to a secondary level at the regional treatment plant. The service is needed to treat the water to irrigation standards, and CSA 10 is the most efficient provider of sanitary sewer services.

LAFCO has Water Policies (Resolution 2001-1) which recognize that the water resources of Santa Cruz County are limited. The Commission's objective is to ensure that its decisions relating to water do not lead to adverse impacts on the natural resources of Santa Cruz County. In reviewing sphere of influence adoptions and amendments, "LAFCO shall be guided by the potential impacts of the proposal on water resources and will consider the efforts of the water agencies and land use agencies to maintain stream and river flows, promote high water quality of surface waters and groundwater, and reduce groundwater overdraft." (Policy III.6)

This project enhances County water resources in several ways:

1. It reduces the amount of potable City of Santa Cruz water that is used to irrigate the golf course.
2. It minimizes pumping of the groundwater aquifers.
3. It reduces the volume of water, but not necessarily the pollutants, that are discharged into the Pacific Ocean.

Public and Agency Comments

In response to agency referrals and public notices, there have been a few responses from County departments. Their significant points have been incorporated into this staff report. No public comments have been received.

Alternatives

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

- 1) Approve or deny the sphere amendment (LAFCO Draft Resolution No. 960) to add APN 060-011-02 to the Sphere of Influence of County Service Area 10.
- 2) If the sphere amendment is approved, approve (LAFCO Draft Resolution No. 960-A), approve with amendments, or deny the annexation of the parcel to County Service Area 10.
- 3) Continue its consideration of the application to a future LAFCO meeting.

Recommendation

The proposal is consistent with LAFCO's policies for efficient governmental services and sustainable water supplies. Staff therefore RECOMMENDS approval of draft Resolution No. 960 (Sphere Amendment) and draft Resolution No. 960-A (Annexation to County Service Area 10).

cc: Scott Hoyt, Pasatiempo Inc
Kent Edler, Santa Cruz County Public Works, CSA 10
City of Scotts Valley
Scotts Valley Water District

Attachments:

Draft Resolutions No. 760 and 760-A
Letter of Request
Turfnet Journal
Environmental Addendum
Initial Environmental Study/Negative Declaration

SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 960

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

AMENDING THE SPHERE OF INFLUENCE OF COUNTY SERVICE AREA 10
ROLLING WOODS/GRAHAM HILL/PASATIEMPO SANITARY SEWER

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code section 56428, the Commission has received an application requesting amendment of the Sphere of Influence for County Service Area 10 (Rolling Woods/Graham Hill/Pasatiempo Sanitary Sewer). The landowner filing the application is the Pasatiempo Golf Club.
2. A Service Review for County Service Area 10 was completed in accordance with Government Code section 56430 by the Commission on October 2, 2013; and circumstances have not significantly changed since its completion.
3. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the proposed sphere of influence amendment in the form and manner prescribed by law, and has prepared a report and recommendation upon the proposal.
4. The Commission held a public hearing on this matter on November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
5. The Commission has reviewed and considered the information contained in the Initial Study/Negative Declaration prepared by the County of Santa Cruz on January 5, 2015 as well as the Addendum prepared by the LAFCO Executive Officer on October 3, 2016. The Commission finds that the Initial Study/Negative Declaration and Addendum are adequate for its review of this project.
6. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit A.
7. The Commission hereby amends the Sphere of Influence of County Service Area 10, as shown on Exhibit B, to include APN 060-011-02.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November 2016.

AYES:

NOES:

ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

**-SPHERE OF INFLUENCE DETERMINATIONS-
Government Code Section 56425**

The present and planned land uses in the area, including agricultural and open-space lands.

Determination: The present and planned land uses in proposed sphere amendment area are a portion of the Pasatiempo Golf and a water treatment plant for the purpose of recycling treated Scotts Valley wastewater and utilizing the further-treated water to irrigate the golf course. Also, a restroom on the golf course would be connected to the County Service Area 10 sewer main on Sims Road. The golf course would continue to be used as a private recreational facility and open-space character of the course would remain.

The present and probable need for public facilities and services in the area.

Determination: The present and probable future need for public facilities and services in the proposed sphere amendment area are the services needed to support a golf course utilizing a sanitary sewer for a restroom and the backwash from the irrigation water treatment plant.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

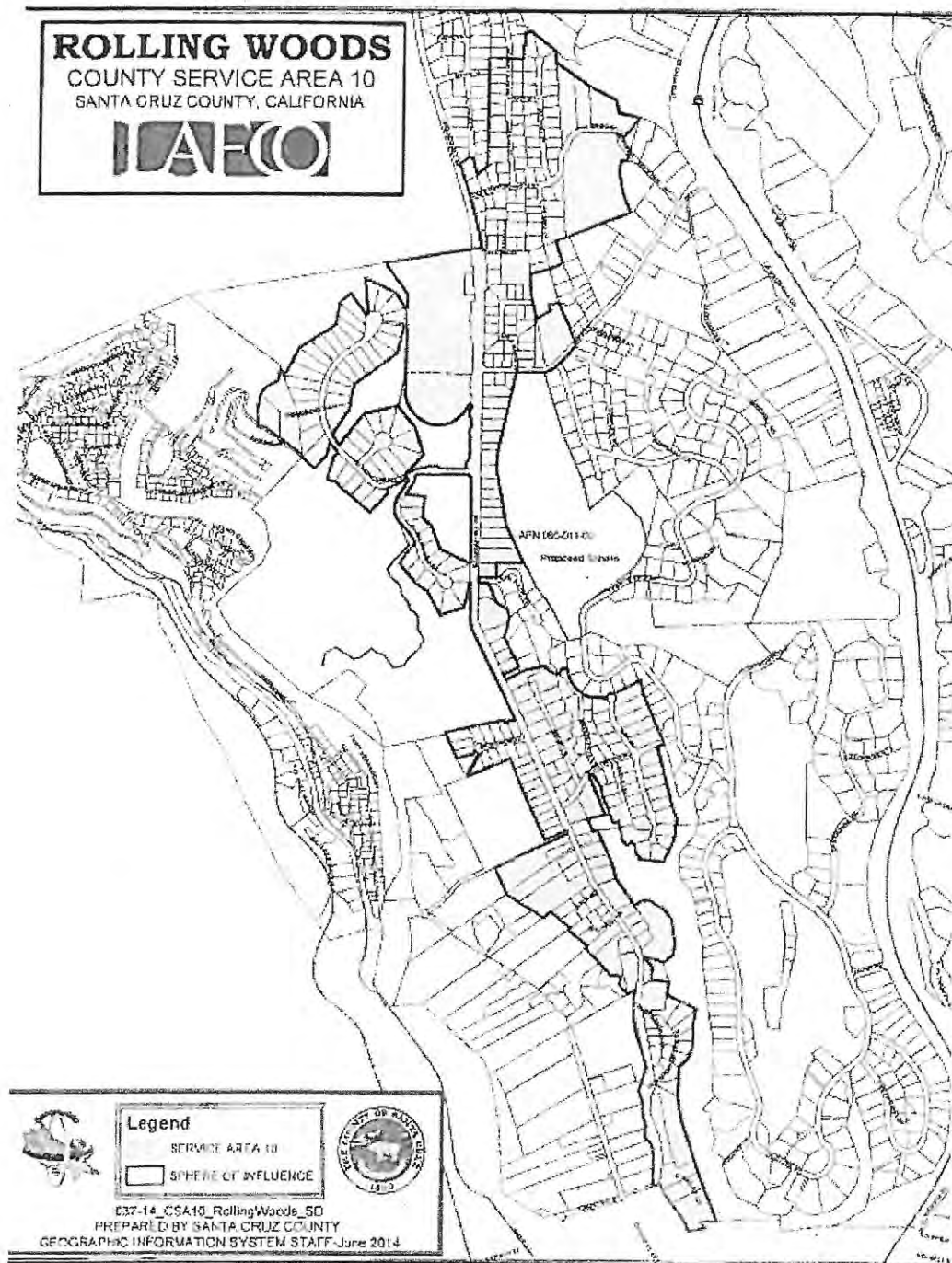
Determination: County Service Area 10 has a remaining capacity of approximately 901,000 gallons per day. The proposal would put approximately 10,000 gallons of effluent into the sewer for the irrigation season of approximately 214 days each year. There is adequate treatment capacity at the regional Santa Cruz City Wastewater Treatment Facility. The facility has a rated design capacity of 17 million gallons a day and is currently averaging 10 million gallons a day. The facility is designed to handle 81 million gallons a day during wet weather.

The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

Determination: There are no relevant social communities of interest relevant to County Service Area 10. The economic community of interest is the group of properties that benefit from a sanitary sewer in Rollings Woods, Graham Hill, and Pasatiempo.

Exhibit B

Map of Amendment to Sphere of Influence of County Service Area 10



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 960-A

On the motion of Commissioner
Duly seconded by Commissioner
The following resolution is adopted:

MAKING DETERMINATIONS AND ORDERING ANNEXATION
OF TERRITORY DESIGNATED AS THE PASATIEMPO GOLF COURSE
ANNEXATION TO COUNTY SERVICE AREA 10

The Santa Cruz Local Agency Formation Commission does hereby RESOLVE, DETERMINE, AND ORDER as follows:

1. An application for the proposed reorganization of certain territory was filed by property owner petition pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and said territory is assigned the short-term designation of "Pasatiempo Golf Course Annexation No. 960-A."
2. The reorganization consists of the following change of organization:
-Annexation to County Service Area 10 (Rolling Woods/Graham Hill/Pasatiempo Sanitary Sewer).
3. The Executive Officer of the Commission has reviewed the petition, has prepared a report including his recommendations thereon, and has presented the same before this Commission for consideration.
4. A public hearing by the Commission was held on November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
5. Said territory includes approximately 36 acres and is found to be uninhabited for purposes of annexation law.
6. The boundaries of the annexation area are approved as shown on Exhibit A.
7. The approval of the annexation is conditioned upon the following terms and conditions:
 - A) The proponent shall provide a legal map, description, and fees to meet State Board of Equalization requirements.
 - B) County Service Area 10 shall levy and collect within the territory being annexed any previously established and collected benefit assessment or property-related fees or charges that are collected within all or part of the service area at the time of annexation.

- C) The proponent shall be responsible to pay any fees required to comply with Fish and Game Code Section 711.4 (Fish and Game Fees required when notices of environmental decisions are filed).
 - D) The proponent shall pay any remaining processing fees as set in this Commission's Schedule of Fees and Deposits.
 - E) Prior to issuance of a Certificate of Completion for this annexation, the proponent shall deliver an executed Indemnification Agreement that is in a form acceptable to this Commission and suitable for recordation.
- 8. The Commission has reviewed and considered the information contained in the Initial Study/Negative Declaration prepared by the County of Santa Cruz on January 5, 2015 as well as the Addendum prepared by the LAFCO Executive Officer on October 3, 2016. The Commission finds that the Initial Study/Negative Declaration and Addendum are adequate for its review of this project.
 - 9. Upon completion of the annexation, no property tax revenues will be transferred in accordance with the Board of Supervisors policy.
 - 10. This annexation is consistent with the Sphere of Influence of County Service Area 10, as amended on November 2, 2016.
 - 11. The justification for authorizing this annexation is explained in the Executive Officer's Report on LAFCO No. 960/960-A and in the "Analysis of a Proposal to LAFCO" prepared by the staff for LAFCO No. 960/960-A.
 - 12. The reason for this annexation is to obtain sanitary service from County Service Area 10.
 - 13. The affected territory is uninhabited. All owners of land have consented to the annexation, and no subject agency has submitted written opposition to a waiver of protest proceedings
 - 14. The regular county assessment roll will be utilized.
 - 15. The affected territory shall not be subject to taxes resulting from outstanding or authorized bonds of County Service Area 10.
 - 16. In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, this Commission hereby approves this annexation as conditioned, waives protest proceedings in accordance with Government Code Section 56663(d), and directs the Executive Officer to record a Certificate of Completion when the conditions are met.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON
Santa Cruz Local Agency Formation Commission

Attest:

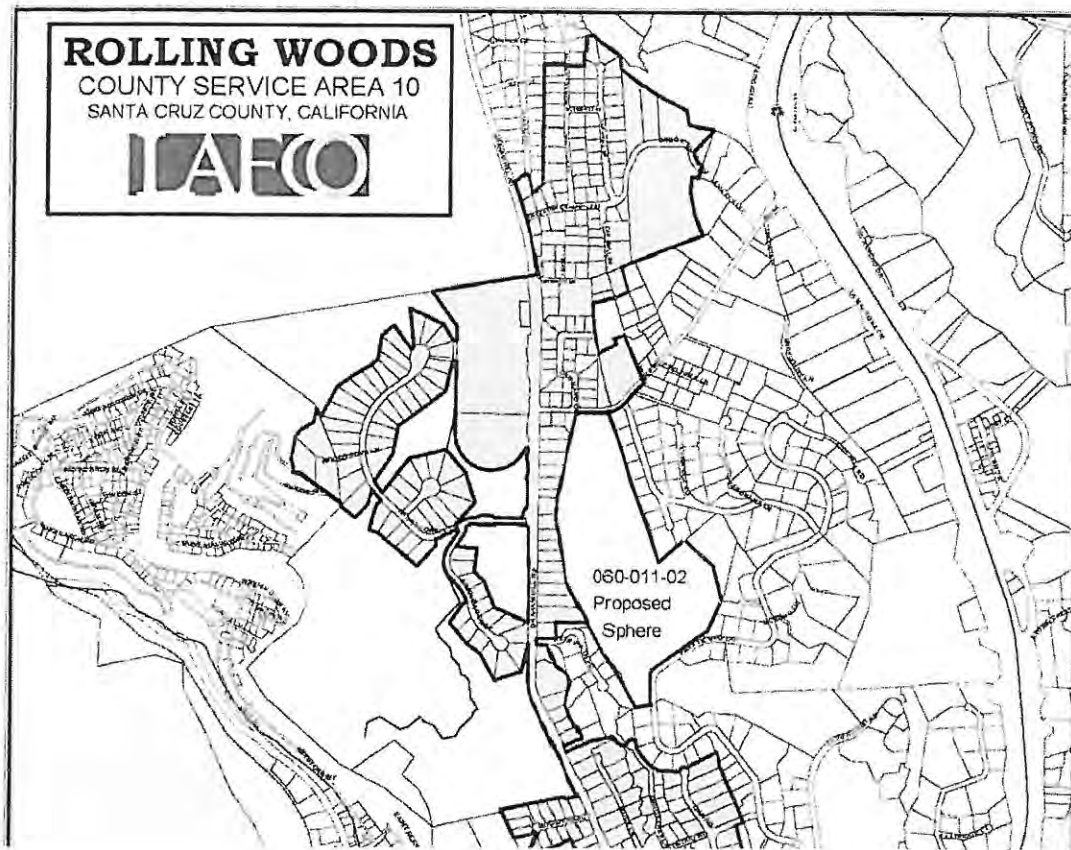
Patrick M. McCormick, Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

Exhibit A
LAFCO Resolution No. 960-A
Pasatiempo Golf Course Annexation to County Service Area 10



Annex APN 060-011-02



July 13, 2016

To: Patrick M. McCormick
Executive Officer
Local Agency Formation Commission of Santa Cruz County
701 Ocean Street, Room 318-D, Santa Cruz, CA 95060

From: Scott Hoyt
General Manager
Pasatiempo Inc.

Dear Patrick,

Please accept our application for a sphere of influence amendment and annexation into the County Service Area #10 (Rolling Woods) to get sanitary sewer services for a restroom and backwash from a filtration treatment system that we are installing behind our 13th green at Pasatiempo Golf Course. This installation of a pump station, filtration station, storage tank and restroom is within 50 yards of the sewer connection at Sims and Orchard.

Pasatiempo Inc. recently signed a 30 year agreement with Scotts Valley to capture their recycled water (35 million gallons annually, guaranteed) that currently travels underneath Graham Hill Road and into the Pacific Ocean. We are building a complete system that will treat this recycled water to a tertiary level which will allow us to utilize it for irrigation water. When construction of this system is completed, Pasatiempo Golf Course will have 3 sources of irrigation water available to store in our 500 thousand gallon tank. 70% of our needs will be met by the tertiary water and the remainder will be made up of a combination of well water and potable water. We will reduce our use of potable water by 40-50 million gallons annually.

We will have a minimal amount of sewer needs from our restroom but we will have approximately 10,000 gallons a day of backwash from our filtration station that needs to go back into the sewer system. The backwash will only occur during our irrigation season (April-October) when sewer flows are at their lowest.

This is a project that has gained National exposure and will be a model for many golf courses across America. It would be great to tie into the sewer system versus installation of a septic system and leach fields. I know that the County of Santa Cruz is striving to get all residents and businesses tied into sewer systems.

Thank you for your consideration of our application

D. Scott Hoyt

General Manager
Pasatiempo Inc.

Long-awaited water deal finally comes to pass for Pasatiempo

May 12 2016 | John Reitman
Turfnet.com

It has taken three golf course superintendents and multiple general managers, but Pasatiempo finally has the water it has been waiting so long for.



The course in Santa Cruz, California, recently reached a deal with the nearby city of Scotts Valley and the Scotts Valley Water District that guarantees Pasatiempo no less than 35 million gallons of recycled water per year for 30 years. Construction is underway on infrastructure needed to store and pump the water. That work will be completed in about a year, said Pasatiempo superintendent Justin Mandon.

That is welcome news at Pasatiempo, which until recently had been among some of the hardest-hit courses in California's well-chronicled drought.

"Golf is supposed to be firm and fast. The problem was we had lost control of that," Mandon said. "The difference now is that we will have control over firm and fast."

Pasatiempo is the cradle of Alister MacKenzie's designs in the United State. Although it's not his first U.S. undertaking - that title is reserved for the Meadow Club in Marin County - MacKenzie maintained a residence on the course located within sight of the northern end of Monterey Bay.

In response to the drought, the City of Santa Cruz initiated cutbacks of 15 percent to 50 percent during the past two years, resulting in a lot of brown turf. Only recently, in early April, did the city remove restrictions, thanks to an El Nino winter that dropped 40-60 inches of rain on the western slope of the Santa Cruz Mountains. That was twice as much as San Jose received on the eastern side of the range, and it was enough to fill the Loch Lomond reservoir, from which the City of Santa Cruz draws much of its water.

Negotiations over recycled water for Pasatiempo have been ongoing with officials in Scotts Valley at least since 2006 when Dean Gump still was the superintendent there. A lot of faces have changed since then, but one thing has remained constant - Pasatiempo's need for water, and there is hard evidence that the idea of running recycled water to the course is one that took hold nearly 40 years ago.

Initially, Scotts Valley officials wanted to trade their dirty water for excess potable water owned by Santa Cruz. Those talks never really went anywhere.

"That was the original plan," Mandon said. "Scotts Valley wanted to trade for freshwater, but Santa Cruz was never interested in that."

The new deal is the result of a lot of hard work by parties on both sides, including Pasatiempo GM Scott Hoyt.

The SVWD treatment plant is 2.5 miles from the golf course. A line that runs from the plant to the Pacific, where it dumps millions of gallons per year, comes within a block of Pasatiempo. A year ago, Mandon unearthed a metered pipe that runs from that line onto golf course property that was installed in 1979 or 1980, according to records. The meter still reads all 0's, but will be ready to go once an underground storage tank and pump station are built at the golf course.

Pasatiempo paid the city of Scotts Valley and the SVWD a total of \$1.6 million (that they divvy between them) for the rights to 35 million gallons per year for 30 years.

"This is the biggest home run (the city and water district) have ever hit," Mandon said. "They don't do anything different. We just pull the water before it goes into the ocean and hand them the money."

The water, which will enter the property as secondary treated water, will need an additional layer of filtration and chlorination to reach tertiary status. Mandon hasn't determined who that will be yet. But since the water is secondary treated, it won't require a licensed water professional. In fact, the State Water Resources Control Board provides a standard to maintain and is leaving it Mandon to find a way to reach it.

"They are leaving it up to us. We have to show the test results daily," he said.

"If it doesn't meet those standards, and alarm will sound and the system will shut itself down."

The 35 million gallon annual allotment is just 15 percent of the water the SVWD is discharging through the line that runs past Pasatiempo. And since the golf course is the only customer for that recycled water, it will have access to the excess until other users come forward in the future.

"Right now, it's all excess water," Mandon said. "There are no customers for it.

"This is the easiest thing they've ever had to do."



Addendum to Negative Declaration

Pasatiempo Golf Course Sphere Amendment and Annexation to County Service Area 10

Prepared pursuant to the California Environmental Quality Act, this is an addendum to an Initial Study/Negative Declaration that the County of Santa Cruz prepared for a 500,000 gallon water tank for irrigation water, pump house, restroom, access road, and associated grading at the Pasatiempo Golf Course. The preparation date was January 5, 2015 and the Application Number was 141215. The project is located at the north end of the golf course adjacent to Sims Road. That document did not analyze using the CSA 10 sewer.

The pending application at LAFCO is to amend the Sphere of Influence of County Service Area 10, which operates the sanitary sewer in the Graham Hill corridor, and to annex the 36-acre APN 060-011-02 to the county service area so that the water treatment plant and restroom can utilize the sanitary sewer. Currently, the Pasatiempo Golf Course irrigates the course with potable City of Santa Cruz water. The overall project is to principally use recycled water to irrigate the course by diverting City of Scotts Valley treated waste water that flows in a transmission main in Graham Hill Road, and to treat that water to a higher level for irrigating the golf course. A proposed treatment plant at the course would generate a waste stream during the backwash process, and that waste stream would flow to the CSA 10 sewer. Also a new restroom near Sims Road would connect directly to the CSA's main, instead of using a septic system and leach field as described in the project description for the original Negative Declaration.

According to County Public Works, the restroom and treatment plant backwash would generate 10,000 gallons a day for the 214 days of the year in which the treatment plant is expected to operate. On the other days, only a small flow would come from the restroom. The available capacity of the Graham Hill main is 910,000 gallons per day. Therefore, the additional flow in the main will not result in an environmental impact. (September 29, 2016 email from Kent Edler, County Public Works to Pat McCormick, LAFCO). CSA 10 sewage is treated at the regional Wastewater Treatment Facility operated by the City of Santa Cruz. The facility has a rated design capacity of 17 million gallons a day and is currently averaging 10 million gallons a day. The facility is designed to handle 81 million gallons a day during wet weather. (www.cityofsantacruz.com/departments/public-works/wastewater-treatment-facility, accessed on October 3, 2016). An additional 10,000 gallons of effluent per day above the current 10,000,000 gallons would not stress the plant. Therefore, the additional flow through the treatment plant will not result in an environmental impact.

The environmental conditions have not changed in any significant way since the Negative Declaration was prepared on January 5, 2015. It can be concluded that the revised project utilizing the CSA 10 sewer will not have a significant effect on the environment.

Patrick M. McCormick, LAFCO Executive Officer
October 3, 2016



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: January 5, 2015

Application Number: 141215

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Steve Sutherland, SSA
Architects

APN(s): 060-011-02

OWNER: Pasatiempo Inc.

SUPERVISORAL DISTRICT:

PROJECT LOCATION: South side of Sims Road, 300 feet east of Graham Hill Road

SUMMARY PROJECT DESCRIPTION: The proposal includes the following: construction of a 500,000 gallon water tank for storage of tertiary treated non-potable water, on-site water, and City Water Department water for irrigation of the Pasatiempo Golf Course; construction of a 625 square foot pump house; maintenance access road off of Sims Road; and 230 square foot restroom and associated leach field for golf course use; landscape screening; and approximately 2,699 cubic yards of cut and 1,710 cubic yards of fill. The proposal requires a Commercial Development Permit, Preliminary Grading Approval, and Environmental Review.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|--|---|
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> Other: |

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

Regional Water Quality Control Board Permit, State Water Resources Control Board Approval, City of Scotts Valley Will Serve, and City of Santa Cruz Water Department Will Serve

DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Todd Sexauer
Environmental Coordinator

Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 35 acres

Existing Land Use: Golf Course

Vegetation: Turf

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100%

Nearby Watercourse: Powder Mill Creek

Distance To: Approximately 1900 feet to Powder Mill Creek

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No

Groundwater Recharge: Yes, portion

Timber or Mineral: No

Agricultural Resource: No

Biologically Sensitive Habitat: No

Fire Hazard: No

Floodplain: No

Erosion: No

Landslide: No

Liquefaction: Low

Fault Zone: No

Scenic Corridor: No

Historic: No

Archaeology: Mapped

Noise Constraint: N/A

Electric Power Lines: No

Solar Access: N/A

Solar Orientation: N/A

Hazardous Materials: No

Other:

SERVICES

Fire Protection: Scotts Valley Fire
Protection

School District: SVUSD

Sewage Disposal: Septic

Drainage District: Outside flood zone
district

Project Access: Sims Road

Water Supply: City of Santa Cruz Water
Department

PLANNING POLICIES

Zone District: PR-O

General Plan: O-R

Urban Services Line:

☒ Inside

☐ Outside

Coastal Zone:

☐ Inside

☒ Outside

Special Designation: None

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject property contains the Pasatiempo Golf Course. The improvement area is located north of the 13th green on the south side of Sims Road between residential properties located to the east and west of the golf course. This portion of the property is currently a maintenance area for storage of course materials including sand and mulch. This area is enclosed by a 6 foot chain link fence that follows the property line along Sims Road and adjacent residential properties. Existing trees and shrubs located inside the fence line provide screening of the fence along Sims Road. A concrete lined v-ditch is located alongside Sims Road and existing property line fence directing runoff to a private culvert located on the southwest edge of the subject property.

PROJECT BACKGROUND:

The Pasatiempo Golf Course is provided potable water from the City of Santa Cruz Water Department for course irrigation and facilities. During drought conditions the City of Santa Cruz significantly cuts back water available to the course, which significantly limits the ability of Pasatiempo to maintain necessary course irrigation.

Pasatiempo has taken measures to reduce water consumption by changing the course to a links style course, including native grasses along course edges and firmer greens, thereby reducing irrigation requirements. However, this is not enough to meet irrigation demand. In an effort to ensure that irrigation water is available during drought years, Pasatiempo Golf Course, in coordination with the City of Scotts Valley, has obtained a preliminary memorandum of agreement (Attachment 11) allowing use of non-potable recycled water from the City's waste water treatment plant. Currently, the City of Scotts Valley does not have enough customers for the available recycled water and is directing excess recycled water to the ocean via an outfall pipeline traveling along Sims Road.

PROJECT DESCRIPTION:

The proposed 500,000 gallon water tank would provide storage of tertiary treated non-potable water available from the Scotts Valley Wastewater Treatment Facility, on-site well water and City water. The Scotts Valley Wastewater Treatment Facility outfall line extends from Scotts Valley down Graham Hill Road to the ocean. A Utility connection to the existing Scotts Valley Waste Water recycling facility outfall line is proposed to an existing utility stub-out located on Sims Road at the property line. A utility connection stub-out is also located on Deer Path Road for proposed overflow of non-potable water into the existing outfall line from the water tank during severe storm events.

The water is proposed to be treated to the tertiary level by the City of Scotts Valley Treatment Facility prior to delivery to the subject property via the existing Scotts Valley Wastewater Facility outflow line. The outflow line would be first flushed with tertiary water, and then flushed with tertiary water treated with peracetic acid, and then finally the water tank would be filled with tertiary water. Approval of the tertiary treatment at the Scotts Valley Treatment Facility and delivery of tertiary water to the site would be required by the State Water Board and Regional Water Quality Control Board prior to construction.

The project includes a proposed 12-foot wide service driveway to Sims road with a proposed gate located 20 feet back from the roadway as required by Public Works. The driveway extends southwest to two proposed semi enclosed maintenance service bins, approximately 24.5 feet wide, for storage of sand and mulch for course maintenance. The service bins are proposed to be surrounded by a 6 foot tall retaining wall on three sides; a proposed 625 square foot pump house, approximately 22 feet by 28 feet wide and 11 feet six inches in height; and, a 230 square foot restroom building and associated leach field, approximately 14 feet 10 inches by 15.6 feet wide, and approximately 12 feet 10 inches in height, surrounded by a partially below grade water tank, approximately 74 feet wide and 24 feet in height, with approximately 8 feet of the proposed tank on the west side located above grade. The project also includes an

associated water blending value infrastructure pad, approximately 270 square feet in size.

The project requires approximately 2,699 cubic yards of cut and 1,710 cubic yards of fill and requires off-haul of approximately 989 cubic yards. Plans call for removal of one 42 inch oak tree in the vicinity of the proposed water tank. Two other large oak trees, a 42 inch and 48 inch tree, are proposed for retention and will be protected during grading. Existing vegetation along the existing fence line is proposed to be retained. Grading plans provide mounding of soils around the proposed partially below grade tank and mounding on the west side of the access road to minimize off haul. Landscape plans include wildflower ground cover, eight oak trees and three big leaf maple trees interspersed with coffee berry shrubs located around the water tank for addition screening.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 6 ¼ miles northeast of the Zayante fault, approximately 8 miles off shore to the southwest of the Monterey Bay Tularcitos fault, 9.5 miles to the northeast of the San Andreas fault, 10 miles west of the San Gregorio fault, 16 miles to the northeast of the Monte-Vista Shannon fault, and 26.5 miles east of the Calaveras fault. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

A geotechnical investigation for the proposed project was performed by ENGEO INC, dated September 20, 2013 (Attachment 4). The report concluded that seismic hazards include ground shaking from the moderate to major earthquake, liquefaction as well as the occurrence of high ground water within 22 to 25 feet below ground surface, and corrosion of the tank, given below ground installation, were hazards associated with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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site development. The report recommended that the design meet the California Building Code to reduce potential impacts from ground shaking and corrosion, and provided additional design recommendations to address the potential for liquefaction.

Implementation of the additional requirements included in the review letter prepared by Joe Hanna and Carolyn Burke, dated November 24, 2014 (Attachment 5) will serve to further reduce the potential risk of seismic shaking.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See Item A-1, above.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Develop land with a slope exceeding 30%? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: There are no slopes that exceed 30% on the property.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because erosion control plans are included in the project plans, and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have a final approved Erosion Control Plan, which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The geotechnical report for the project did not identify any elevated risk associated with expansive soils. See Item A-1 above.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. | Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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sewers are not available?

Discussion: The proposed project would use an onsite sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system.

7. Result in coastal cliff erosion? ☐ ☐ ☐ ☒

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, May 16, 2012, no portion of the project site lies within a 100-year flood hazard area.

2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ☐ ☐ ☐ ☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

Discussion: A geotechnical investigation for the proposed project was performed by ENGEO INC, dated September 20, 2013 (Attachment 4). The report did not identify these as potential hazards associated with development.

4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses ☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or planned uses for which permits have been granted)?

Discussion: The applicant proposes to obtain recycled water (non-potable tertiary treatment) from the City of Scotts Valley Waste Water Reclamation Plant, on-site water, and City Water Department water for golf course irrigation and the City of Santa Cruz for restroom service. In addition, in the event that an agreement cannot be reached regarding tertiary treatment, the tank would store well water and City water for course irrigation. However, the project is not located in a mapped groundwater recharge area and groundwater recharge would not be impacted by the proposed project.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. Potential non-potable water tank overflow during storm events is proposed to be directed to the Scotts Valley recycle facility outflow line on Sims Road at Deerpath Drive. However, no commercial or industrial activities are proposed that would generate contaminants. The driveway associated with the project would incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the size of the driveway area. Potential siltation from the proposed project would be addressed through implementation of erosion control measures during construction.

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: There is no indication that existing septic systems in the vicinity would be affected by the project.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project is not located near any watercourses, and would not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan. Final drainage plans are required to be reviewed and approved prior to issuance of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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required building permit.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Department of Public Works Drainage staff (Attachment 6) has reviewed the project and has determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within proximity to a levee or dam.

- | | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 10. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not propose to alter existing drainage patterns on site or result in additional run-off and would not result in degradation of the surface water quality. In addition, overflow of non-potable water would be directed to the outflow line located in Deerpath Drive at Sims Road and not into the public drainage system so as not to degrade water quality.

C. BIOLOGICAL RESOURCES

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Although the site is mapped as potentially containing the white-rayed pentachaeta, marsh microsersis, and zayante band- winged grasshopper, Jessica Duktig, Environmental Planning staff, confirmed the absence of biotic habitat associated with these species and absence of these species. See project comments (Attachment 6).

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|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| 2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: Although the site is mapped as potentially containing the white-rayed pentachaeta, marsh microsersis, and zayante band- winged grasshopper, Jessica Duktig, Environmental Planning staff, confirmed the absence of biotic habitat associated with these species and absence of these species. See project comments (Attachment 6).

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Produce nighttime lighting that would substantially illuminate wildlife habitats? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. The project includes an exterior light on the restroom building that would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing residential uses. However, there are no sensitive animal habitats within or adjacent to the project site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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hydrological interruption, or other means?

Discussion: The property does not contain wetland habitat. No impact would occur.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with any local policies or ordinances.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☐ ☐ ☐ ☒

Discussion: The project site is zoned Existing Parks and Recreation-Open Space, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ☐ ☐ ☐ ☒

Discussion: The project is not adjacent to land designated as Timber Resource.

4. Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion: No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion: The project site and surrounding area do not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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project site contains no forest land, and no forest land in proximity to the proposed project site. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned Existing Parks and Recreation-Open Space, which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have an adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

Although the subject property is not a designated scenic resource, the only views of the proposed improvements that would be affected by the project are those from private property. County visual resource protection regulations only apply to public viewsheds. Notwithstanding, the plans include landscape screening plants to screen views from private property. Impacts would not be significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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within a state scenic highway?

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: This site was previously graded for development of the golf course and the existing visual setting is comprised of two turf mounds located north of the 13th green and east of the 14th tee. The existing topographical contours would be altered in the areas of the existing mounds for the placement of most of the water tank below grade and there would be an approximately 5 foot increase in the topographical elevation of these mounds. However, the project also includes landscaping that would screen the proposed alterations and minimize impacts of ground surface alterations to less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project includes an exterior light on the building that would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing residential uses.

G. CULTURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no historical resources within the project area. No impact would occur.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Archaeological Resource Evaluation, prepared by Archaeological

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Resource Management, dated October 30, 2014 (Attachment 7) identified the absence of archaeological resources. Archaeological Report Review, prepared by Jessica Duktig, dated November 4, 2014 accepted the report (Attachment 8). However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3. Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☐ ☒ ☐

Discussion: See Item G-2. Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

Discussion: No paleontological resources are mapped in the project area.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? ☐ ☐ ☐ ☒

Discussion: The project does not involve the routine transport, use or disposal of hazards materials.

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

Discussion: The project would receive tertiary treated water from the City of Scotts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Valley for irrigation of the golf course. This would require approval by the State Water Resources Control Board and the Regional Water Quality Control Board (Attachment 6) and is not expected to create a significant hazard to the public. No hazardous chemicals are required to treat water on site. Therefore, impacts would be less than significant.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See H-3.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not included on the September 24, 2014 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is not located within an airport land use plan or located within 2 miles of a public airport.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is not located within the vicinity of a private airstrip.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The proposed improvements are located on private property and would not interfere with emergency evacuation on public streets or affect emergency response.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not propose electrical transmission lines.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency.

I. TRANSPORTATION/TRAFFIC

Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Existing maintenance vehicles access the site to drop mulch and sand at the subject property for golf course maintenance. The project includes a maintenance driveway to accommodate the existing vehicles. The project is not anticipated to result in additional traffic to the property.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project does not include air traffic.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project includes a curb cut along Sims road. However, the proposed curb cut is located in a straight section of roadway where sight distance would not be impacted. Therefore, no hazards are proposed by this feature.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project's road access meets minimum County standards and has been approved by the Scotts Valley Fire Protection District.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project scope does not involve commercial or residential square footage subject to parking requirements and therefore no new parking demand is anticipated by the project.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project includes a minimum 12-foot curb cut on Sims Road for ingress and egress of service vehicles and therefore would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response I-1 above.

Potentially
Significant
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Less than
Significant
Impact

No Impact

J. NOISE

Would the project result in:

1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☐ ☒

Discussion:

County of Santa Cruz General Plan

The Santa Cruz County General Plan (County of Santa Cruz 1994) contains the following table, which specifies the maximum allowable noise exposure for stationary noise sources (Table 2). The County of Santa Cruz has not adopted noise thresholds for construction noise.

The following applicable noise related policy is found in the Public Safety and Noise Element of the Santa Cruz County General Plan (Santa Cruz County 1994).

- Policy 6.9.4 Commercial and Industrial Development. For all new commercial and industrial developments which would increase noise levels above the maximum allowable standards of the Land Use Compatibility Guidelines in Figure 6-1, or Figure 6-2, the best available control technologies will be used to minimize noise levels. In no case shall the noise levels exceed the standards of Figure 6-2.

Table 2: Maximum Allowable Noise Exposure for Stationary Noise Sources¹

	Daytime ⁵ (7:00 am to 10:00 pm)	Nighttime ^{2, 5} (10:00 pm to 7:00 am)
Hourly Leq average hourly noise level, dB ³	50	45
Maximum Level, dB ³	70	65
Maximum Level, dB – Impulsive Noise ⁴	65	60

Notes:

- As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied to the receptor side of noise barriers or other property line noise mitigation measures.
- Applies only where the receiving land use operates or is occupied during nighttime hours
- Sound level measurements shall be made with “slow” meter response.
- Sound level measurements shall be made with “fast” meter response
- Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced to 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.

Source: County of Santa Cruz 1994

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Sensitive Receptors

Some land uses are generally regarded as being more sensitive to noise than others due to the type of population groups or activities involved. Sensitive population groups generally include children and the elderly. Noise sensitive land uses typically include all residential uses (single- and multi-family, mobile homes, dormitories, and similar uses), hospitals, nursing homes, schools, and parks.

Graham Hill Road and Sims Road are located adjacent to the project site and are the existing primary sources of noise in the project vicinity. With an approximate average daily trips (ADT) of 4,500, Sims Road is expected to produce no more than 60 dB L_{dn} at 50 feet from the centerline of the roadway. At 15,572 ADT, Graham Hill Road is expected to produce approximately 65 dB L_{dn} at 50 feet from the centerline of the roadway.

Noise sources normally measured at a distance of 50 feet, are used to determine the noise levels at nearby sensitive receptors by attenuating 6 dB for each doubling of distance for point sources of noise such as operating equipment. The noise level was analyzed at the property line of the nearest sensitive receptor, which is located approximately 105 feet to the east of the pump house.

Impacts

The project proposes to construct a 625 square foot pump house containing three 50 HP electric pumps each producing 65 dBA at 1 meter (see Attachment 9) with a combined noise level of 74 dBA at 1 meter without considering the decibel reduction from the concrete walled pump house.. At that distance, the decibel level is reduced by approximately 30 dB to 44 dB. This is below both the nighttime hourly L_{eq} of 45 dB and the maximum nighttime level of 65 dB. With the inclusion of the 8-inch thick concrete walled pump house, noise levels would be reduced by approximately 50 dB. As a result, no perceivable noise increase (approximately 4 dBA) would be heard by area residents. No noise impact from operation of the pump house is expected.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not propose groundborne vibration or noise associated with the project.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See Item J-1.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant with standard construction noise controls.

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not located within an airport land use plan or within two miles of an airport.

6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not located within the vicinity of a private airstrip.

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

Given the modest amount of new traffic, if any at all, that would be generated by the project there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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generation of dust. However, standard dust control best management practices, such as periodic watering, would be implemented during construction to reduce impacts to a less than significant level.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See K-1 above.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See K-1 above

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would receive tertiary treated water from the City of Scotts Valley. Water quality is regulated by the State Water Resources Control Board and the Regional Water Quality Control Board and this requires submittal of a Title 22 Water Quality Report, addressing issues associated with tertiary treatment of water including compliance with water quality standards and also requires that odors do not emanate from the treatment facility or treated water as a result of water quality compliance. Final approval by the Regional Water Quality Control Board Permit is required prior to water connection. Therefore, no odor is expected to emanate from irrigation of the golf course with tertiary treated water.

L. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project, like all development, would be responsible for an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. However, using reclaimed water reduces greenhouse gases. At this time, Santa Cruz County is in the process of developing a Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions would not be significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks or other recreational activities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion (a through e): The proposed water tank would not result in the need for additional services. Moreover, the project meets all of the standards and requirements identified by the local fire agency. Furthermore, the project is conditioned to comply with service requirements of the reviewing agencies including the Scotts Valley Fire Protection District and Santa Cruz Water District, as noted in project comments (Attachment 6)

N. RECREATION

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not include residential improvements that would result in additional park use or demand for recreational facilities.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not include residential improvements that would impact recreational facilities.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Drainage plans provided in the project plan set have been reviewed and approved by the Public Works Department. No expansion of the storm water drainage facilities are proposed or required for the proposed project. The Department of Public Works has reviewed the drainage information and has determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 6). In order to ensure public health and safety, the project plans include overflow to the existing Scotts Valley Waste Water Recycling Facility outflow line located in Deer Path Drive to ensure that overflow of non potable water does not drain into the public storm water system.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The applicant proposes to connect the proposed water tank to the Scotts Valley Waste Water Reclamation plant outfall line via a stub-out located on Sims Road property line and Deer Path Road property line. Scotts Valley has determined that adequate supplies of recycled water are available to serve the project and a preliminary memorandum of agreement has been reached between Pasatiempo Golf Course and Scotts Valley, dated June 10, 2008 (Attachment 11). Final agreement is required prior to service. Therefore, the project would not result in the expansion of existing facilities.

The project would be served by an on-site sewage disposal system, which would be adequate to accommodate the relatively light demands of the project.

3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed connection for the storage of tertiary treated non-potable water to the water tank requires approval by the Regional Water Quality Control Board and would comply with all water quality standards (Attachment 6) prior to issuance of a building permit and would therefore not violate any wastewater treatment standards associated with non-potable water. Furthermore, the project would include a condition of approval requiring Regional Water Quality Control Board approval prior to transmission of water to the site.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project includes a restroom building and a water tank for storage of non-potable water for irrigation of the golf course. The project proposes to obtain tertiary treated non-potable recycled water from the existing Scotts Valley Wastewater Treatment Facility outfall line located on the Sims Road property frontage. The City of Scotts Valley is currently directing excess recycled water to the ocean outfall. An existing utility stub out for connection to this line is located at the property line. The Pasatiempo Golf Course has obtained a memorandum of agreement with the City of Scotts Valley for non-potable water (Attachment 11). Final approvals for water connection would be included as a condition of approval prior to issuance of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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building permit. In the event that an agreement cannot be reached, the tank would store well water from on-site wells and City water, as necessary.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property would rely on a septic system and no sanitation service is required for the proposed restroom.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project proposes to off-haul approximately 956 cubic yards of soil to the county landfill. This landfill has sufficient permitted capacity to accommodate this disposal need. The project shall be conditioned to require the grading contractor to submit off-haul receipts to ensure that the volume is deposited at a permitted landfill location.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would require off-haul of 989 cubic yards of cut and the County land fill or other approved site. Therefore, no impacts are anticipated.

P. LAND USE AND PLANNING

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed restroom and partially underground water tank are allowed as accessory structures and uses to the existing golf course pursuant to the Parks and Recreation Zone District-Open Space Combining Zone District. The Open Space Combining District identifies the property as subject to an open space easement

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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contract. However, the contract was entered into in 1973 under application 0S-8-73 between the property owner and County of Santa Cruz for a 20 year period, but has since expired in 1993 as it was not renewed prior to the expiration date. Therefore, provisions of this open space easement contract no longer apply to the subject property.

The applicant proposes to connect the proposed water tank to the Scotts Valley Waste Water Reclamation plant outfall line via a stub-out located on Sims Road property line and Deer Path Road property line for storage of non-potable water. The City of Scotts Valley has determined that adequate supplies of recycled water are available to serve the project and a preliminary memorandum of agreement has been reached between Pasatiempo Golf Course and Scotts Valley, dated June 10, 2008 (Attachment 11). Final agreement is required prior to service. Furthermore, LAFCO has provided correspondence (Attachment 10) indicating that the project is exempt from LAFCO review as LAFCO review does not apply to contracts or agreements for transfer of non-potable water and the law encourages the transfer of non-potable water for re-use.

Therefore, the proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is not a sensitive site and does not contain a habitat conservation plan or natural community conservation plan.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not include any element that would physically divide an established community.

Q. POPULATION AND HOUSING

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The applicant proposes to connect the proposed water tank to the Scotts Valley Waste Water Reclamation plant outfall line via a stub-out located on Sims Road property line and Deer Path Road property line. Scotts Valley has determined that adequate supplies of recycled water are available to serve the project and a preliminary memorandum of agreement has been reached between Pasatiempo Golf Course and Scotts Valley, dated June 10, 2008 (Attachment 11). Final agreement is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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required prior to service. Therefore, the project would not result in the expansion of existing facilities.

Furthermore, the proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. See attached correspondence from LAFCO (Attachment 10).

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not displace any existing housing since the site is currently vacant.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not displace any existing housing since the site is developed with the Pasatiempo Golf Course and otherwise does not contain existing housing.

R. MANDATORY FINDINGS OF SIGNIFICANCE

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Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

County of Santa Cruz 1994.

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

County of Santa Cruz Geographic Information System

V. ATTACHMENTS

1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*
2. *Project Plans, prepared by SSA Landscape Architects, dated October 8, 2014*
3. *Project Visual Simulations, prepared by SSA Landscape Architects, undated*
4. *Geotechnical Investigation (Conclusions and Recommendations), prepared by ENGEO Inc., dated September 20, 2013*
5. *Geotechnical Review Letter, prepared by Joe Hanna and Carolyn Burke, dated November 24, 2014*
6. *Discretionary Application Comments, dated October 15, 2014 to October 28, 2014*
7. *Archeological Reconnaissance Evaluation(Conclusions and Recommendations), prepared by Archaeological Resource Management, dated October 30, 2014*
8. *Archaeological Report Review Memorandum, prepared by Jessica Duktig, dated November 4, 2014*
9. *Noise Study, prepared by Dennis Diego, dated 12/15/2014*
10. *LAFCO Correspondence, dated September 17, 2014 and July 1, 2013*
11. *Memorandum of Agreement between Scotts Valley Water District and Pasatiempo, dated June 8, 2008*



SCOTTS VALLEY CITY AND WATER DISTRICT

Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

Date: October 24, 2016 for November 2, 2016 Meeting

Summary: LAFCO staff has drafted service and sphere reviews for the City of Scotts Valley and the Scotts Valley Water District. The City and Water District are requesting sphere amendments at the south end of their boundaries.

Staff Recommendation: Conduct a public hearing on November 2, 2016; accept the two service review reports; and direct staff to return at the next meeting with resolutions revising the two sphere of influence maps as requested by the City of Scotts Valley and the Scotts Valley Water District.

Submitted by: Patrick McCormick, Executive Officer *7.1.16*

As part of the Commission's work program, the LAFCO staff has prepared hearing drafts of service and sphere of influence reviews for the City of Scotts Valley and the Scotts Valley Water District.

The main conclusions of the City of Scotts Valley Service and Sphere of Influence Review are:

- *The City of Scotts Valley is operating in a responsible manner to provide municipal services to its residents.*
- *The City has adequate sewer capacity to serve the planned development within the City as well as the homes east of the Highway 17 within the proposed sphere amendment area.*
- *The proposed sphere amendment area east of Highway 17 (Glen Canyon/El Rancho) is planned by both the County and City of Scotts Valley to continue to be rural and mountain residential uses. Though rural and mountain residential areas typically have lot sizes that allow for individual septic systems, the City is able to provide sanitary sewer and other municipal services if the property owners desire these services.*

The main conclusions of the Scotts Valley Water District Service and Sphere of Influence Review are:

- *The Scotts Valley Water District is operating in a responsible manner to provide water services to its customers.*
- *The District is working within Scotts Valley and with regional partners to address long-term sustainability of the regional groundwater resources.*

- *The proposed sphere amendment area west of Highway 17 (Monte Fiore/La Madrona) is currently being served by the District, and the proposed amendment would facilitate a future annexation so that the residents of the area may participate in District elections.*
- *The proposed sphere amendment area east of Highway 17 (Glen Canyon/El Rancho) is planned by both the County and City of Scotts Valley to continue to be rural and mountain residential uses. Though rural and mountain residential areas typically have lot sizes that allow for individual wells, the District is able to provide water to the area if the residents desire this service.*

Request

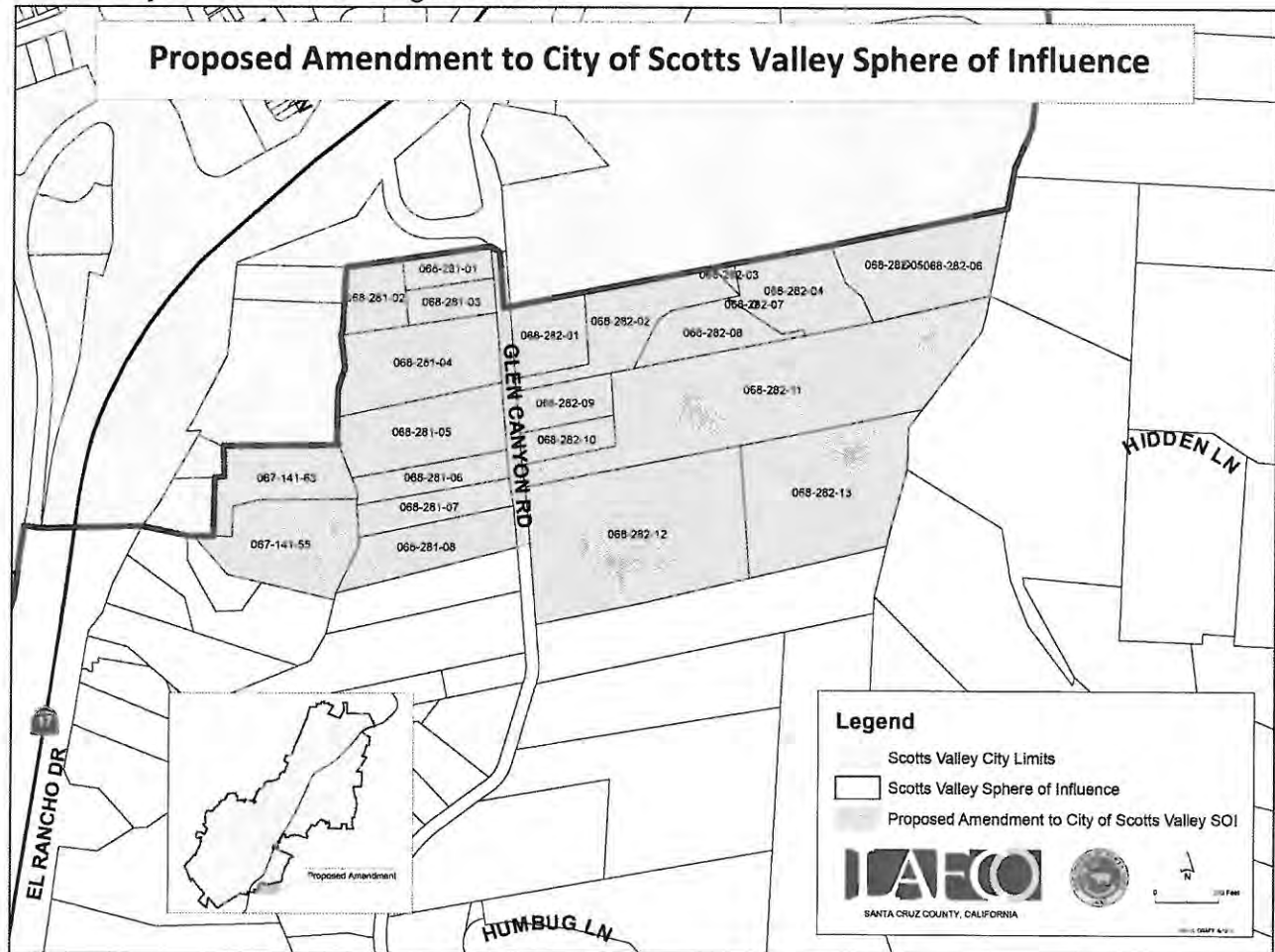
On June 3, 2016, the City of Scotts Valley and the Scotts Valley Water District sent a joint letter to LAFCO requesting sphere of influence amendments concurrent with the current round of Commission's service reviews. The City of Scotts Valley is requesting that 46 acres in the Glen Canyon Road and El Rancho Road area be included in the City's Sphere of Influence. A City sewer main ends at the north end of the proposed sphere amendment area. The City staff indicates that they have had interest in extending the city sewer main along south to serve the Glen Canyon properties.

The Glen Canyon/El Rancho neighborhood contains 23 parcels, two of which are accessed off El Rancho Drive, and the rest are accessed via Glen Canyon Road. Seventeen of the parcels contain homes on parcels sized between 0.676 acres and 8.180 acres. The typical parcel size is 1.000 – 2.000 acres. Currently, under the county's jurisdiction, the parcels are located outside the Urban Services Line. The County General Plan designates the El Rancho parcels for rural residential uses, and the current county zoning is RA (Residential-Agricultural). The County General Plan designates the Glen Canyon Road parcels for rural and mountain residential uses and the current county zoning is RA (Residential-Agricultural).

The Scotts Valley General Plan designates the El Rancho parcels for rural residential uses, and the Glen Canyon Road parcels for rural residential and mountain residential uses, with the rural residential designation close to Glen Canyon Road, and the mountain residential designation at higher elevation east of Glen Canyon Road. Scotts Valley's rural residential designation is for a maximum density of one house per 2.5 acres, and their mountain residential designation is for a maximum density of one house per 5.0 acres.

Under state law, the County General Plan and zoning apply outside the city limits, and the Scotts Valley General Plan and zoning apply inside the city limits. If an area is added to a city sphere of influence but is not annexed, the County General Plan and zoning continue to apply.

Map of City Sphere Request, East of Highway 17
Glen Canyon/El Rancho Neighborhood

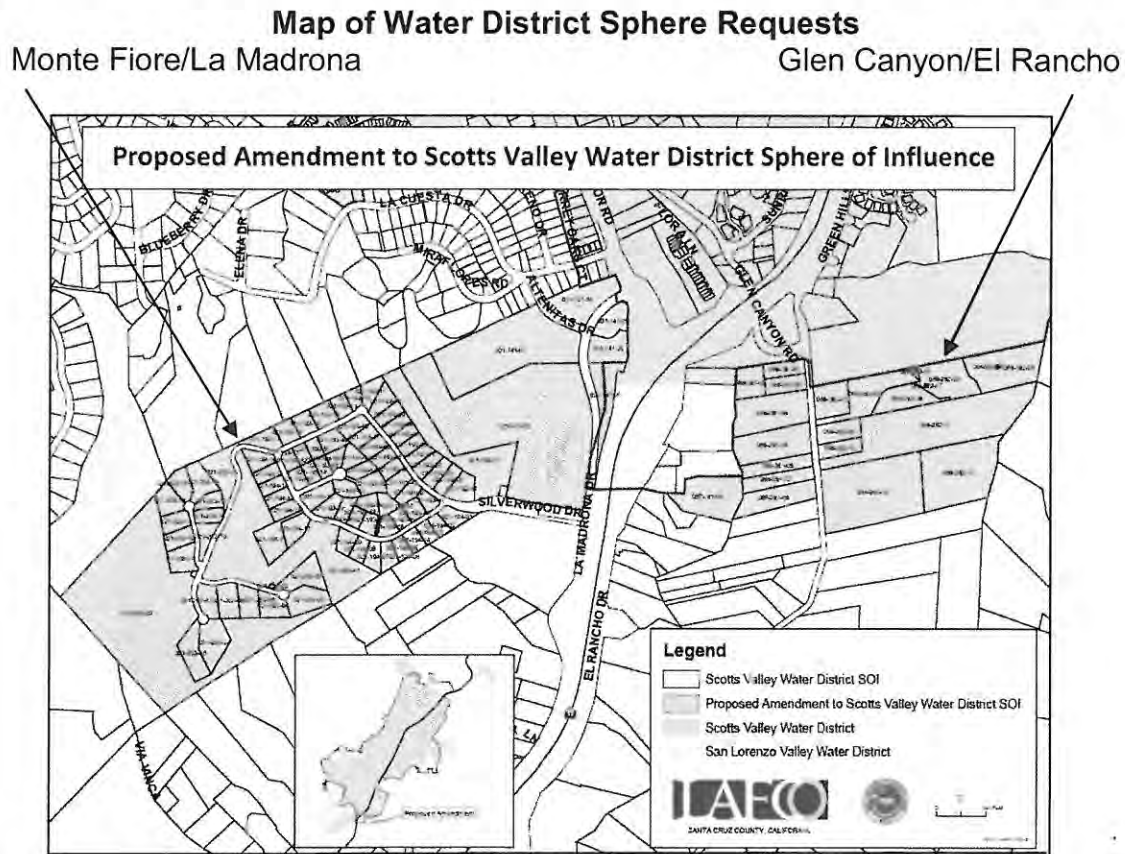


The Scotts Valley Water District is making sphere amendment requests on both sides of Highway 17 at the south end of town. East of Highway 17, the request is to add the same Glen Canyon/El Rancho Area (46 acres, 23 parcels). The stated purpose is to make public water available from the SVWD main located on Glen Canyon Drive just north of the proposal area.

West of Highway 1, the Water District is requesting that the 102-acre (91 parcels) Monte Fiore/La Madrona area be added to the city's sphere of influence. That area was developed via a Specific Plan and Assessment District known as "Gateway South." That area was undeveloped when LAFCO adopted the first Sphere of Influence for the Scotts Valley Water District in 1985. Given the water supply problems being experienced by the water district at the time, LAFCO excluded the Gateway South area from the District's Sphere of Influence.

In the mid 1990's, the District contracted to provide the Gateway South area with extraterritorial water just prior to LAFCO getting review over extraterritorial water services. LAFCO subsequently decided that water service to the Monte Fiore/La Madrona area was grandfathered. The current situation is that the residences and business have water service from the SVWD, but are not eligible to vote in District

elections. The sphere amendment request would allow an annexation to be processed at a later date, so that Monte Fiore residents can be eligible to vote in SVWD elections.



Application Histories

In the Glen Canyon/El Rancho area, LAFCO records show two applications in the last ten years. In 2007, LAFCO granted the City of Scotts Valley extraterritorial authority to provide sanitary sewer to a house just outside the city limits on the east side of the road at 3128 Glen Canyon Road (LAFCO No. 916, APN 068-282-01). The authorization expired on March 7, 2008 without being used.

In 2008, LAFCO granted the Scotts Valley Water District the authorization to provide water to a house just outside the city limits of the west side of the road at 3132 Glen Canyon Road (LAFCO No. 923, APN 068-281-03). The authorization expired on January 9, 2009 without being used.

Environmental Review

The staff has conducted environmental review of the proposed sphere amendments pursuant to the California Environmental Quality Act. An initial study and negative declaration are attached for the Commission's review. The conclusion is that an environmental impact report is not required for the Commission to amend the agency spheres.

Notice

In addition to newspaper publication, posting, and webposting, the staff has provided mailed notice of the LAFCO hearing to public agencies, to property owners within the

proposed sphere amendment areas, and to property owners who own land within 300 feet of the proposed sphere amendment areas.

Some of the subsequent questions to staff have concerned the costs for water and/or sewer service. As is normal for a sphere amendment hearing, the City and Water District have not provided cost estimates. That information would be developed by the agencies and the property owners at the time of annexation. In principle, neither the City nor the District uses agency reserves to construct new mains. It is the responsibility of the benefitting property owners to pay for the new mains, either by direct payments or by participating in assessment districts.

Annexation is a Separate Process

In response to LAFCO notices, some property owner inquiries have needed clarification about the difference between a sphere amendment and an annexation. There is no annexation proposed by either agency at this time. A "sphere of influence" is defined in state law to be the area designated by LAFCO as eligible for annexation in the future. Territory outside a sphere of influence is prohibited from being annexed in state law. If property is included in a sphere of influence, it becomes eligible for annexation. There is no requirement that property annex. The annexation process includes more information and many checks and balances for the property owners within the area proposed for annexation. Annexations can be initiated by agencies, property owners, or registered voters. For a simplified flowchart of the annexation process, go to: www.santacruzlafco.org/wp-content/uploads/2015/09/Annexation-Flow-Chart-2012.pdf .

Policies

The Monte Fiore/La Madrona area is within the City limits (and City Sphere), is substantially urbanized, and is served by the Scotts Valley Water District. Inclusion of that area within the Scotts Valley Water District Sphere would facilitate annexation and participation of the residents in the elections of the District. One LAFCO policy states:

"It is preferable that the people who use water also participate in the governance of the system that provides water. Therefore, in making decisions spheres of influence and boundary changes, the Commission will favor water supply entities for which users of the system participate in the governance of the system."

(Policy III.16 at www.santacruzlafco.org/Library/Sphere%20Policies%202011.pdf)

LAFCO Extraterritorial Service Policy 9.1 also favors annexation over extraterritorial service for the same reason.

(www.santacruzlafco.org/Library/Extraterritorial%20Service%20Policies%202011.pdf)

LAFCO policies provide less clear guidance for action on the Glen Canyon/EI Rancho proposal. On one hand the City and Water District have sewer and water mains at the north end of the area, and have capacity to provide either or both services. Both the County and City General Plan call for the area to remain rural and mountain residential in character. Those areas typically don't have the density to support paying for main extensions. Those areas typically have adequate parcel sizes for a well and septic system on each property. The County Environmental Health Department has not identified the Glen Canyon/EI Rancho area as having a concentration of either well or septic problems.

Recommendation

The staff RECOMMENDS that the Commission:

- Conduct the noticed public hearing.
- Accept the Service and Sphere of Influence Reviews for the City of Scotts Valley and the Scotts Valley Water District.
- Direct staff to return at the next meeting with resolutions revising the two sphere of influence maps as requested by the City of Scotts Valley and the Scotts Valley Water District.

This recommendation supports adding the Glen Canyon/El Rancho area to both spheres because this section of Glen Canyon Road is close to the City, is nearly built out with rural residences, and is relatively flat so that mains could be installed without much difficulty. South of this area, Glen Canyon Road drops steeply toward Santa Cruz. The two property owners who applied for extraterritorial water and sewer services in the last ten years demonstrate that there is some interest in these services, even though the LAFCO authorizations expired without the mains being extended. The Commission prefers to extend services via annexation rather than by extraterritorial authorization in order to promote participation in the governance of utility systems by which residents get important services. Approving the sphere amendment in the Monte Fiore/La Madrona area would correct a long-term anomaly. Approving the sphere amendments in the Glen Canyon/El Rancho area would facilitate future service via annexation rather than via extraterritorial applications.

At the hearing, the Commission may get a clearer picture of the wishes of the residents of the two areas under study.

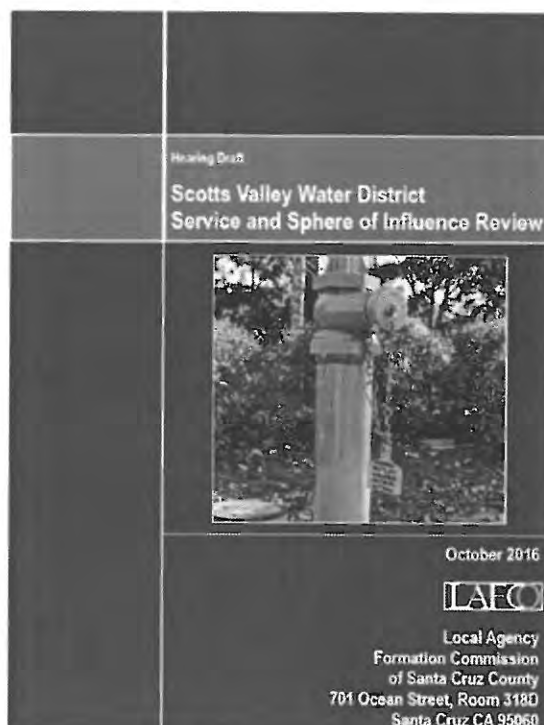
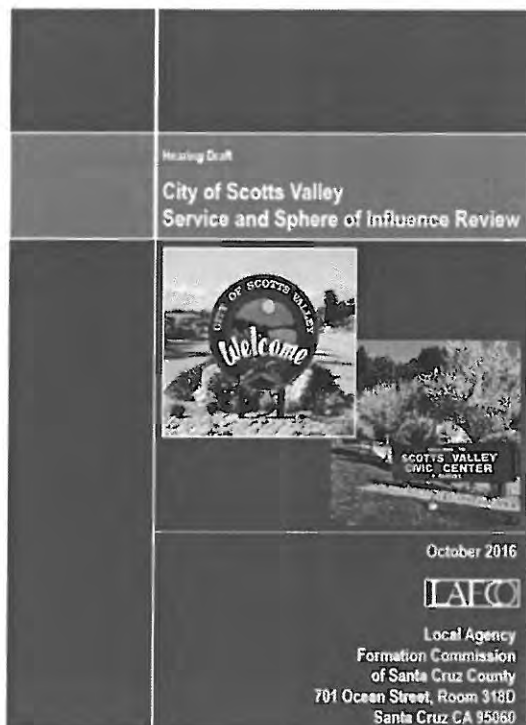
cc: City of Scotts Valley
Scotts Valley Water District

Attachments:

- June 3, 2016 Letter from City of Scotts Valley and Scotts Valley Water District
- City of Scotts Valley, Service and Sphere of Influence Review, October 2016
- Scotts Valley Water District, Service and Sphere of Influence Review, October 2016
- Environmental Initial Study and Negative Declaration
- Public Hearing Notice

The Hearing Drafts of the Service and Sphere Reviews for the City of Scotts Valley and the Scotts Valley Water District are available at:

www.santacruzlafco.org/meetings/november-2-2016





**Santa Cruz LAFCO
 ENVIRONMENTAL INITIAL STUDY**

- 1) **Project Title:** 2016 Service and Sphere of Influence Reviews for the City of Scotts Valley and the Scotts Valley Water District.
- 2) **Lead Agency Name:** Local Agency Formation Commission of Santa Cruz County
Address: 701 Ocean Street, Room 318-D, Santa Cruz, CA 95060
- 3) **Contact Person:** Patrick McCormick
Phone: 831-454-2055
Title: Santa Cruz LAFCO Executive Officer
email: pat@santacruzlafco.org
- 4) **Project Location:** Southern Scotts Valley in the Monte Fiore/La Madrona and the Glen Canyon /El Rancho neighborhoods

Monte Fiore

La Madrona

El Rancho

Glen Canyon

Current City Sphere

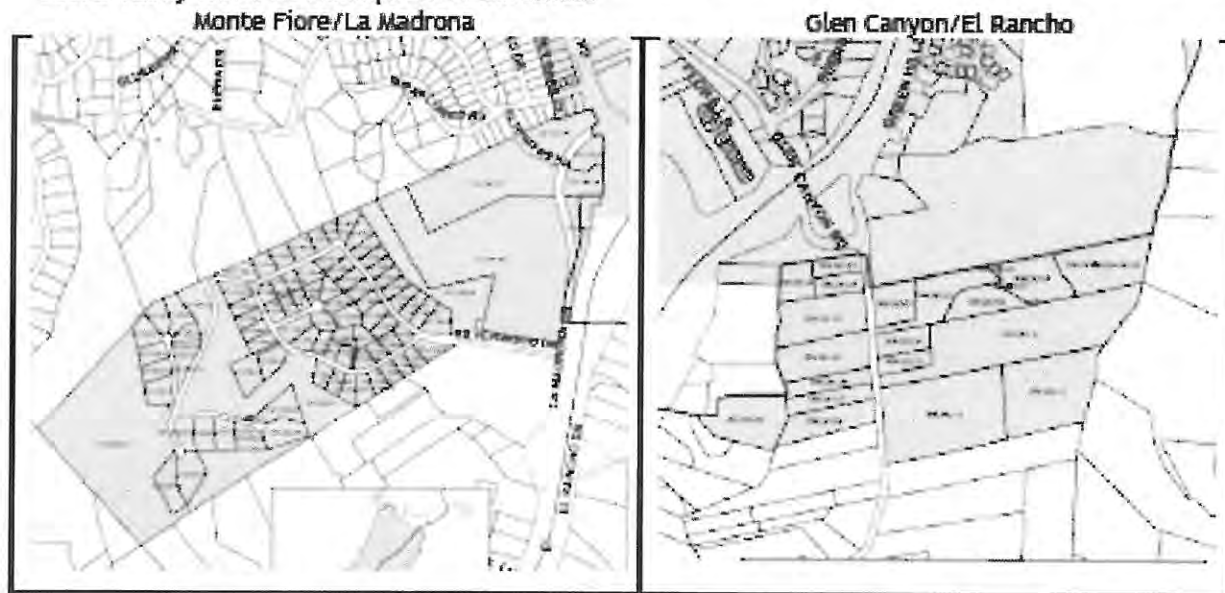


- 5) **Project Sponsor's Name:** Local Agency Formation Commission of Santa Cruz County
Address: 701 Ocean Street, Room 318-D, Santa Cruz, CA 95060
- 6) **General Plan Designation, Zoning & Vacant Lands:**

The study area, located in southern Scotts Valley, is divided between the Monte Fiore/La Madrona neighborhood on the west side of Highway 17 and the Glen Canyon/El Rancho neighborhood on the east side of Highway 17.

The Monte Fiore/La Madrona area (shaded in red) is already within the City of Scotts Valley Sphere of Influence and the City of Scotts Valley. The proposal is to add the Monte Fiore area to the Scotts Valley Water District Sphere of Influence. The Monte Fiore area is already provided with extraterritorial water service by the Scotts Valley Water District.

The Glen Canyon/El Rancho area (shaded in red) is currently outside both the City of Scotts Valley Sphere of Influence and the Scotts Valley Water District Sphere of Influence. The Glen Canyon area does not currently receive any services from the City of Scotts Valley or the Scotts Valley Water District. The proposal would add the Glen Canyon area to both the City of Scotts Valley Sphere of Influence and the Scotts Valley Water District Sphere of Influence.



The 102-acre Monte Fiore/La Madrona neighborhood contains 93 parcels, of which 77 are developed as single-family homes in the Monte Fiore subdivision. There are 3 vacant lots in Monte Fiore, designated for single-family residential uses. The City owns 4 open space parcels and the Water District owns a parcel for minor water utility facilities. Six parcels located along La Madrona Drive are designated for hotel, commercial, and public facilities (fire station). Of those parcels, 3 are fully developed (Scotts Valley Hilton and Scotts Valley Corners Shopping Center). The undeveloped properties are:

<u>APN</u>	<u>Acreage</u>	<u>Owner</u>	<u>Zoning Designation</u>
021-141-05	17.669	SV Madrona LLC	Service Commercial/Open Space
021-321-04	2.025	Bei-Scott Company	Residential, High-Density
021-141-20	1.513	Scotts Valley Fire District	Public Facility

The 46-acre Glen Canyon/El Rancho neighborhood is a substantially developed rural residential area at the southeastern edge of the city and water district. No sewer or water mains are installed in this section of Glen Canyon Road, but the agencies indicate that the existing mains could be extended from the north along Glen Canyon Road.

The Glen Canyon/El Rancho neighborhood contains 23 parcels, of which one is accessed off El Rancho Drive, and the rest are accessed via Glen Canyon Road. Seventeen of the parcels contain homes on parcels sized between 0.676 acres and 8.180 acres. The typical parcel size is 1.000 - 2.000 acres. Currently, under the county's jurisdiction, the parcels are located outside the Urban Services Line. The County General Plan designates the El Rancho parcel for rural residential uses, and the current county zoning is RA (Residential-Agricultural). The County General Plan designates the Glen Canyon Road parcels for rural and mountain residential uses and the current county zoning is RA (Residential-Agricultural).

The Scotts Valley General Plan designates the El Rancho parcels for rural residential uses, and the Glen Canyon Road parcels for rural residential and mountain residential uses, with the rural residential designation close to Glen Canyon Road, and the mountain residential designation at higher elevation east of Glen Canyon Road. Scotts Valley's rural residential designation is for a maximum density of one house per 2.5 acres, and their mountain residential designation is for a maximum density of one house per 5.0 acres.

County General Plan Map

R-R = Rural Residential (2 ½ - 20 acres per unit)

R-M = Mountain Residential (10 - 40 acres per unit)

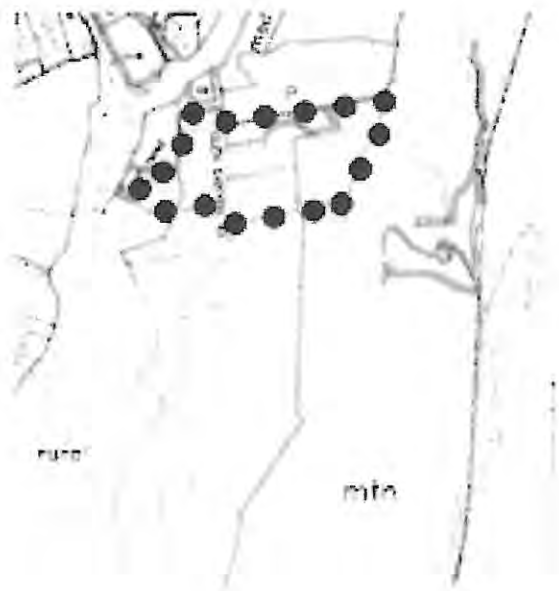
Oval shows general area of proposed sphere amendments



County Zoning Map

RA = Residential Agricultural





SCOTT'S VALLEY WATER DISTRICT			
RESIDENTIAL		COMMERCIAL	
HIGH	WDR 8-15 du/acre 11.3-25.7 persons/acre	C-S	SEWER: 400 max deep coverage: 25% lot
MED HI	WDR 6-8 du/acre 11.3-25.7 persons/acre	C-SC	SEWER: 400 max deep coverage: 25% lot
MEDIUM	WDR 2-5 du/acre 6.1-13.7 persons/acre	C-P	INDUSTRIAL: 500 max deep coverage: 50% lot
LOW	WDR 2 du/acre 0.7 persons/acre	INDUSTRIAL	
ESTATE	ESTATE 1 du/acre 0.6 persons/acre	I-1	LIGHT: 500 max deep coverage: 25% lot
RURAL	RURAL 1 du/acre 1.4 persons/acre	I-H	HEAVY: 500 max deep coverage: 50% lot
MTN	MTN 1 du/acre 0.6 persons/acre	OS	OPEN SPACE
		P	PUBLIC/QUAD PUBLIC
		TR	TRAFFIC PRODUCTION
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <div style="width: 10px; height: 10px; background-color: black; border-radius: 50%;"></div> <div style="width: 10px; height: 10px; background-color: black; border-radius: 50%;"></div> <div style="width: 10px; height: 10px; background-color: black; border-radius: 50%;"></div> <div style="width: 10px; height: 10px; background-color: black; border-radius: 50%;"></div> </div> PROPOSED SPHERE AMENDMENTS </div>			

- 7) **Description of Project:** Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.

The Monte Fiore/La Madrona area is currently inside the city limits and city sphere of influence. The Monte Fiore/La Madrona area is currently provided with water service by the Scotts Valley Water District, but is located outside the current boundaries and sphere of influence of the Scotts Valley Water District. The proposal would add the Monte Fiore/La Madrona area to the Scotts Valley Water District Sphere of Influence. This would make the Monte Fiore/La Madrona area eligible to apply for annexation to the Scotts Valley Water District at a later date.

The proposal would add the Glen Canyon/El Rancho neighborhood to both the city's and the water district's spheres of influence. This would make the Glen Canyon/El Rancho neighborhood eligible for annexation to either or both agencies at a future date.

- 8) **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings.
North of the project area, the surrounding land uses are generally developed as a mix of urban uses—commercial, residential, and institutional. West, east, and south of the project area are rural and mountain residences.
- 9) **Other Public Agencies** whose approval is required (permits, financing approval, or participation agreement).
No other agency approval is required for Santa Cruz LAFCO to adopt or amend a sphere of influence.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages:

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project opponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Patrick M. McCormick

Signature

October 3, 2016

Date

Patrick McCormick, Executive Officer
Santa Cruz Local Agency Formation Commission

ENVIRONMENTAL CHECKLIST

ISSUES:

(I) AESTHETICS

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: See analysis under "Land Use and Planning". The likely development patterns are similar whether the City and Water District Spheres are amended or not amended.

(II) AGRICULTURE and FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: There are no agricultural or forestry parcels within the proposed sphere amendment areas.

Sources: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>), Biotic and Resources screen for forestry information, Land Use and General Plan screen for agricultural lands.

(III) AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations:

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning"

(IV) BIOLOGICAL RESOURCES

Would the project:

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are biotic resources located in the Monte Fiore or Glen Canyon areas similar to other undeveloped and rural residential areas of the Santa Cruz Mountains. The significant development site is the 17.7 acre APN 021-141-05 formerly reviewed for a potential Target retail store. The Gateway South Retail Store EIR identified several biotic potential impacts that could be mitigated to less than significant levels:

- Freshwater deep wetland
- Nesting site of special-status raptors
- Native oak habitat
- Special-status bats.

Also, see discussion under "Land Use and Planning" for development potential on other sites.

Sources: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>) Biotic and Resources screen, and Final Gateway South Supplemental Environmental Impact Report, prepared for the City of Scotts Valley, by Environmental Science Associates, April 2010.

(V) CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a archaeological resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion of the similar potential development patterns for the project or "no project" under "Land Use and Planning". Both proposed sphere amendments are within the generalized areas in which the County considers to have a high likelihood of archeological resources. Both the County and the City have further screening for archeological resources in their development review processes.

Source: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>), Archeological Resources screen.

(VI) GEOLOGY and SOILS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GEOLOGY and SOILS continued

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

See discussion under "Land Use and Planning" for the similarity of potential development patterns under the sphere amendments option or no sphere amendments option. Concerning septic system under item (e), the houses along Glen Canyon Road currently utilize septic systems. The County has not identified this area as a problem area with a serious rate of septic failure.

Source: County Environmental Health

(VII) GREENHOUSE GASES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning".

(VIII) HAZARDS and HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning" for similarity of potential development patterns under the sphere amendment option and the no sphere amendment option.

(IX) HYDROLOGY and WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: In the Monte Fiore/La Madrona area, the proposed sphere amendments would not change the development patterns or the water service by the Scotts Valley Water District. There are 18 homes in the Glen Canyon area currently served by private wells. They consume approximately 10 acre-feet of water. If the SVWD annexed and provided water service to these homes, approximately the same amount of water would be used, and the water would come from various production wells around Scotts Valley. Changing the location of this small amount of pumping would not impacts groundwater supplies.

(X) LAND USE and PLANNING

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Monte Fiore/La Madrona

The County General Plan and Zoning Regulations apply outside the City limits, and the City General Plan and Zoning Regulations apply inside the City limits. Adding territory to the City Sphere of Influence has the potential to change future development patterns, following annexation, to the extent the City General Plan and Zoning Regulations vary from the County's. Revised development patterns could result in different environmental impacts.

The Monte Fiore/La Madrona area is already within the City limits and receiving sewer and other services from the City. The area is within the service area, but not the sphere or the boundaries of the Scotts Valley Water District. The water district's mains are in place to serve the six parcels in the Monte Fiore area that have additional development potential.

MONTE FIORE/LA MADRONA VACANT AND UNDERDEVELOPED PROPERTIES

<u>APN</u>	<u>Address</u>	<u>Note</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Likely Development</u>
021-202-18	608 Lassen Park Ct.		0.468	Single-family	One house
021-202-11	601 Lassen Park Ct.		0.711	Single-family	One house
021-202-02	935 Kings Canyon Ct.		1.055	Single-family	One house
021-141-05	La Madrona Dr.	Former Target site	17.669	Commercial	Retail
				Service/Open Space	
021-321-04	27 Mt. Hermon Rd.	Bei-Scott	2.025	Very high density residential	40 units
021-141-20	6000 La Madrona Dr.	Fire District	1.513	Public/Quasi-Public	Fire Station

Land use decision-making and access to sewer and water services will not change in the Monte Fiore area as a result of any water district sphere amendment and possible future water district annexation. Therefore, it can be foreseen that there will be no site-specific environmental impacts resulting from the proposed sphere amendment. Cumulative effects on the water system are analyzed in the water section of this initial study.

The main effect of adding the Monte Fiore/La Madrona area to the Scotts Valley Water District Sphere of Influence is that the area could be annexed at a future date and the Monte Fiore residents would become eligible to vote in Scotts Valley Water District elections.

Glen Canyon/El Rancho

The main effect of adding the Glen Canyon/El Rancho area would be to make the parcels subject to the City General Plan, and ultimately make the parcels eligible for sanitary sewer service from the City and water service from the Scotts Valley Water District. The City and County General Plans have the same general plan designations for the Glen Canyon/El Rancho area: Rural Residential (2.5+ acre parcels) for the parcels fronting on Glen Canyon Road, and Mountain Residential (5+ acre parcels) for the parcels east and uphill of Glen Canyon Road. While a detailed analysis has not been done comparing the development potential of all parcels under the County and City development standards, the analysis table below utilizes parcel sizes and, for the purpose of analysis assumes the low-density of the general plan range in the County, and high-end of the density range in the City. The conclusion is that the maximum change in development potential as a result of annexation is two houses. That level of additional potential development does not create a significant environmental effect.

GLEN CANYON/EL RANCHO VACANT AND UNDERDEVELOPED PROPERTIES

<u>APN</u>	<u>Address</u>	<u>Note</u>	<u>Acreage</u>	<u>County Zoning</u>	<u>City General Plan</u>	<u>Likely New Development</u>
067-141-63	2966 El Rancho	House	1.738	Res. Ag.	Rural Res.	
067-141-55	2910 El Rancho	House	2.551	Res. Ag.	Rural Res.	
068-281-01	Glen Canyon	Vacant	0.643	Res. Ag.	Rural Res.	House
068-281-02	Glen Canyon	Vacant	0.931	Res. Ag.	Rural Res.	House
068-281-03	3132 Glen Canyon	House	0.702	Res. Ag.	Rural Res.	
068-281-04	3104 Glen Canyon	House	2.712	Res. Ag.	Rural Res.	
068-281-05	3028 Glen Canyon	House	2.422	Res. Ag.	Rural Res.	
068-281-06	3024 Glen Canyon	House	0.978	Res. Ag.	Rural Res.	
068-281-07	3018 Glen Canyon	2 Houses	1.056	Res. Ag.	Rural Res.	
068-281-08	3012 Glen Canyon	House	1.744	Res. Ag.	Rural Res.	
068-282-01	3134 Glen Canyon	House	1.227	Res. Ag.	Rural Res.	
068-282-02	3130 Glen Canyon	House	2.008	Res. Ag.	Rural Res.	
068-282-03	Glen Canyon	Vacant	0.082	Res. Ag.	Rural Res.	
068-282-04	3110 Glen Canyon	House	1.894	Res. Ag.	Mount. Res.	
068-282-05	3106 Glen Canyon	Water tank	0.009	Res. Ag.	Mount. Res.	
068-282-06	3098 Glen Canyon	House	2.826	Res. Ag.	Mount. Res.	
068-282-07	3106 Glen Canyon	Well	0.008	Res. Ag.	Mount. Res.	
068-282-08	3106 Glen Canyon	House	1.296	Res. Ag.	Rural Res.	
068-282-09	3096 Glen Canyon	House	0.915	Res. Ag.	Rural Res.	
068-282-10	3056 Glen Canyon	House	0.676	Res. Ag.	Rural Res.	
068-282-11	3044 Glen Canyon	House	8.180	Res. Ag.	Rural/ Mt. Res.	+ 1 House
068-282-12	3026 Glen Canyon	House	6.674	Res. Ag.	Rural Res.	+ 1 House
068-282-13	Glen Canyon	Vacant	4.679	Res. Ag.	Mount. Res.	House

City of Scotts Valley Rural Residential = 1 dwelling unit per 2.5 acres +

City of Scotts Valley Mountain Residential = 1 dwelling unit per 5 acres +

Sources: County Geographic Information System, County Zoning, City of Scotts Valley General Plan

(XI) MINERAL RESOURCES

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are no mineral resources within the proposed sphere amendment areas.

Source: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>), Hazards and Geophysical screen.

(XII) NOISE

Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning". There is no airport within two miles of the subject area.

(XIII) POPULATION and HOUSING

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

POPULATION and HOUSING continued

Would the project:

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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Discussion: See discussion under "Land Use and Planning". The proposed sphere amendments would not induce significant growth either directly or indirectly.

(XIV) PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant impacts, in order to maintain acceptable service ratios, or other performance objectives? services?

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- i. Fire Protection?

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- ii. Police Protection?

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- iii. Schools?

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- iv. Parks?

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- v. Other Public Facilities?

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Discussion: See discussions under "Land Use and Planning" and "Utilities and Service Systems".

(XV) RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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Discussion: See discussion under "Land Use and Planning".

Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adoption policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under "Land Use and Planning".				

(XVI) UTILITIES and SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The City is already providing sanitary sewer services to Monte Fiore. The 1.5 million gallon day capacity of the City waste water treatment plant exceeds the projected sewage generated at general plan buildout.

The Scotts Valley Water District is already providing water to Monte Fiore. The water district is located in a groundwater basin with limited groundwater resources. The water district is addressing water resource sustainability through a series of programs:

- Treating and recycling wastewater for irrigation use
- Conservation programs with current customers
- Implementing groundwater recharge of stormwater
- Studying groundwater recharge via injection wells
- Constructing emergency interties with adjacent water agencies
- Participating in basin-wide water planning of Santa Margarita Groundwater Management Agency, and North Santa Cruz County Groundwater Sustainability Agency.

	2015 SVWD Water Use	ANNUAL WATER USE ESTIMATES Likely SVWD Water Use at Buildout without Sphere Amendment, Annexation, and Service Extension	Maximum Water Use at Buildout with Sphere Amendment, Annexation, and Service Extension
West Side of Highway 17 (Monte Fiore and La Madrona)	16,711,700 gallons	27,074,700 Gallons	27,074,700 gallons
East Side of Highway 17 (Glen Canyon and El Rancho)	0	0	4,416,500* gallons
Total Water Use	16,711,700 gallons	27,074,700 Gallons	31,491,200 gallons
Total Acre-Feet	51 acre-feet	83 acre-feet	97 acre-feet

From the 2015 Scotts Valley Water District Urban Water Management Plan, in 2015 the District's potable consumption was 1,131 acre-feet, and its projected 2040 potable consumption is 1,411 AF. Therefore, at buildout and fully connecting all properties on Glen Canyon, the potential impact on demand is 97 acre-feet minus 83 acre-feet, or 14 acre-feet, which is approximately 1% of the District's annual consumption. The current well use in Glen Canyon is approximately 10 acre-feet. The cumulative impact of 4 acre-feet is small. That is low enough to conclude that the sphere proposal will not have a significant environmental impact.

Also, see discussion under "Land Use and Planning".

Sources: Sewage treatment capacity: http://www.scottsvally.org/wastewater_recycling/wastewaterhistory.html, and City of Scotts Valley Wastewater Treatment Facility 2015 Annual Report.

Water Planning: Scotts Valley Water District 2016 Urban Water Management Plan

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<u>(XVII) MANDATORY FINDINGS of SIGNIFICANCE</u>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed amendments to the Spheres of Influence of the City of Scotts Valley and the Scotts Valley Water District, if implemented through a subsequent annexation, will allow the residents of Monte Fiore/La Madrona to vote in Scotts Valley Water District elections. Land use decisions and water use will not be effected.

In the Glen Canyon/El Rancho area, the maximum potential change in future land use is 2 houses, and the maximum increase in cumulative water use is 4 acre-feet of water, which is insignificant for the Scotts Valley Water District which consumed 1,131 acre-feet in 2015.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. App. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal. App. 4th 654.



NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Santa Cruz Local Agency Formation Commission (LAFCO) proposes to adopt a negative declaration for the following project:

PROJECT TITLE AND DESCRIPTION

2016 Amendments to the Sphere of Influence of the City of Scotts Valley and the Scotts Valley Water District

PROPOSAL

To add the Monte Fiore/La Madrona area to the Scotts Valley Water District Sphere of Influence, and
To add the Glen Canyon/El Rancho area to the Spheres of Influence of the City of Scotts Valley and the Scotts Valley Water District.

LOCATION

South Scotts Valley

Monte Fiore/La Madrona: Approximately 102 acres on the west side of Highway 17

Glen Canyon/El Rancho: Approximately 46 acres on the east side of Highway 17

FINDINGS

The initial study of this proposed sphere amendment and county service area formation has been undertaken in accordance with the State EIR Guidelines and the LAFCO Environmental Guidelines. The initial study indicates that the proposed project would not have a significant effect on the environment for the following reasons:

--The Monte Fiore/La Madrona area is already within the City of Scotts Valley and the service area of the Scotts Valley Water District. The main effect of the Sphere Amendment would allow residents of the area, through a subsequent process, to annex to the Scotts Valley Water District and participate in District elections.

--If the project is approved, the Glen Canyon/El Rancho area will be placed within the Spheres of Influence of the City of Scotts Valley and the Scotts Valley Water District. Based upon adopted plans of the City of Scotts Valley, the County of Santa Cruz, and the Scotts Valley Water District, extension of water, sewer, and other municipal services will not significantly increase future development patterns or water use in the project area.

MITIGATION MEASURES: None

Date of Preparation: October 3, 2016

by original signed
Patrick M. McCormick

Commission Action Date: November 2, 2016

by _____

Date Filed with Board Clerk:

by _____

A copy of the initial study may be obtained from the LAFCO office at Room 318-D, 701 Ocean Street, Santa Cruz CA 95060. Phone (831) 454-2055. Any comments or appeals must be received in writing in the LAFCO office no later than November 1, 2016 at noon.

Copies to: City of Scotts Valley
Scotts Valley Water District
Santa Cruz County Planning



NOTICE OF PUBLIC HEARINGS LOCAL AGENCY FORMATION COMMISSION

NOTICE IS HEREBY GIVEN that at 10:00 a.m., Wednesday, November 2, 2016, in the **Scotts Valley City Hall, 1 Civic Center Drive, Scotts Valley**, the Santa Cruz Local Agency Formation Commission (LAFCO) will hold public hearings on the following matters:

Pasatiempo Golf Course Reorganization, LAFCO No. 960

The proposal is to add the northern parcel (APN 060-011-02) of the Pasatiempo Golf Course to the Sphere of Influence of County Service Area 10 (Rollings Woods/Graham Hill Sanitary Sewer) and to annex the parcel to County Service Area 10. The purpose of the annexation is to obtain sanitary sewer service for the wastewater discharge from the irrigation water treatment plant and a new restroom near Sims Road.

Service Review and Sphere of Influence Amendments for the City of Scotts Valley and the Scotts Valley Water District

The proposal is to amend the Scotts Valley Water District Sphere of Influence to include 102 acres in the Monte Fiore area, and to amend the Spheres of Influence of the Scotts Valley Water District and the City of Scotts Valley to include 46 acres in the Glen Canyon Road area. A negative declaration has been prepared for the review of this project under the California Environmental Quality Act.

Continued Public Hearing for Service and Sphere of Influence Reviews for Fire Districts:

- Aptos/La Selva Fire Protection District
- Aromas Tri-County Fire Protection District
- Ben Lomond Fire Protection District
- Boulder Creek Fire Protection District
- Branciforte Fire Protection District
- Central Fire Protection District
- County Service Area 4, Pajaro Dunes Fire Protection
- County Service Area 48, County Fire
- Felton Fire Protection District
- Pajaro Valley Fire Protection District
- Scotts Valley Fire Protection District
- Zayante Fire Protection District

At the hearings, the Commission will consider oral or written comments from any interested person.

Detailed maps and other information can be obtained by contacting LAFCO's staff at 701 Ocean Street, Room 318-D, Santa Cruz CA 95060, (831) 454-2055 or from LAFCO's website at www.santacruzlafco.org.

LAFCO does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. The Commission meetings are held in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the LAFCO office at least 48 hours in advance of the meeting to make arrangements.

Patrick M. McCormick
Executive Officer
Date: October 3, 2016

SV water rates rising 27 percent



By David Leland
Press Banner

The median residential bi-monthly water bill in the Scotts Valley Water District would increase 27 percent in December under a five-year rate plan proposed by the Scotts Valley Water District.

The plan is the result of a restructuring of the water rate formulas based on actual costs and long-range budget needs, plus a recognition that current water revenues barely cover the costs of pumping, treating and distributing water to Scotts Valley homes.

A family that uses 8,000 gallons of water in two months – the district median for a single family – currently pays \$88.96 every two months, according to the district. This would increase to \$106.40 per month in December, an increase of about 27 percent. Individual rates would vary.

The new rate structure:

Lowers the use thresholds in the residential rate tiers, meaning higher tier rates kick in faster

Increases per-gallon water usage rates for residential customers, from 32 to 66 percent

Sets uniform rates for non-residential customers that match Tier 3 residential rates

Increases the basic bi-monthly meter charge by 21 percent for a 5/8-inch water line

The plan accepted by the water district board Oct. 13 proposes five years of annual rate hikes: the December 2016 increase, followed by a 15 percent overall rate increase in December 2017, then three years of 10 percent increases.

Water district customers have 45 days – the legally required comment period – to weigh in on the proposed rates, which would become effective immediately if adopted by the board at its meeting on Thursday, Dec. 8.

A study by the City of Santa Cruz this year showed that water rates in Watsonville and Scotts Valley were the lowest in the region.

WATER RATES, TIMES 11-11-16

WATER RATES

CONTINUED FROM COVER PAGE

The proposed increase addresses the challenges facing the district, which has fixed operational costs while taking in decreased revenue due to successful water-conservation efforts.

Customers have exceeded conservation expectations by using 24 percent less water than in 2013, according to the district. That's the good news.

The bad news? The lower demand meant that the Scotts Valley district saw revenues decline by \$1.3 million over the past two years as water sales dropped. About 76 percent of the district's revenue comes from selling water. Operating expenses, between \$4-5 million annually, including energy and repair costs, have increased.

"We (district) have dipped into resources and been as frugal as we can be," said Danny Reber, water board president, adding that water conservation is still the optimal way to preserve the precious resource. "If we didn't raise rates people wouldn't feel punished – but we would be in long-term trouble."

The proposed rate increase, which has been discussed at several public meetings this year, would continue to have the greatest impact on heavy water users under the district's continuing tiered water structure, which sets higher rates for each tier of higher consumption.

The current residential structure sets one rate for Tier 1, up to 6,000 gallons in two months. Tier 2 sets a higher rate for consumption of 6,001 to 14,000 gallons; Tier 3, 14,001 to 24,000 gallons.

The proposed new structure sets rate tiers at 0-6,000 gallons, 6,001 to 12,000 gallons, and 12,001 to 16,000 gallons.

Reber said budgeting funds to inject treated wastewater into the depleted aquifer is a major project under consideration. "We've got to fill our aquifer back up for future generations," he said.

Water district customers can comment on the proposed rates at the next board meeting, 7 p.m., Thursday, Nov. 10, and at 6 p.m., Thursday, Dec. 8, which is the final hearing date when the board will consider adopting increases to its water and recycled water rate structures, water and recycled water rates, water and recycled fees and charges. Meetings are held in the Santa Margarita Community Room at the Scotts Valley Water District office, 2 Civic Center Drive.

Written Comments can also be made directly through email at the water district web site: <http://www.svwd.org/> or delivered in person. For details of the proposed rate structure, go to www.svwd.org/customer-info/notice-proposed-water-rate-increases.



FIRE AGENCIES STUDY

Date: October 24, 2016 for November 2nd Agenda

To: LAFCO Commissioners

From: Patrick M. McCormick, Executive Officer *P. McCormick*

Subject: Service Review and Sphere of Influence Reviews for the Twelve Fire
Protection Districts in Santa Cruz County

Summary: The Commission will conduct a continued public hearing and will consider approving a service review and confirming the current spheres of influence for the twelve fire protection districts in Santa Cruz County.

Recommendation: Conduct a public hearing, accept the revised 2016 Review of Fire Districts Services, and approve the twelve resolutions maintaining the current Spheres of Influence of the twelve fire agencies.

State law requires each LAFCO to periodically prepare a service review and a sphere of influence review for each agency subject to LAFCO's boundary regulation. On August 3, 2016, the Commission held a public hearing concerning the service review and sphere of the following agencies:

- Aptos/La Selva Fire Protection District,
- Aromas Tri-County Fire Protection District,
- Ben Lomond Fire Protection District,
- Boulder Creek Fire Protection District,
- Branciforte Fire Protection District,
- Central Fire Protection District,
- County Service Area 4 Pajaro Dunes,
- County Service Area 48 County Fire,
- Felton Fire Protection District,
- Pajaro Valley Fire Protection District,
- Scotts Valley Fire Protection District,
- Zayante Fire Protection District.

At the August 3rd hearing, the Aptos/La Selva Fire Protection District, two firefighter unions, and several members of the public expressed concerns that the accelerated format for service and sphere reviews did not adequately address opportunities for further collaboration and possible consolidation of fire services in Santa Cruz County. The Commission continued the matter to its November 2nd meeting in order for the fire community and the public to react and provide additional information on this important matter.

The Commission has received several items of written correspondence since August 3, 2016 from:

- Aptos/La Selva Fire Protection District, a September 1 letter inviting LAFCO commissioners and staff members to an A/LSFPD Board meeting to discuss the draft LAFCO report;
- Aptos/La Selva Fire Protection District, a September 29 letter informing that the A/LSFPD Board would not be discussing this matter at their Board meeting because their chief officers were occupied with summer fire emergencies;
- Jeff Maxwell, an October 18 email supporting a comprehensive study of fire services and providing data;
- Central Fire Protection District, an October 10 letter supporting an in-depth report of fire services throughout Santa Cruz County.

Based upon testimony at the August 3rd LAFCO hearing, the LAFCO staff has revised the draft "Review of Fire Districts Services and Sphere of Influence" and has posted it on the LAFCO website for public review. The revisions are:

- corrections of minor clerical errors and omissions,
- revisions as requested in writing from County Fire,
- changed format of the financial summary tables.

Concerning the financial summary tables, LAFCO staff met with the County Auditor's staff to discuss improving the helpfulness of the tables. A "Fund Balance, Start of Year" row has been added at the top of the tables. For some of the agencies, this will clarify how to reconcile the budgets. Unfortunately, this change does not allow all agencies' budgets to be reconciled using just the information presented on the summary tables. To maintain a level of consistency and simplicity, transfers in and out of the general funds are not shown in the summary tables. Reserves and other non-general funds are explained in the notes below the financial tables. Yearly fund balance continues to be a good long-term metric to follow.

Alternatives

After the completion of the continued public hearing, the Commission has a range of alternatives for action. First, concerning the services and spheres review, the Commission may approve, disapprove, or continue that matter. The Commission acts by accepting the review by voice vote.

If the Commission approves the revised review document, it may then act on the twelve spheres of influence. The staff has prepared twelve draft resolutions, one for each fire agency, making service and sphere determinations and showing the confirmed sphere of each agency. The Commission may pass, not-pass, or continue any or all of the draft resolutions by voice vote.

Staff Recommendation

The mid-county fire agencies, their unions, and their residents are expressing a sincere interest in studying the organization of fire protection services throughout the County. In the past, major fire organizational reports have been sponsored in 1973, 1986, and 1993 by the County, by LAFCO, and by the affected agencies. The last study of this type was the South County Fire Service Study completed by LAFCO in 2007. Many fire agencies in the County are under budget stress, and it is refreshing for agencies to be open to outside analysis. If shared by other agencies and communities, this receptiveness could be a rare opportunity to do a comprehensive study that would look at consolidations, contracts, and other forms of sharing services that would benefit all or many of communities of the County.

On a parochial note, Santa Cruz LAFCO has endeavored to comply with the state mandates to conduct timely service reviews and sphere reviews while controlling the costs the county, the cities, and the special districts pay to support the LAFCO budget. The \$100,000 professional service reserve in the LAFCO budget has been built up slowly since the recession, and, if spent, cannot be restored given the current revenue levels. That reserve is designated for a wide range of professional assistance that may come up on applications, service reviews, sphere studies, and other tasks for which the staff either doesn't have the expertise or the time. As LAFCO proceeds through its Accelerated Service and Sphere Review Program, other services, such as water and sanitation, may also have good cases to prepare a comprehensive study with partial or complete funding from LAFCO.

I RECOMMEND that the Commission:

1. Accept the revised 2016 Review of Fire Districts Services and Spheres.
2. Approve the twelve attached draft resolutions making determinations and confirming each fire agency's current Sphere of Influence.
3. Direct staff to begin a dialogue with the Central Fire Protection District, the Aptos/La Selva Fire Protection District, and other fire agencies in the County to ascertain interest in preparing a major fire organization study, including the identification of the study area, the scope of work, and the funding sources for such a study.

This recommendation reinforces the careful and balanced decision the Commission made when choosing to proceed with the accelerated study approach, while ascertaining the level of interest and commitment to a major fire organization study in Santa Cruz County.

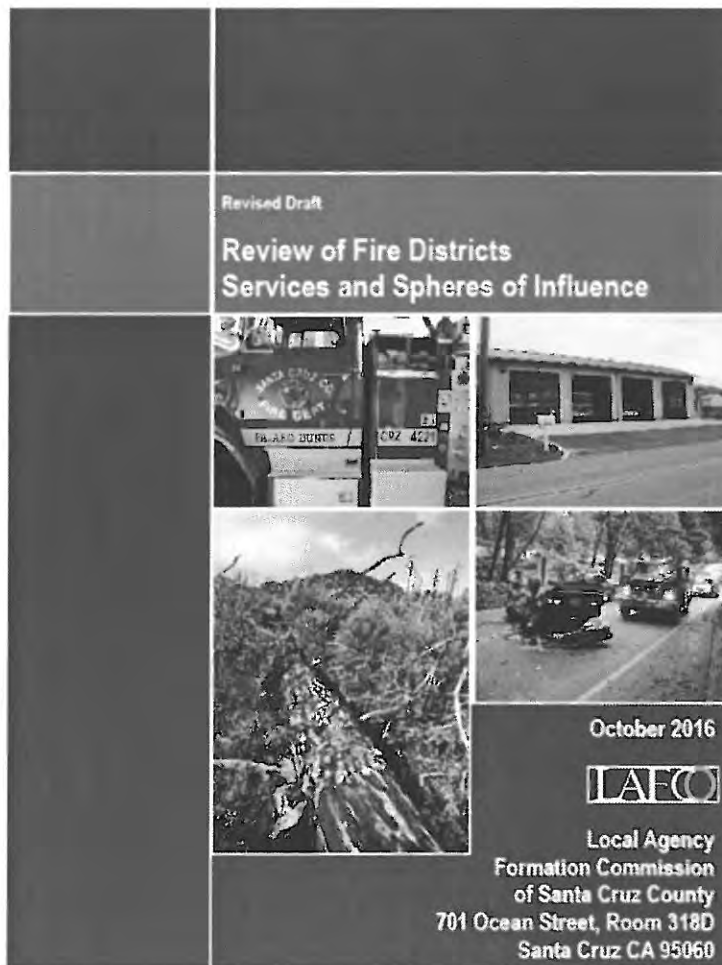
Respectfully submitted,

Patrick M. McCormick
Executive Officer

cc: Chiefs and Board of Directors of each agency
Attachments

The Revised Draft of the 2016 Review of Fire Districts Services and Spheres of Influence is available at:

www.santacruzlafco.org/meetings/november-2-2016





Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

September 1, 2016

Santa Cruz Local Agency Formation Commission Board of
Commissioners and
Patrick McCormick, Executive Officer
701 Ocean Street, Room 318-D
Santa Cruz, CA 95060

Re: Invitation to Aptos/La Selva Fire Protection District's September 8, 2016, Board Meeting.

Subject : To discuss the Local Agency Formation Commission Sphere of Influence as it relates to
future planning for fire and emergency services.

Dear Mr. McCormick,

On behalf of the Board of Directors of ALSFPD, I invite you and any interested Commissioners to attend our Board meeting on September 8, 2016, at 7:00 p.m. in the Don Griffin meeting room at the District's Administration Office located at 6934 Soquel Drive, Aptos. The Board would like to discuss with you the LAFCO Draft Fire Districts Review of the sphere of influence of fire districts as it relates to future planning for fire and emergency services in our District and South Santa Cruz County. I have agendized the matter for approximately twenty minutes of discussion with no proposed action. Please feel free to invite anyone else who you think should attend.

We look forward to seeing you. Please give me a call at (831) 970-3268 if you cannot make it.

Best regards,

VINCENT P. HURLEY
Board President



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

September 29, 2016

Santa Cruz Local Agency Formation Commission
Patrick McCormick, Executive Officer
701 Ocean Street, Room 318-D
Santa Cruz, CA 95060

Re: *Withdrawal of LAFCO Sphere of Influence Discussion from
ALSFPD October 2016 Agenda*

Dear Mr. McCormick,

On behalf of the Board of Directors of ALSFPD, this is to notify you and the Commissioners that we will not agendize the LAFCO Draft Review of Fire Districts Services and Spheres of Influence for discussion during our October meeting as previously planned. The commitment of chief officers over the past two months to fires outside the County, and the current fire emergency in and adjacent to the County make it impractical to commit administrative time to prepare discussions of long term planning on short term deadlines.

Best regards,

VINCENT P. HURLEY
Board President

cc: Jon Jones, Fire Chief
Michael Conrad, Division Chief
ALSFPD Board

Open letter to the Local Agency Formation Commission

Commissioners,

Santa Cruz County has been the benefactor of local fire protection since the days of Civil Defense Teams. There have been a series of commissioned studies evaluating the Santa Cruz County Fire Service including the 1973 Sierra Report, 1986 Hughes, Heiss Report, 1993 Ralph Anderson Report and a variety of LAFCO MSR's and Grand Jury reports over the years contributing to a body of evidence that is irrefutable. To date these reports have consistently identified opportunities that by in large have been incorporated by Fire Agencies with the exception of implementing a joint governance model.

Commissioners at the August 3, 2016 public hearing expressed concern that the expense of a Municipal Service Review would be wasted on an archaic organizational model founded on local control. Local control has well served Santa Cruz County over the years as inadequate funding has secured its place in the governance model.

Commissioners and public speakers alike, even those with special interests voiced interest in a deeper look into opportunities within the local Fire Service. Commissioners expressed concern that local boards would not support such a study.

I suggest as LAFCO commissioners you have a duty to ask the question. The issues that differ today from the past and are relevant include the recognition of the following:

- Financial stressors on Districts as indicated by the number of tax levies on the November ballot. (Boulder Creek, Zayante, and Branciforte – just completed).
- Reports on the budget stress facing County Fire.
- Reports on the budget stress facing Branciforte Fire.
- Financial budgets burdened by changes in actuarial methodologies for pension and health benefits for Agencies in the CalPERS system.
- Uncharacteristic support from local firefighter labor groups.
- Opportunities for Administrative and Redundant efficiencies.

This is a short list of triggers indicative of a need to look further into the opportunities that may exist.

Commissioners' may want to ask themselves "if there were a solution given the right opportunity to resolve the financial stress and provide a sustainable model for County Fire and Branciforte Fire? " Would it be worth the look?

Santa Cruz County has always suffered a lack of parity in property tax revenue. Fire Agencies do not recognize boundaries when 911 is called but many services are limited due to scarce revenue. I have the honor of having worked as a Fire Chief

with the smallest and largest budget in this County for the past 16 years. The days of power, politics, and control need to be replaced by good governance, sustainable solutions and public transparency.

A suggested look at revenues listed in the 2015-2016 Adopted Budgets for Autonomous Special Districts is a necessary task for Commissioners. (see attached) Similar data is available in the draft MSR distributed in August of 2016 by LAFCO but does not include "fund balance" data posted by the County. If you take a plausible solution such as combining County Fire, Central Fire, Aptos Fire, Branciforte Fire, Pajaro Valley and Pajaro Dunes you will see that not only is there adequate funding there is surplus funding to provide at least \$2.3 million per station with over \$8 million in reserves at a minimum. Commissioners – Ask the question! How much does it cost to staff a full time fire station?

There is additional opportunity to source funding by evaluating current expenditures for greater efficiencies, assume all currently "assigned" funds are either appropriate, overly conservative or duplicative – again another opportunity to identify revenue. The spreadsheet exercise also does not infer the revenue growth realized during the 2016-2017 fiscal year. Case in point – Each agency would have a staffed engine company or truck as is currently modeled with adequate Administrative and Support staff. This is better than we have now. The model is affordable, there are abundant opportunities to evaluate for greater expenditure efficiencies given a study and would arguably address the "Have Not" condition in our County that has been self propagated for decades.

Decisions are made through good governance and based on valid data. The Central and Aptos Fire Districts have recently commissioned standards of coverage studies and Central has also requested an Administrative-Management review to validate workflow processes. LAFCO could utilize similar methodology at a discount building on or collaborating with the ongoing studies.

Commissioners, please recognize the classic barriers of turf, power, politics and control can be exacerbated by personality, lack of trust, poor communications and lack of stakeholder involvement. We have seen this scenario far too often in local politics. This outcome can be challenged by your decision to support an in-depth fire service review. A public review addresses not only transparency; it engages stakeholder involvement and invests in better communication that may result in improved governmental efficiency and response. Consolidation as a solution as expressed at the August 3rd public hearing is not a starting point. It may be an end point but there are many options to be considered. The starting point is with good data and that suggests a comprehensive study. No other infrastructure discipline has such alignment of opportunity as the Fire Service is demonstrating today.

Thank you for your consideration,

Jeff Maxwell, Fire Chief - Retired

	12-13' Revenues	15-16' Revenues	15' Fund balance	15' Assigned fund balance	15' Available Fund Balance	Staffed Stations	Part time stations
Aptos LaSelva	9135996	10389202	3548814	1809113	1739501	3	
Ben Lomond	645931	765660	1626179	1432576	193503	1	
Boulder Creek	683875	823228	1605576	1336132	269344	1	1
Branciforte	656094	753550	82863	50379	32384	1	1
Central	13217030	14489107	9539271	8280112	1258859	4	
Felton	584490	673520	1266847	529190	1204813	1	
Pajaro Valley	1654000	1640347	967021	61838	966719	1	1
Scotts Valley	5399453	5927674	2167618	1275000	831645	2	
County Fire CSA48	3700000	3757388	3734765	0	3734765	4	8
Pajaro Dunes CSA4	840000	1051197	456579	0	456579	1	
Zayante	366349	453324	476621	51254	425367	1	2
Total Revenues	36883218	40724197	25472154	14825594	11113479	20	13

Bold = modeled agencies

Rev/20 stations 2036209.85

Rev/33 stations 1234066.576

Aptos/Central/B40/County/Dunes Fire/PJV model

Total Group Revenue REV per - 14 stations

Remaining fund balance

Rev-CTL/APT/CFS/PA 32080791 2291485.071

8188807

References: Autonomous Special Districts Adopted 15-16 budgets

schedule 13 fund balance

schedule 14 obligated fund balance

2016 Lafco Service Review

Key values for discussion:

Revenues are improving since 2013

Resolve distressed Agency financials - establish sustainable solutions

Excludes Cities and the Valley

Create a Mid County Fire Authority?

Include Central, Aptos, Pajaro Valley, County Fire, Branciforte and Pajaro Dunes

Revenue supports Expenditure and Duplicative Service analysis

Local 3605 and L3535 voiced support for consolidation

Revenue Supports \$2.3 million per station with a \$8 million available fund balance after current commitments

Re-Evaluate current fund balance obligations for efficiencies

Re-Evaluate Revenues with current year Actuals



CENTRAL FIRE PROTECTION DISTRICT of Santa Cruz County

930 17th Avenue, Santa Cruz, CA 95062-4125
phone (831) 479-6842 fax (831) 479-6848
www.centralfpd.com

October 10, 2016

To: Santa Cruz County Local Agency Formation Commission

From: Central Fire Protection District of Santa Cruz County

Re: Municipal Service Review and Sphere of Influence Study

Commissioners,

The Central Fire Protection District Board of Directors met at a special meeting on October 5, 2016 to discuss the Municipal Service Review survey tool and the comments provided from the August 3, 2016 public hearing held by the Local Agency Formation Commission.

The Central Fire Protection District Board has directed the Fire Chief to respond to the Commission with the following observations and comments in support of a more in-depth service review of County Wide Fire Services.

The Fire District recognizes past regional fire service studies have been conducted in 1973 with the Sierra Report, 1986 Hughes-Heiss Report, 1993 Ralph Anderson Report and a cyclical Service Review process conducted by the Local Agency Formation Commission. To date a vast majority of identified opportunities have been incorporated by local agencies in line with recommendations from these reports with the exception of implementing a joint governance model.

The Fire Agencies in Santa Cruz County do an exceptional job of providing emergency response services on limited budgets. Fire engines do not recognize boundaries when 911 is called by the public. During the August public hearing several speakers as well as several commissioners expressed interest in examining the benefits of future opportunities in the governance models.

First and Second District Supervisors expressed concern that public interest may fall on deaf ears with existing Boards. The Central Fire Protection District encourages an in-depth study

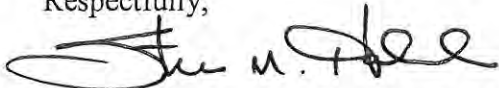
in County Wide Fire Services. It has been thirty years in passing without a thorough evaluation of County Wide Fire Services. New conditions in this era include multiple Fire Districts' posting tax levy increases on the 2016 ballot – not seen in decades, significant financial stressors on local government include underperforming CalPERS retirement investments, changes in retirement accounting methodologies and recognition of the need to fund post employment benefits. In addition to the financial stressors, for the first time in local memory, two organized labor groups representing the Central Fire District and Aptos LaSelva Fire District have now endorsed a further study, reversing past positions.

Fire Districts in Santa Cruz County suffer from the *Have and Have Not* syndrome. Historic fluctuations in the California economy have caused significant fluctuations in tax increment revenues. Changes in accounting standards by the General Accounting Standards Board have illustrated the overwhelming debt of post employment benefits. The days of power, politics and control have been replaced with public transparency, fiscal stewardship and good governance.

The Central Fire Protection District Board does not have simple solutions. It recognizes that without a study, information to make thoughtful decisions about our future is not available. To that end the District has commissioned Citygate and Associates to conduct a Standards of Coverage review and a Management/Administrative review of the Central Fire Protection District re-enforcing that validated information is necessary to make critical decisions. In addition the District has terminated the contract of the Fire Chief to further invest in the potential of future opportunities.

Please consider the actions of the Board in your support for an in-depth Fire Service Study. The Local Agency Formation Commission has many competing demands for limited service studies, but no other discipline has more alignment of opportunity than the Fire Service does today – more so I may add than at any other time in the past three decades.

Respectfully,

A handwritten signature in black ink, appearing to read "Steven Hall", written over a horizontal line.

Steven Hall, Interim Fire Chief on behalf of the Board of Directors.

Debra Means

From: TJ WELCH [noworries4tj@me.com]
Sent: Monday, August 01, 2016 2:50 PM
To: deb@santacruzlafco.org
Cc: pat@santacruzlafco.org
Subject: Draft Fire district MSR

Debra,

Thanks for taking my call this morning and providing me direction. I have a couple of items that I would like to address in the Wednesday-August 3, 2016 meeting. I am comfortable presenting this during the public comment period or having this written correspondence addressed during the public session. Whatever you feel is best.

The area of concern is specific to Central Fire District and the Aptos-La Selva Fire districts and the need for consolidation as outlined in the 2015 Grand Jury Report.

RE: Draft Review of Fire Districts Services and Spheres of Influence

1- Page 4 (Main Conclusions of this Report) Number 4 states "*Response times continue to be within standards for urban and rural companies*". I take exception to this statement. While I understand that Santa Cruz County fire agencies have adopted standards, I would argue that they are not consistent with NFPA-(National Fire Protection Association) Standard 1710. Central and Aptos fire district of one engine in 5 minutes, 90% of the time with a second engine on scene with in 12 minutes is not comparable from a effective fire service delivery model as outlined in NFPA 1710. NFPA 1710 states that First alarm resources (14 personnel minimum) on scene within 9 minutes, 90% of the time to a structure fire. The need for a minimum of 14 personnel in 9 minutes is a significant standard based on specific tasks to be completed. Furthermore, fire behavior leading to flashover has changed significantly in the last couple decades which is all the more reason to look at new staffing models that actually meet the national standard. These findings are based on empirical data found in both NFPA standards and NIST (National Institute of Standards and Technology)-Residential fireground field experiments.

2- Page 16, Aptos/La Selva Number 1 (Will not be Implemented) - I agree that 6 months is a limited timeframe that should be addressed and that "*consolidation is a complex issue that requires political will, labor support and sound financial and contractual solutions*". However, these are not reasons to avoid implementation of the consolidation component recommended by the Grand Jury Report.

3- Page 16, Central Number 1 (Will not be Implemented) - Admittedly I have not read or have seen the reports of Huges-Heiss or Ralph Anderson mentioned, the statement "*In no era has consultant conclusions affected a governance determination suggesting the two districts can provide enhanced services or significant savings as the product of consolidation*" is inconsistent at best. Aside from the 2015 Grand Jury Report, statements in the Sierra Report, and the very fact that the agencies are dependent on auto-aid and currently sharing ancillary services is a prime example of the need for consolidation. In addition, I would mention current studies that outline significant fire behavior changes since the Ralph Anderson and Hughes-Heiss reports mentioned were written.

The Statement "Page 11 the bigger is not automatically better" is taken out of context from the Grand Jury Report. The statement found on page 11 of that report was made directly about San Lorenzo Valley Fire Districts and to the contrary found in favor of consolidation for Aptos/La Selva and Central Fire districts. It is evident by the response from Central Fire that their board does not currently have the political will as mentioned in the response from Aptos/La Selva above.

It is my concern that the findings and statements presented in the *draft Review of Fire Districts Services and Sphere of Influence* can be misleading to the public as to the need for consolidation between the Aptos-La Selva

and the Central Fire Districts. Today, Aptos-La Selva Fire District does not have the daily staffing to meet NFPA standards and Central has the bare minimum on-duty (14 personnel) for residential fire attack assuming all resources were available for a response.

If you have any questions or concerns please feel free to contact me.

Respectfully,
TJ Welch
(831)332-1661



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

July 21, 2016

Pat McCormack
Executive Officer
Local Agency Formation Commission of Santa Cruz County
701 Ocean Street, Room 318-D
Santa Cruz, CA 95060

Dear Mr. McCormack,

At our most recent Board of Directors meeting for the Aptos/La Selva Fire Protection District, Fire Chief Jones brought forward the 2016 Santa Cruz LAFCO Service and Sphere of Influence Review. Fire Chief Jones explained that District received your letter dated June 6, 2016, too late to consider for our June agenda. It was further explained that Chief Jones communicated to you during a phone call that the Aptos/La Selva Board of Directors was very interested in weighing in on fire district sphere of influence and service delivery within the County of Santa Cruz.

The Aptos/La Selva Fire Protection District respectfully requests that you pull our agency's review from the accelerated review program. Our Board also requests that LAFCO consider further Service and Sphere of Influence review for any fire provider in Santa Cruz County.

The Aptos/La Selva Fire Protection District Board is disappointed in the current process as laid out and believes it is time for a more considered review of Santa Cruz County fire service spheres of influence.

Respectfully,

Vince Hurley, President, Board of Directors
Aptos/La Selva Fire Protection District

SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-15

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 APTOS/LA SELVA FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Aptos/La Selva Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Aptos/La Selva Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Aptos/La Selva Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Aptos/La Selva Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:


ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A

APTOS/LA SELVA CEMETERY DISTRICT 2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Aptos/La Selva Fire Protection District serves a 27 square-mile area in the unincorporated communities of Aptos and La Selva Beach. The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

A small part of the District along Freedom Blvd. qualifies as a disadvantaged community based upon census median household income data. The District is providing service to this disadvantaged area. No deficiency of fire service has been identified within or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns three fire stations and the engines and equipment based at those stations. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through grants and service charges. Funding has been adequate to meet the operational and capital needs of the District.

5) Shared Facilities

The District has recently studied participating in a Cooperative Prevention Program with the Central Fire Protection District.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by an elected five-person Board of Directors. In the record of the public hearing on this service review, the Aptos/La Selva Fire Protection District has expressed its interest in participating in a study of Santa Cruz County fire agencies to evaluate options for improving efficiencies.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is "To improve quality of life by protecting the community from the risks and consequences of fire, medical, rescue, hazardous materials and natural disasters."

8) Local Accountability and Governance

The District is governed by an elected five-member Board of Directors. The District has procedures in place to ensure that standards for governance and public noticing are met.

EXHIBIT B
APTOS/LA SELVA FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The District serves a 27 square-mile area in the communities of Aptos and La Selva Beach. The District contains a mix of residential, public, commercial, open space, and agricultural lands. The County General Plan calls for continuing the current land uses with a small amount of infill development.

B. The present and probable need for public facilities and service in the area.

The fire service needs in the area are maintenance of the three fire stations and the equipment based at those stations.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

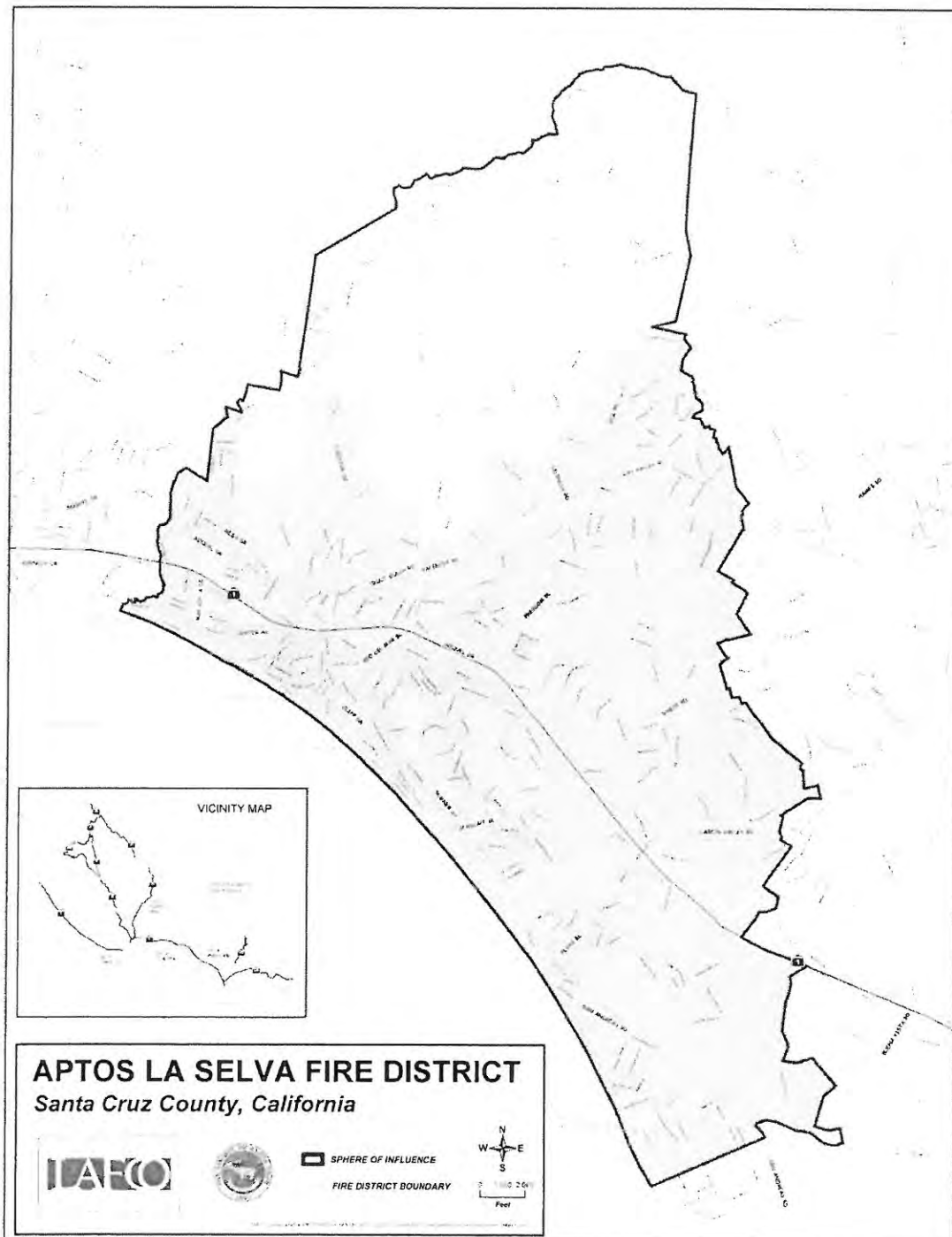
The District's response times (including 911 dispatch, reaction, and driving time) for confirmed structural fires in 2014 were approximately 9 minutes in 2014, and less than 8 minutes in 2015.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District provides service to the communities of Aptos, La Selva Beach, and the adjacent rural areas for which the District's fire companies have the quickest driving time.

EXHIBIT C

APTOS/LA SELVA FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-16

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 AROMAS TRI-COUNTY FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Aromas Tri-County Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Aromas Tri-County Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Aromas Tri-County Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Aromas Tri-County Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A

AROMAS TRI-COUNTY FIRE PROTECTION DISTRICT

2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Aromas Tri-County serves a 63 square-mile area of Monterey, San Benito, and Santa Cruz Counties. Only a small portion of the District is located in Santa Cruz County. That portion is located along Highway 129 and Rogge Lane. The area within Santa Cruz County is used for farming, grazing, and open space. No growth is planned.

2) Disadvantaged Unincorporated Communities

No part of the District within Santa Cruz County qualifies as a disadvantaged community based upon census median household income data. No deficiency of fire service has been identified within or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns one fire station and the engines and equipment based at that station. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through intergovernmental grants and Proposition 172 funds.

5) Shared Facilities

Under its operating agreement with Cal Fire, the District's administrative staff is based at the Cal Fire offices in Monterey.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is "-To protect life, property, and the environment by providing response to fire, traffic collision, medical, and hazardous materials and emergency incidents; and -To promote fire safety and public awareness; and to provide these services within the boundaries of the ATCPFD and within other jurisdictions per mutual aid agreements."

8) Local Accountability and Governance

The District is governed by a five-person Board of Directors.

EXHIBIT B

AROMAS TRI-COUNTY FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The area of the District within Santa Cruz County is used for farming, grazing, and open space. No growth is planned.

B. The present and probable need for public facilities and service in the area.

The service needs of the area of the District in Santa Cruz County is continued emergency response from the District's station at 492 Carpenteria Road.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

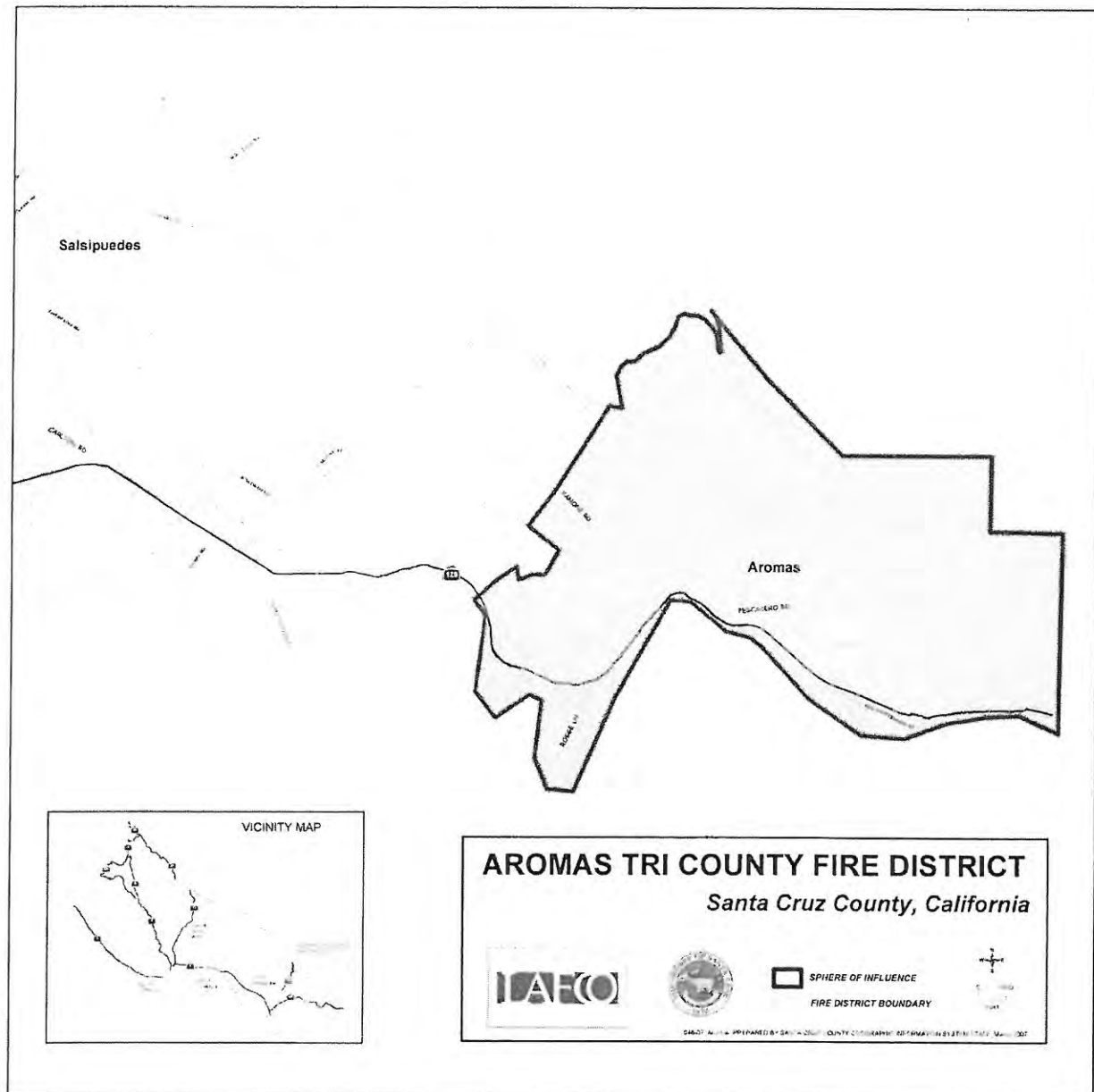
The District owns and operates a fire station at 492 Carpenteria Road, Aromas. The District is able to equip and staff this station for a suburban/rural response.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

Aromas is located at the junction of three counties. The fire district boundary defines the community of Aromas, and the area that benefits from a first emergency response from the Aromas Tri-County Fire Protection District fire station.

EXHIBIT C

AROMAS TRI-COUNTY FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE
MAP (SANTA CRUZ COUNTY PORTION)



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-17

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 BEN LOMOND FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Ben Lomond Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Ben Lomond Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Ben Lomond Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Ben Lomond Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:


ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
BEN LOMOND FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Ben Lomond Fire Protection District serves a 7 square-mile area in the unincorporated community of Ben Lomond. The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

No part of the District qualifies as a disadvantaged community based upon census median household income data. No deficiency of fire service has been identified within or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns one fire station located at 9430 Highway 9, as well as the engines and equipment based at that station. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded almost entirely through the District's share of the 1% property tax.

5) Shared Facilities

Due to the District's purpose and services offered, there are limited opportunities to share facilities with other agencies.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is: "It is the mission of the Ben Lomond Fire Protection District to provide life and property protection through fire control, pre-hospital care, fire prevention, code enforcement, public education and emergency management, consistent with prudent utilization of public funds."

8) Local Accountability and Governance

The District is governed by a five-member Board of Directors.

EXHIBIT B
BEN LOMOND FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

Population in the area is expected to increase moderately over the next 25 years. The Ben Lomond community contains residential, commercial, public, forest, and open space lands. The County General Plan foresees no significant change in land uses.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the one fire station and the staff and equipment based at that stations.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

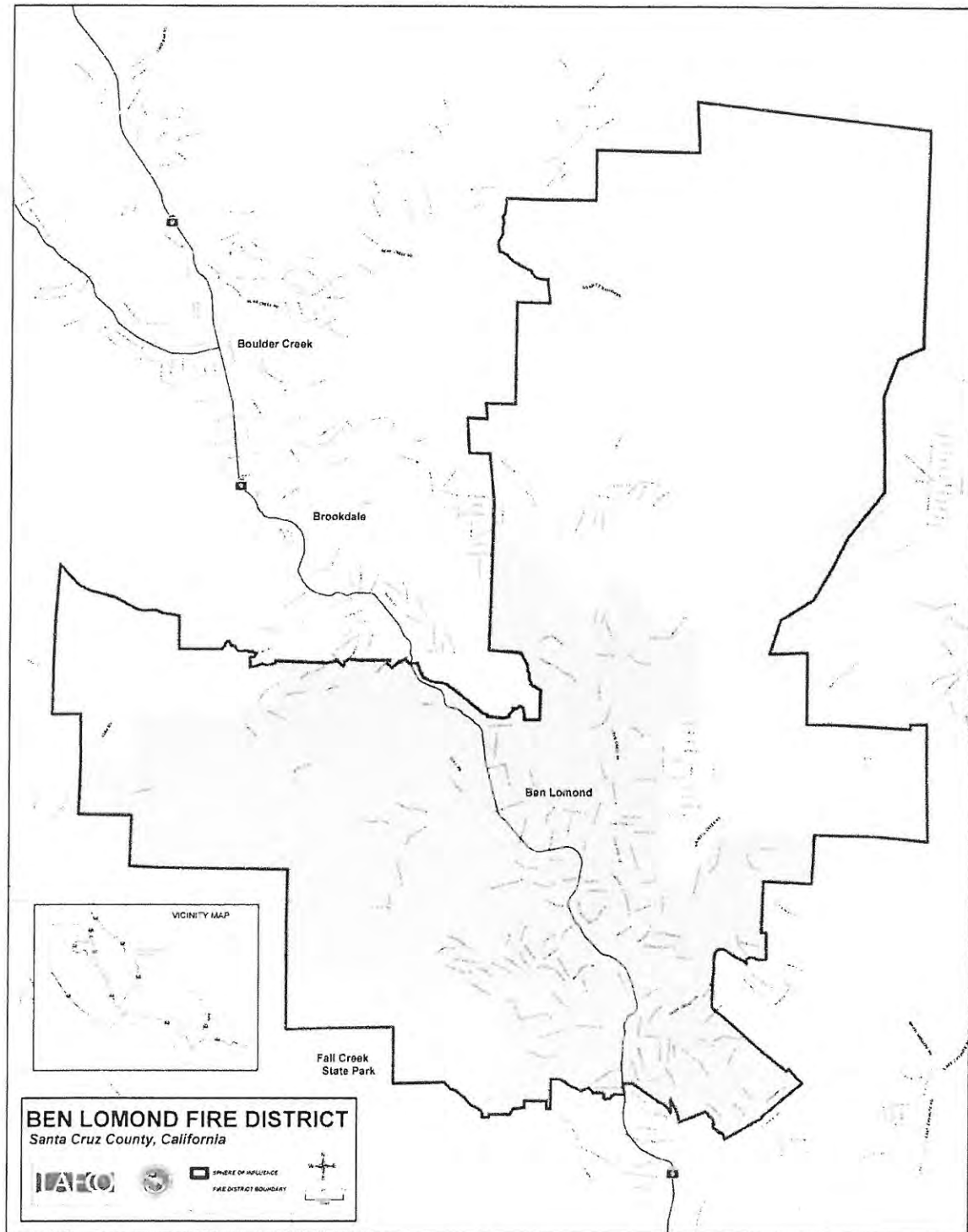
The District's response times (including 911 dispatch, reaction, and driving time) for confirmed structural fires in 2014 were approximately 9 minutes in 2014, and approximately 6 minutes in 2015.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District provides service to the Ben Lomond community and the adjacent rural areas for which the District's fire company has the quickest driving time.

EXHIBIT C

BEN LOMOND FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-18

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 BOULDER CREEK FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Boulder Creek Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Boulder Creek Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Boulder Creek Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Boulder Creek Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

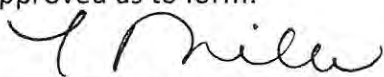
ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
BOULDER CREEK FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Boulder Creek Fire Protection District serves a 21 square-mile area in the unincorporated community of Boulder Creek. The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

Parts of North Boulder Creek along Highway 1 qualify as disadvantaged based upon the statutory definition of having a median household income of less than 80% of the statewide median. The District's services are available to disadvantaged residents of North Boulder Creek.

3) Infrastructure Needs and Deficiencies

The District owns one fire station located at 13230 Central Avenue (Highway 9), as well as the engines and equipment based at that station. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure. The District has identified a need for a funding source for long-term capital requirements and unexpected events.

4) Financial Ability to Provide Services

The District is funded almost entirely through the District's share of the 1% property tax. The District does not have enough reserves to meet long-term capital needs, and is pursuing a fire tax.

5) Shared Facilities

Due to the District's purpose and services offered, there are limited opportunities to share facilities with other agencies.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors.

7) Other Matters: Mission Statement and Bylaws

Not applicable.

8) Local Accountability and Governance

The District is governed by a five-member Board of Directors. The District's website www.bcfcd.com contains board meeting information, budget information, incident response data, and other information to inform residents of the District's activities.

EXHIBIT B
BOULDER CREEK FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

Population in the area is expected to increase moderately over the next 25 years. The Boulder Creek community contains residential, commercial, public, forest, and open space lands. The County General Plan foresees no significant change in land uses.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the one fire station and the staff and equipment based at that station.

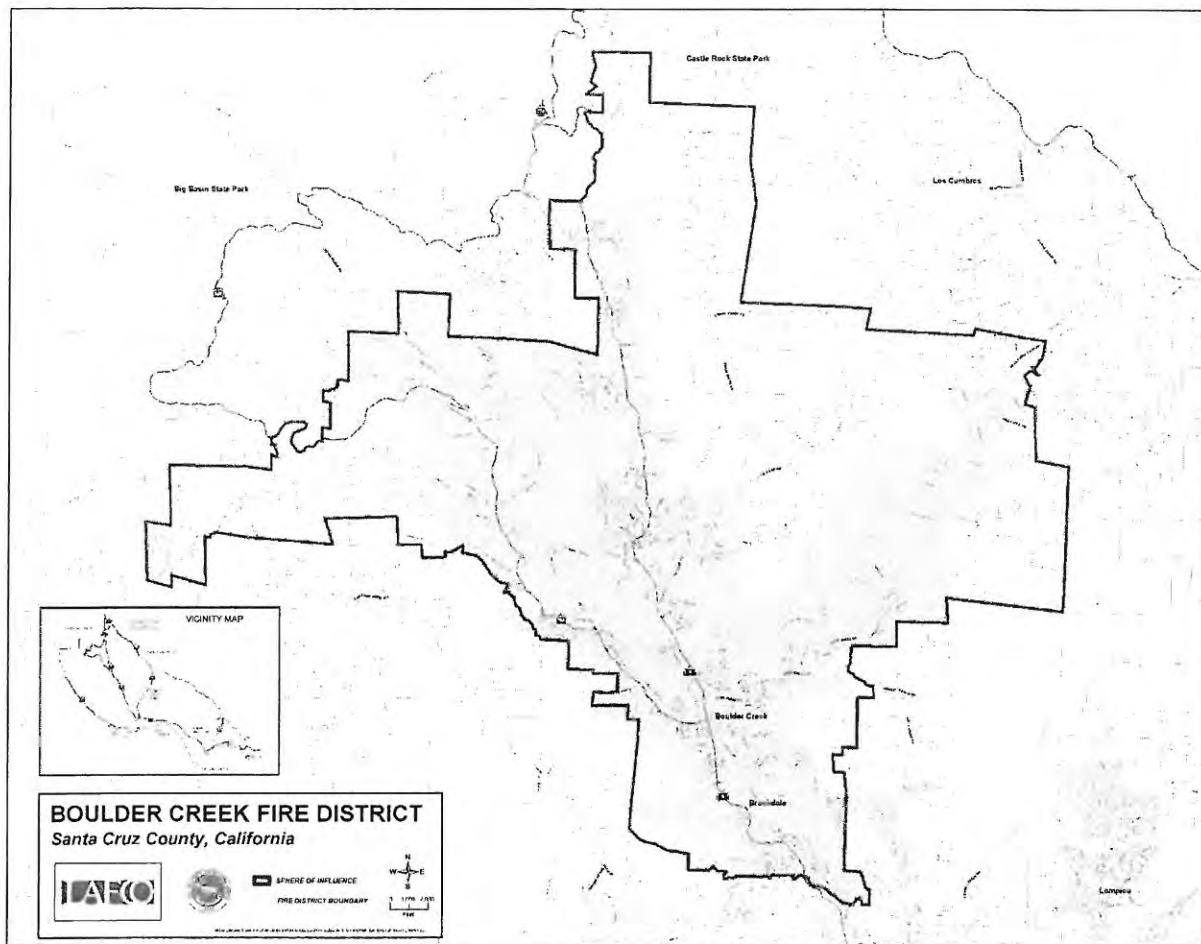
C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The District's response times (including 911 dispatch, reaction, and driving time) for confirmed structural fires in 2014 were approximately 11 minutes in 2014, and approximately 8 minutes in 2015.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District provides service to the Boulder Creek community and the adjacent rural areas for which the District's fire company has the quickest driving time.

EXHIBIT C
BOULDER CREEK FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-19

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 BRANCIFORTE FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Branciforte Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Branciforte Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Branciforte Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.
7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Branciforte Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

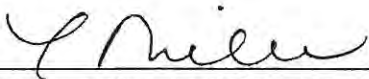
ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
BRANCIFORTE FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Branciforte Fire Protection District serves a 6 square-mile area in the unincorporated community along Branciforte Drive north of the City of Santa Cruz . The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

No part of the District qualifies as a disadvantaged community based upon census median household income data. No deficiency of fire service has been identified within or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns one fire station located at 2711 Branciforte Drive, Santa Cruz, as well as the engines and equipment based at that station. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure. The District lacks significant reserves and has identified a need for additional funding for workers compensation, pension, station maintenance, and equipment replacement.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through a parcel tax. The District does not have enough reserves to meet long-term capital needs, and is pursuing a fire tax increase.

5) Shared Facilities

The District's administrative services are provided by the Scotts Valley Fire Protection District.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors. The Board has entered a management agreement with the Scotts Valley Fire Protection District for that district to provide fire chief and administrative services for the Branciforte Fire Protection District. In this manner, the District maintains independence while benefitting from the management services provided by a larger agency.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is: "All members of the Branciforte Fire Protection Department will strive to give excellent customer service, to always do the right thing, and to be nice."

8) Local Accountability and Governance

The District is governed by a five-member Board of Directors. The District's website <http://www.branciforte-fire.com> contains Board meeting packets, yard burning information, and other information to advise the District's residents regarding fire and emergency matters.

EXHIBIT B

BRANCIFORTE FIRE PROTECTION DISTRICT

2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. *The present and planned land uses in the area, including agricultural and open space lands.*

The Branciforte Fire Protection District serves a 6 square-mile area north of the City of Santa Cruz. Population in the area is expected to increase moderately over the next 25 years. The Branciforte community contains residential, commercial, public, forest, and open space lands. The County General Plan foresees no significant change in land uses.

B. *The present and probable need for public facilities and service in the area.*

The fire and emergency response service needs in the area are maintenance of the one fire station and the staff and equipment based at that station.

C. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

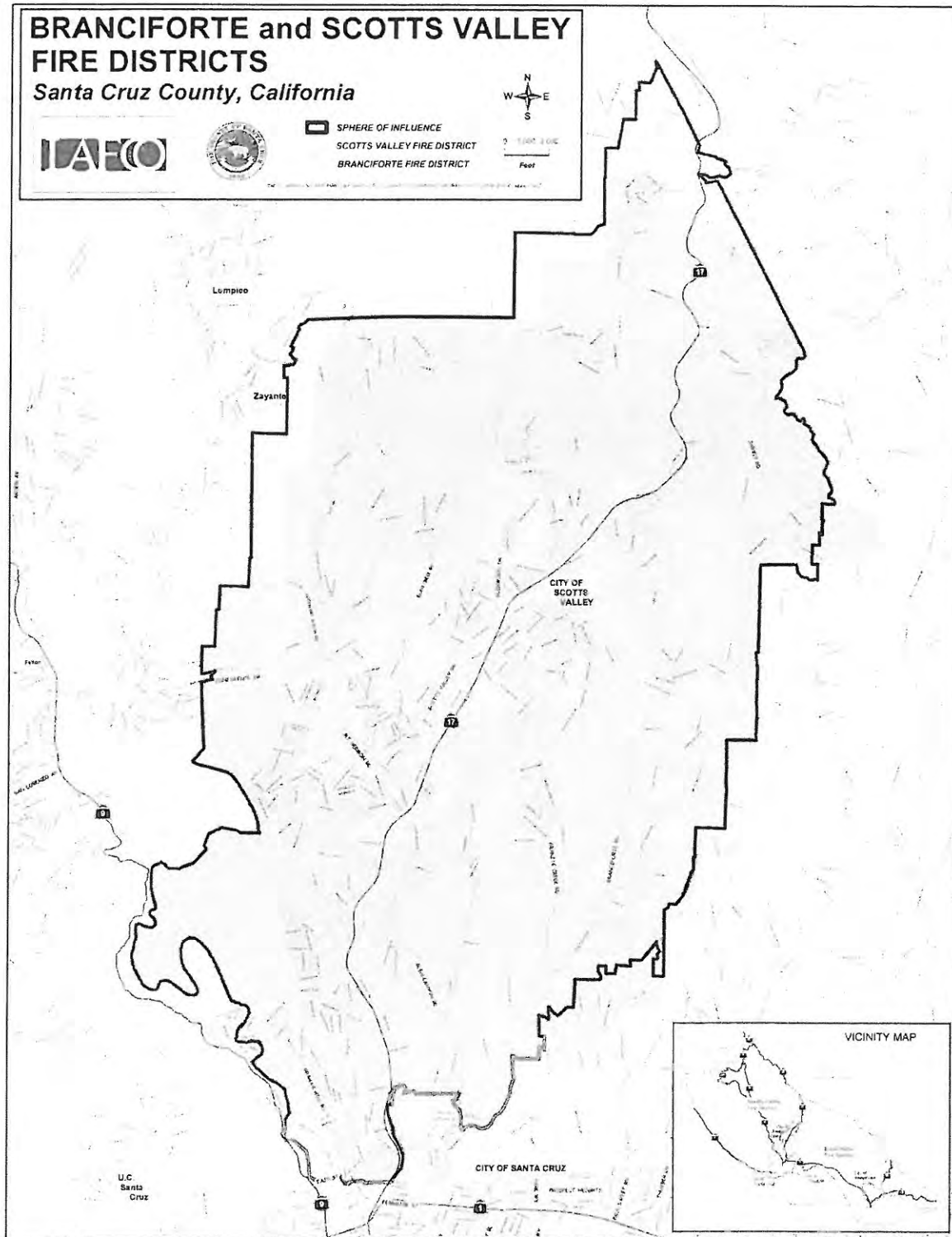
The District is providing a rural level of service, and does not have sufficient funding to significantly improve the level of service.

D. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.*

The Branciforte Fire Protection District is a community of interest in the rural area north of the City of Santa Cruz.

EXHIBIT C

BRANCIFORTE FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-20

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 CENTRAL FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Central Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Central Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Central Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A

CENTRAL FIRE PROTECTION DISTRICT

2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Pajaro Valley Public Cemetery District serves a 117.6 square mile area that covers the southern portion of Santa Cruz County and the portion of Monterey County north of Moss Landing. The current population of 70,000 in the area is expected to increase moderately over the next 25 years. The Central Fire Protection District serves a 29 square-mile area including the City of Capitola, and the unincorporated communities of Live Oak and Soquel. The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year. The rate of population growth through 2035 in the City of Capitola is 0.07% per year.

2) Disadvantaged Unincorporated Communities

Parts of the District along Portola Drive, 30th Avenue, 38th Avenue, 45th Avenue, and Soquel Drive qualify as a disadvantaged community based upon census median household income data. The District is providing service to these disadvantaged areas. No deficiency of fire service has been identified within or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns an administrative building, four fire stations and the engines and equipment based at those stations. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through intergovernmental grants and charges. Due to new GASB 68 and GASB 75 accounting requirements, the District has posted significant unfunded liabilities for pension and other post employment benefits. Within the current funding base, it will be a challenge for the District to pay down the unfunded liabilities and maintain the current levels of service.

5) Shared Facilities

The District operates a fleet maintenance facility and makes that facility available for use by any fire agency in Santa Cruz County.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by an elected seven-person Board of Directors. Given its central location, the Central Fire Protection District would be a key participant in any study of Santa Cruz County fire agencies evaluating options for improving efficiencies.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is:

- *To prevent fire by an aggressive program of fire prevention, education, engineering and enforcement,*
- *To save life and property from fires,*
- *To minimize the loss from fires and other destructive forces to the greatest degree possible,*
- *To provide hazardous materials emergency response services in cooperation with the Santa Cruz Area Plan,*
- *To provide emergency medical response.*

8) Local Accountability and Governance

The Central Fire Protection District is governed by an elected seven-member Board of Directors. The District has procedures in place to ensure that standards for governance and public noticing are met. The District's website (<http://www.centralfpd.com>) includes meeting agendas, budgets, financial statements, its master plan, pending litigation, and a variety of other information to assist the District's residents to understand the operations of the District.

EXHIBIT B
CENTRAL FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The Central Fire Protection District serves a 29 square-mile area in the City of Capitola and the unincorporated communities of Live Oak and Soquel. The District contains a mix of residential, public, commercial, open space, and agricultural lands. The Capitola and County General Plans call for continuing the current land uses with a small amount of infill development.

B. The present and probable need for public facilities and service in the area.

The fire and emergency service needs in the area are maintenance of the four fire stations and the companies and equipment based at those stations.

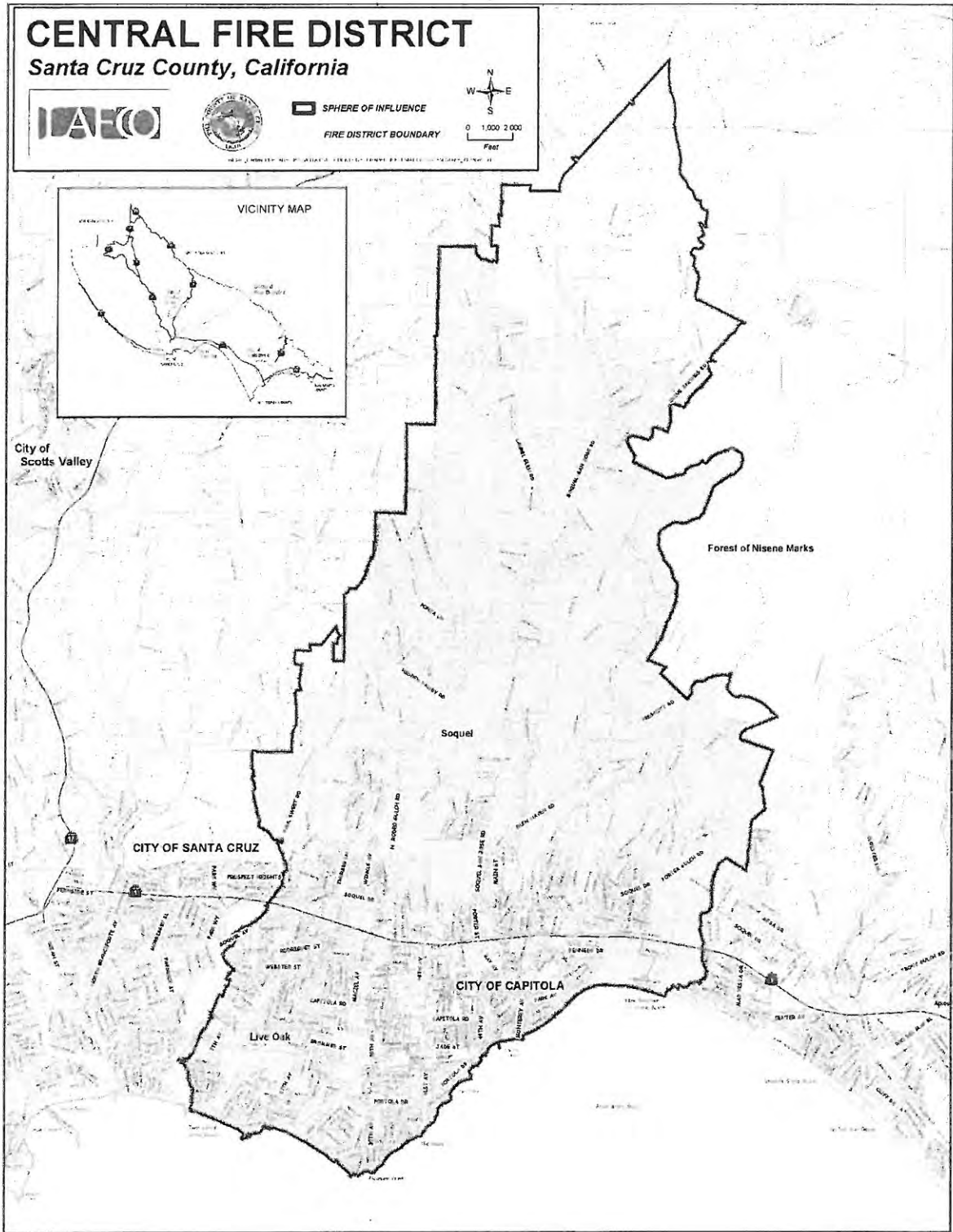
C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The District's response times (including 911 dispatch, reaction, and driving time) for confirmed structural fires in 2014 were approximately 6 minutes in 2014, and approximately 6 1/2 minutes in 2015.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District provides service to the communities of Live Oak, Capitola, and Soquel and the adjacent rural areas for which the District's fire companies have the quickest driving time.

EXHIBIT C
CENTRAL FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-21

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 COUNTY SERVICE AREA 4 (PAJARO DUNES FIRE PROTECTION)
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 County Service Area 4 (Pajaro Dunes Fire Protection) Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 County Service Area 4 (Pajaro Dunes Fire Protection) Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the County Service Area 4 (Pajaro Dunes Fire Protection) as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

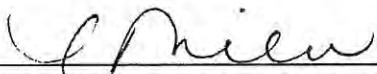
ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
COUNTY SERVICE AREA 4 (PAJARO DUNES FIRE PROTECTION)
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

County Service Area 4 serves the residential and vacation-home community of Pajaro Dunes. There is little or no growth potential under the County General Plan.

2) Disadvantaged Unincorporated Communities

The Beach Road area, east of Pajaro Dunes qualifies as disadvantaged based upon census median household income data. Under aid agreements, CSA 4 is providing service to this disadvantaged area. No deficiency of fire service has been identified within or adjacent to CSA 4.

3) Infrastructure Needs and Deficiencies

The District owns one fire station and the engines and equipment based at those stations. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

County Service Area 4 is funded principally through the CSA's share of the 1% property tax, and a fire suppression assessment. Funding has been adequate to meet the operational and capital needs of the District.

5) Shared Facilities

Due to County Service Area 4's purpose and services offered, there are limited opportunities to share facilities with other agencies. The CSA is administered through the Cal Fire office in Felton.

6) Accountability, Governmental Structure and Operational Efficiency

As a dependent district, County Service Area 4 is governed by the Board of Supervisors. The Pajaro Dunes Homeowners' representatives review and advise Cal Fire and the County on operational and budget options.

7) Other Matters: Mission Statement and Bylaws

Not applicable.

8) Local Accountability and Governance

Annual County Service Area 4 budgets are reviewed in noticed public hearings. Any increase in fire suppression assessments is subject to a Proposition 218 election process conducted by the County of Santa Cruz.

EXHIBIT B
COUNTY SERVICE AREA 4 (PAJARO DUNES FIRE PROTECTION)
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

Pajaro Dunes is built out as a residential and vacation-home community. The dunes and wetlands are planned to remain natural. The County General Plan and the Coastal Act do not envision any residential growth inland onto the adjacent agricultural lands.

B. The present and probable need for public facilities and service in the area.

The fire service needs in the area are maintenance of the one fire station and the fire company and the equipment based at that station.

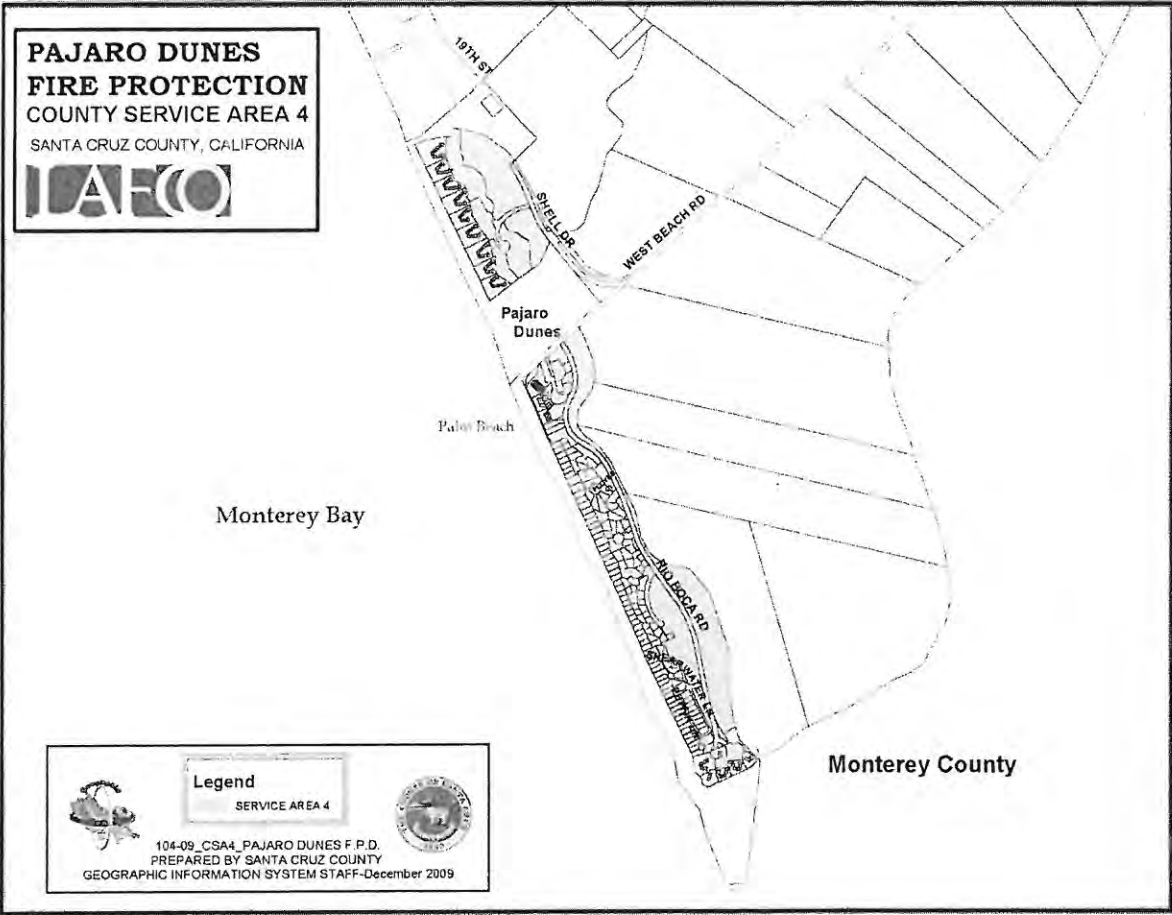
C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Pajaro Dunes Fire Station, operated under contract by Cal Fire, has adequate capacity to respond to emergencies within Pajaro Dunes, and to respond out of the County Service Area under existing mutual aid agreements.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

Pajaro Dunes is a community of interest in that it was developed as a planned community, and it is located in a rural area at a significant distance from the fire stations of the adjacent agencies in Watsonville and La Selva Beach.

EXHIBIT C
COUNTY SERVICE AREA 4 (PAJARO DUNES FIRE PROTECTION) 2016 SPHERE OF
INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-22

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 COUNTY SERVICE AREA 48 (COUNTY FIRE)
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 County Service Area 48 (County Fire) Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 County Service Area 48 (County Fire) Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the County Service Area 48 (County Fire) as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
COUNTY SERVICE AREA 48 (COUNTY FIRE)
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

County Service Area 48 serves an irregularly shaped 286 square-mile rural area of Santa Cruz County extending from the Pajaro River up through the Santa Cruz Mountains and down to the North Coast. The projected rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year

2) Disadvantaged Unincorporated Communities

Parts of the Pajaro Valley qualify as disadvantaged based upon the statutory definition of having a median household income of less than 80% of the statewide median. The District's services are available to disadvantaged residents of County Service Area 48.

3) Infrastructure Needs and Deficiencies

County Service Area 48 operates five staffed stations and five volunteer companies. County Service Area 48's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

County Service Area 48 is funded through the CSA's share of the 1% property tax, and a fire suppression assessment. Funding has not been adequate to meet the operational and capital needs of the County Service Area. The CSA expects to need additional funding to maintain service levels after FY 2017-18, and is studying an increase in the fire suppression assessment.

5) Shared Facilities

County Service Area 48 makes extensive use of Cal Fire stations under its operational contract with Cal Fire.

6) Accountability, Governmental Structure and Operational Efficiency

As a dependent district, County Service Area 48 is governed by the Board of Supervisors. The County Fire Advisory Committee has representatives from each rural community in CSA 48 and advises the Board of Supervisors on budget and major operational changes.

7) Other Matters: Mission Statement and Bylaws

Not applicable.

8) Local Accountability and Governance

Annual County Service Area 48 budgets are reviewed in noticed public hearings. Any increase in fire suppression assessments is subject to a Proposition 218 election process conducted by the County of Santa Cruz. County Fire Department Advisory Commission agendas and other informational materials regarding County Service Area 48 (County Fire) are available on its website:
<http://www.santacruzcountyfire.com>.

EXHIBIT B
COUNTY SERVICE AREA 48 (COUNTY FIRE)
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The expansive area of County Service Area 48 contains agricultural lands, open space lands, timber production zones, rural and mountain residences, businesses, schools, and other rural land uses. Population in the area is expected to increase moderately over the next 25 years. The County General Plan foresees minor infill on vacant properties.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the existing staffed and volunteer stations, maintenance of the equipment based at those stations, and maintenance or expansion of the staffing of the fire companies at those stations.

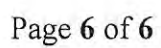
C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

County Service Area 48 (County Fire) has an ongoing structural deficit and, over the next few years, will need to either increase funding or reduce response levels.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

County Service Area 48 is the portion of Santa Cruz County outside cities and fire protection districts. As such, the rural communities in CSA 48 have an economic community of interest to cooperate on fire and emergency response matters.

COUNTY SERVICE AREA 48 (COUNTY FIRE) 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-23

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 FELTON FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Felton Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Felton Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.
7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Felton Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

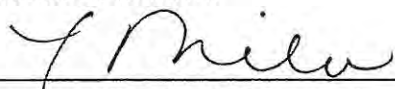
ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
FELTON FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Pajaro Valley Public Cemetery District serves a 117.6 square mile area that covers the southern portion of Santa Cruz County and the portion of Monterey County north of Moss Landing. The current population of 70,000 in the area is expected to increase moderately over the next 25 years. The Felton Fire Protection District serves a 7 square-mile area in the unincorporated communities of Felton and Mt. Hermon. The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

Mt. Hermon qualifies as disadvantaged based upon the statutory definition of having a median household income of less than 80% of the statewide median. The District's services are available to disadvantaged residents of the Mt. Hermon.

3) Infrastructure Needs and Deficiencies

The District owns and operates one fire station located at 131 Kirby Street, Felton, as well as the engines and equipment based at that station. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded almost entirely through the District's share of the 1% property tax. The District can maintain its level of service with the current revenue levels.

5) Shared Facilities

The Felton Fire Protection District maintains the demonstration trailer, breathing apparatus maintenance equipment, and some hoses that are shared among the San Lorenzo Fire District Council.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors.

7) Other Matters: Mission Statement and Bylaws

The District is achieving management efficiencies through staffing and the direction and guidance provided by the Board of Trustees. The District operates with one full-time manager, one part-time secretary and five groundskeepers. The District's manager is experienced and has served on the Board of the California Association of Public Cemeteries. He shares his expertise with board members and managers of some of the smaller cemetery districts in the Monterey Bay region. The District's mission statement is:

"To be an effective emergency service organization serving the residents, business and property owners, and visitors to Felton, with quality fire suppression, emergency medical services, rescue, fire prevention, and public education. In carrying out this mission, the Felton Fire Protection District will:

- Provide priority to fire fighter safety,*
- Encourage the educational and personal development of the fire district personnel,*
- Promote positive attitudes and teamwork to take full advantage of our skills, knowledge and creativity;*
- Communicate openly and honestly to our members and community to inspire trust and confidence. "*

8) Local Accountability and Governance

The District is governed by a five-member Board of Directors. The District's website www.feltonfire.com contains information about the District including its Large Animal RescueTeam.

EXHIBIT B
FELTON FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The Felton community contains residential, commercial, public, forest, and open space lands. Growth projections expects modest infill over the next 25 years. The County General Plan foresees no significant change in land uses.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the one fire station and the staff and equipment based at that station.

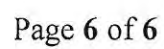
C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The District's response times (including 911 dispatch, reaction, and driving time) for confirmed structural fires in 2014 were approximately 8 ½ minutes in 2014, and less than 8 minutes in 2015.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District provides service to the Felton and Mt. Hermon communities and the adjacent rural areas for which the District's fire company has the quickest driving time.

FELTON FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-24

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 PAJARO VALLEY FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Pajaro Valley Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Pajaro Valley Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Pajaro Valley Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

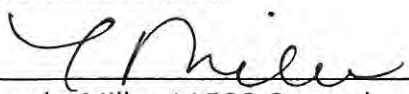
ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
PAJARO VALLEY FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Pajaro Valley Fire Protection District serves a 47 square-mile area in Salsipuedes, Freedom, and other the unincorporated areas of the Pajaro Valley. The projected rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

Freedom qualifies as disadvantaged based upon the statutory definition of having a median household income of less than 80% of the statewide median. The District's services are available to disadvantaged residents of Freedom.

3) Infrastructure Needs and Deficiencies

The District owns one fire station located at 562 Casserly Road, Watsonville, as well as the engines and equipment based at that station. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through a fire suppression assessment. The District's last audit notes that the District's fund balance is decreasing.

5) Shared Facilities

Due to the District's purpose and services offered, there are limited opportunities to share facilities with other agencies.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors. The Board has entered an agreement with the City of Watsonville for that agency to provide initial response to the portion of the District closest to the City's Airport Blvd. Station. The District contracts with Cal Fire to staff it station. In this manner, the District maintains independence while benefitting from the management services provided by a larger agency.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is:

"The Pajaro Valley Fire Protection District shall protect the lives and property of the residents and visitors with highly trained and committed fire prevention and suppression personnel. We will operate in a safe and fiscally responsible manner and continuously tailor ourselves to the needs of the people."

8) Local Accountability and Governance

The Pajaro Valley Fire Protection District is governed by a five-member Board of Directors. The District's website www.pajarovalleyfire.com contains board meeting agendas, audits, and budgets.

EXHIBIT B
PAJARO VALLEY FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The Pajaro Valley Fire Protection District serves a 47 square-mile area of the Pajaro Valley. Population in the area is expected to increase moderately over the next 25 years. The Pajaro Valley community contains agricultural, residential, commercial, public, forest, and open space lands. The County General Plan foresees no significant change in land uses.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the one fire station and the staff and equipment based at that station.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

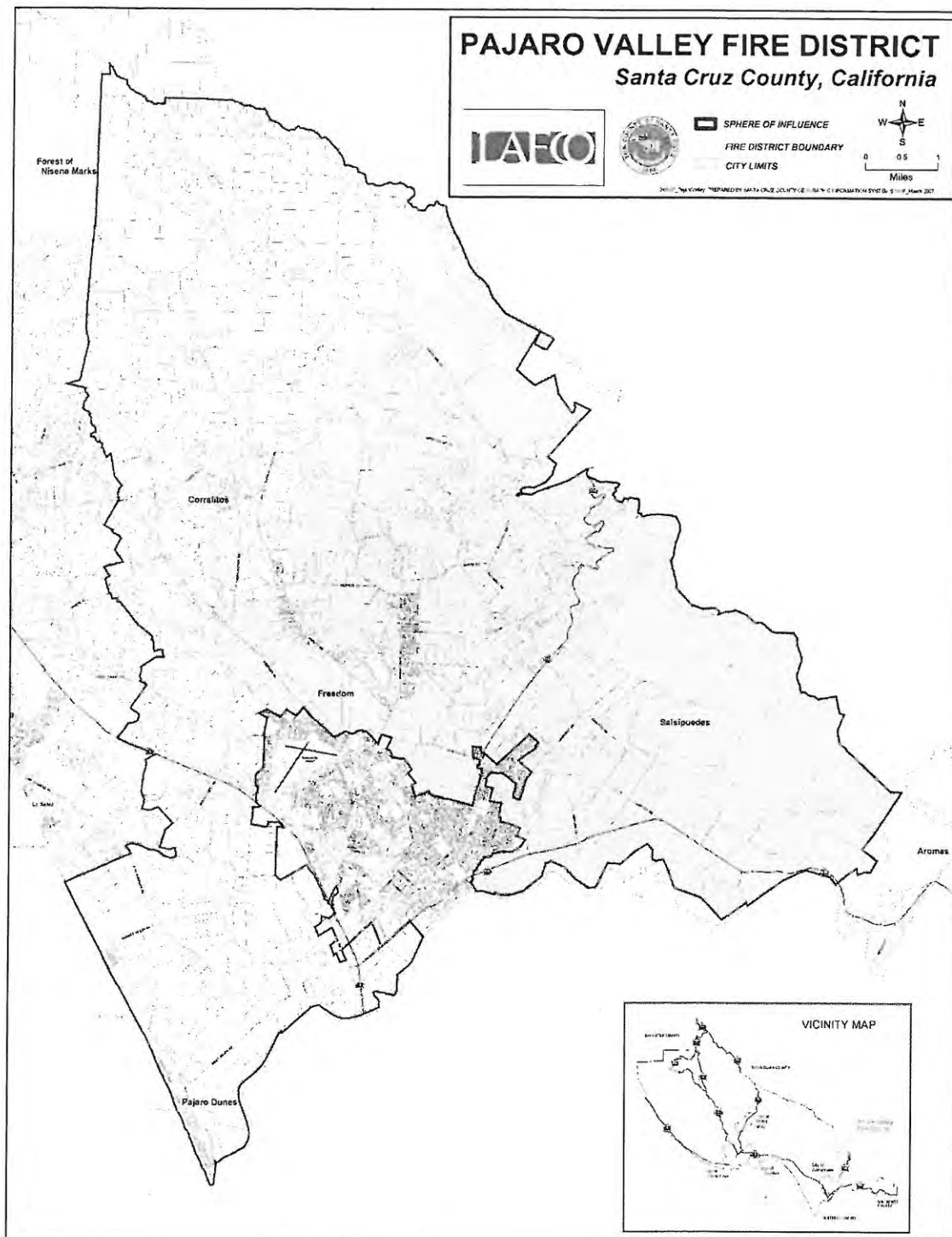
Through the Cal Fire response from the Casserly Road Station, and the contractual Watsonville Fire Department response from the Airport Blvd. Station, the District is providing an adequate level of service to its residents.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The Pajaro Valley Fire Protection District is the community residents of the Pajaro Valley outside the City of Watsonville and Pajaro Dunes.

EXHIBIT C

PAJARO VALLEY FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-25

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 SCOTTS VALLEY FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Scotts Valley Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Scotts Valley Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

EXHIBIT A
SCOTTS VALLEY FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Scotts Valley Fire Protection District serves a 22 square-mile area in the City of Scotts Valley and the unincorporated community surrounding the city. The projected rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year. The projected rate of population in the city is 0.08% per year.

2) Disadvantaged Unincorporated Communities

There are no disadvantages unincorporated communities within or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns and maintains five cemeteries covering a total of 36 acres. Four of the cemeteries have no spaces remaining for sale, but they do have room for interments in previously sold plots. The District has less than 10 years worth of space remaining at the Valley Public Cemetery. The District recognizes this infrastructure need and is looking to acquire land for a new cemetery. The District owns two fire stations, one located at 7 Erba Lane, Scotts Valley and the other located at 251 Glenwood Drive Scotts Valley as well as the engines and equipment based at those stations. The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure. The District owns a parcel for a potential fire station on La Madrona Drive in southern Scotts Valley, but has not been able to proceed with constructing a station on that site.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through intergovernmental funding. The District is able to continue to provide services at the current service levels.

5) Shared Facilities

The District is providing administrative and command services to the Branciforte Fire Protection District.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by an elected five-person Board of Directors. The Board has entered a management agreement with the Scotts Valley Fire Protection District for that district to provide fire chief and administrative services for the Branciforte Fire Protection District.

7) Other Matters: Mission Statement and Bylaws

The District's mission statement is:

"To protect lives, the environment and property."

8) Local Accountability and Governance

The District is governed by an elected five-member Board of Directors. The Trustees are appointed by the County Board of Supervisors. The District has procedures in place to ensure that standards for governance and public noticing are met. The District's website www.scottsvalleyfire.com contains board agendas, meeting rules, budget, financial statements, policies, and other information of assistance to District residents.

EXHIBIT B
SCOTTS VALLEY FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

The District serves a 22 square mile area that covers the City of Scotts Valley and surrounding areas. The area is expected to see modest, infill growth over the next 25 years. The City contains residential, commercial, public, institutional, and open space lands. The County General Plan area, covering the rural area is currently designated for rural and mountain residential uses. The County General Plan foresees no significant change in land uses in the rural area.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the two fire stations and the staff and equipment based at that station.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

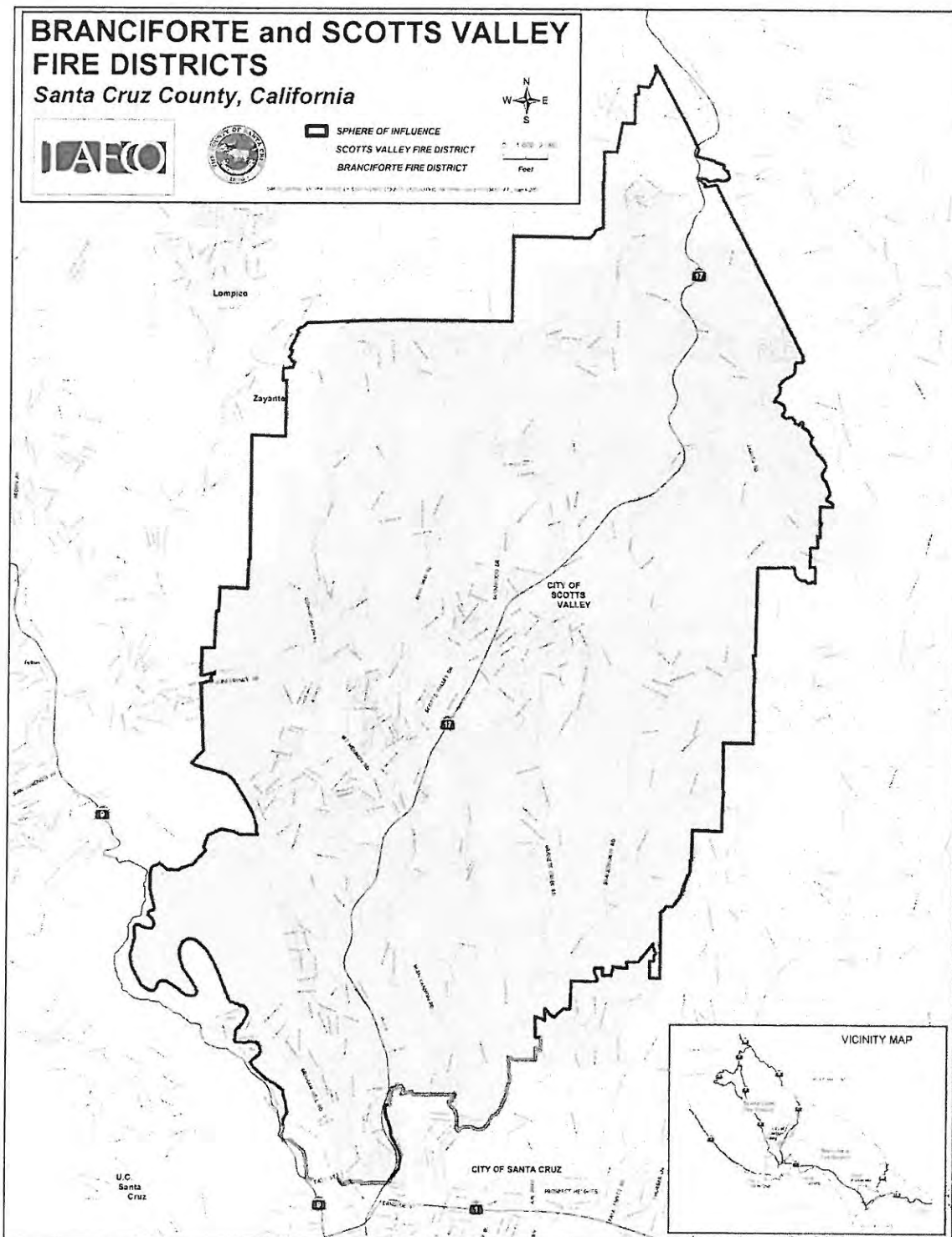
The District is providing an adequate level of services.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The Scotts Valley Fire Protection District is a community of interest in and around the City of Scotts Valley.

EXHIBIT C

SCOTTS VALLEY/BRANCIFORTE FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2016-26

On the motion of Commissioner
duly seconded by Commissioner
the following resolution is adopted:

APPROVING THE 2016 ZAYANTE FIRE PROTECTION DISTRICT
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEW

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427 and 56430, the Commission has initiated and conducted the 2016 Zayante Fire Protection District Service and Sphere Review.
2. The Commission's Executive Officer has given notice of a public hearing by this Commission upon the service review and sphere of influence in the form and manner prescribed by law.
3. The Commission held a public hearing on this matter on August 3, 2016 and November 2, 2016; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
4. Pursuant to State CEQA Guidelines section 15061(b)(3), this LAFCO action does not change the services or the planned service area of the Central Fire Protection District. There is no possibility that the activity may have a significant impact on the environment. This LAFCO action qualifies for a Notice of Exemption under the California Environmental Quality Act.
5. The Commission hereby approves the 2016 Zayante Fire Protection District Service and Sphere Review.
6. The Commission hereby approves the Service Review Determinations as shown on Exhibit A.

7. The Commission hereby approves the Sphere of Influence Determinations as shown on Exhibit B.
8. The Commission hereby confirms the Sphere of Influence Map of the Zayante Fire Protection District as shown on Exhibit C with no amendments.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this second day of November, 2016.

AYES:

NOES:

ABSENT:

THOMAS LAHUE, VICE-CHAIRPERSON

Attest:

Patrick M. McCormick
Executive Officer

Approved as to form:



T. Brooke Miller, LAFCO Counsel

EXHIBIT A
ZAYANTE FIRE PROTECTION DISTRICT
2016 SERVICE REVIEW DETERMINATIONS

1) Population and Growth

The Zayante Fire Protection District serves a 21 square-mile unincorporated area north of Felton in the Santa Cruz Mountains. The rate of population growth through 2035 in the unincorporated area of Santa Cruz County is 0.42% per year.

2) Disadvantaged Unincorporated Communities

There are no disadvantaged communities identified in or adjacent to the District.

3) Infrastructure Needs and Deficiencies

The District owns and operates its main fire station located at 7700 East Zayante Road, Felton. The District has engines stationed in unstaffed structures in tow locations: Lompico Road and Upper Zayante Road, 13230 Central Avenue (Highway 9). The District's principal infrastructure needs are maintenance, repair, and replacement of the infrastructure.

4) Financial Ability to Provide Services

The District is funded principally through the District's share of the 1% property tax, and secondarily through intergovernmental funds.

5) Shared Facilities

As a small agency, the District participates in the San Lorenzo Valley Fire Council, and is open to additional sharing of equipment and facilities.

6) Accountability, Governmental Structure and Operational Efficiency

The District is governed by a five-person Board of Directors.

7) Other Matters: Mission Statement and Bylaws

The District has adopted meeting bylaws, which are posted on the District's website.

8) Local Accountability and Governance

The District is governed by a five-member Board of Directors. The District's website (www.zayantefire.org/zfpd) contains information regarding the District.

EXHIBIT B
ZAYANTE FIRE PROTECTION DISTRICT
2016 SPHERE OF INFLUENCE REVIEW DETERMINATIONS

A. The present and planned land uses in the area, including agricultural and open space lands.

Population in the area is expected to increase modestly over the next 25 years. The Zayante/Lompico community contains rural and mountain residences, a few commercial businesses, public institutions, forest, and open space lands. The County General Plan foresees no significant change in land uses.

B. The present and probable need for public facilities and service in the area.

The fire and emergency response service needs in the area are maintenance of the one fire station and the staff and equipment based at that station.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

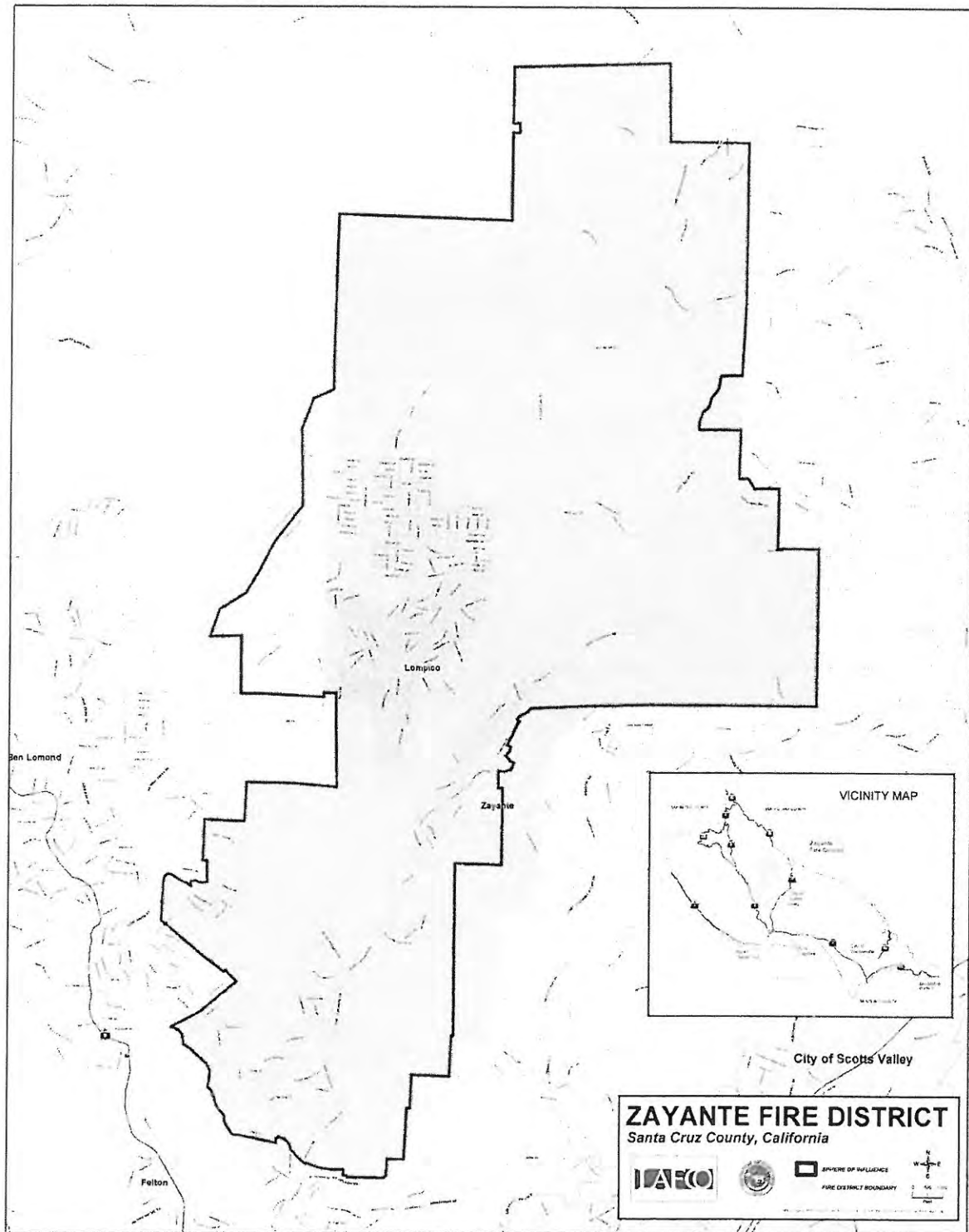
District's response times (including 911 dispatch, reaction, and driving time) for confirmed structural fires in 2014 was approximately 10 minutes in 2014. In 2015, the District had no confirmed structure fires.

D. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District provides service to the Zayante and Lompico communities.

EXHIBIT C

ZAYANTE FIRE PROTECTION DISTRICT 2016 SPHERE OF INFLUENCE MAP





STATUS OF PROPOSALS
as of October 21, 2016

<u>LAFCO APPLICATIONS</u>	<u>DATE</u>	<u>STATUS</u>
EAST ZAYANTE / RIVERA ANNEXATION to SAN LORENZO VALLEY WATER DISTRICT LAFCO No. 958	9/22/16	Withdrawn
FORMATION of HUCKLEBERRY ISLAND COUNTY SERVICE AREA #6o LAFCO No. 957	8/3/16	Extension approved

<u>LAFCO HEARINGS</u>	<u>DATE</u>	<u>STATUS</u>
PASATIEMPO GOLF COURSE REORGANIZATION LAFCO No. 96o	11/2/16	Hearing

<u>LAFCO HEARINGS COMPLETE</u>	<u>DATE</u>	<u>STATUS</u>
LOMPICO REORGANIZATION LAFCO No. 953	5/4/16	Merger complete



Date: October 24, 2016 for November 2nd Agenda
To: Commissioners
From: Executive Officer 
Subject: Lease for Office Space

Summary: The Commission's lease for office space in the County Governmental Center expired on June 30, 2016. The County has offered to extend the lease to June 30, 2018 upon the same terms.

Recommendation: Authorize the Executive Officer to sign the attached lease with the County of Santa Cruz.

The Commission's lease for its current office space in the County Governmental Center expired June 30, 2016. Under State law, LAFCO may maintain its office in a public building owned by another agency, or may rent space in a privately-owned building. The County has offered a new two-year lease whereby LAFCO could continue to use its 425 square feet of space on the third floor of the County Governmental Center until June 30, 2018. The rent would continue to be \$1.55 per square foot. The total monthly amount would continue to be \$658.75. There are no extra costs.

The Commission's budget for fiscal year 2016-17 contains funds for the purpose of renting office space. Given that the rate includes utilities and janitorial service, the \$1.55 per square foot rate is fair for downtown Santa Cruz.

It is RECOMMENDED that the Commission authorize the Executive Officer to sign the attached lease for space in the County Governmental Center.

cc: County of Santa Cruz, General Services Department, Attention: Carol Johnson

Attachment: Proposed Lease

AMENDMENT TO AGREEMENT

The parties amend that certain Agreement dated July 1, 2005, by and between the COUNTY OF SANTA CRUZ and the Local Agency Formation Commission (LAFCO) by extending the contract for a period of two (2) years ending on the 30th day of June 2018.

All other provisions of said Agreement shall remain the same.

Dated: _____, 2016

COUNTY OF SANTA CRUZ

By: _____

**LOCAL AGENCY FORMATION
COMMISSION**

By: _____

Address: _____


Telephone: _____

Approved as to form:



County Counsel

Approved as to insurance:



Risk Management

Distribution:

General Services
LAFCO
Auditor-Controller

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

LEASE

THIS LEASE, made and entered into this 1st day of JULY, 2014, by and between:

County of Santa Cruz
701 Ocean Street, Rm. 330
Santa Cruz, CA 95060-4073
Attention: General Services Department

hereinafter called Lessor, and the LOCAL AGENCY FORMATION COMMISSION,
hereinafter called LAFCO.

WITNESSETH:

The parties hereto mutually agree as follows:

1. Lessor hereby leases unto LAFCO and LAFCO hereby hires from Lessor those certain premises situated in the City of Santa Cruz, County of Santa Cruz, State of California, and more particularly described as follows:

Room 318 D, Santa Cruz County Government Center, 701 Ocean Street,
Santa Cruz, California: consisting of 425 square feet.

2. TO HAVE AND HOLD said leased premises, together with the appurtenances, rights, privileges, and easements thereunto belonging or appertaining unto LAFCO, for a term commencing on the first day of JULY 2014 and ending on the 30th day of JUNE 2016, with such rights of termination as are hereinafter set forth, with rent payable by LAFCO in advance as follows:

Six hundred fifty eight dollars and seventy-five cents per month for the time period of July 1, 2014 through June 30, 2016. \$1.55 per square foot for 425 square feet. Monthly office space rental - \$658.75.

3. LAFCO agrees to pay the aforesaid rent to Lessor at the address specified in paragraph 5, or to such other address as the Lessor may designate by a notice in writing, to the Local Agency Formation Commission, c/o Pat McCormick, County Government Center, 701 Ocean Street, Rm. 318D, Santa Cruz, CA 95060-4073.
4. Option to extend. Lessor grants the LAFCO one (1) option to extend the term for the Premises for a period of two (2) years subject to agreement between the parties as to fair market rent.

5. All notices herein provided to be given, or which may be given, by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States mail certified and postage prepaid, and addressed as follows: To the Lessor at General Services Department, County Government Center, 701 Ocean Street, Rm. 330, Santa Cruz, CA 95060-4073, and to LAFCO, at the address indicated in paragraph 3. Nothing herein contained shall preclude the giving of any such written notice by personal service.
6. The LAFCO may terminate this lease by giving notice to the Lessor at least SIXTY (60) days prior to the date when such termination shall become effective.
7. Lessor shall furnish to LAFCO, during the lease term, at Lessor's sole cost, the following services and utilities:
 - a. Janitorial services, including but not limited to, regular cleaning of office areas and restrooms, toilet supplies and waste disposal.
 - b. All utilities except telephone.
8. During the lease term, Lessor shall maintain the leased premises together with appurtenances, rights, privileges, and easements belonging or appertaining thereto, in good repair and tenantable conditions, except in case of damage arising from the negligence of LAFCO's agent, invitees, or employees.
9. Lessor reserves the right to enter and inspect the leased premises, at reasonable times, and to make any necessary repairs to the premises.
10. Lessor agrees that LAFCO, keeping and performing the covenants and agreements herein contained on the part of LAFCO to be kept and performed, shall at all times during the existence of this lease peaceably and quietly, have hold and enjoy the leased premises, without suit, trouble or hindrance from Lessor, or any person claiming under Lessor.
11. In the event the leased premises or any essential part thereof shall be destroyed by fire or other casualty, this lease, shall, in the case of total destruction of the leased premises, immediately terminate and, in case of partial destruction or damage, shall terminate at the option of LAFCO upon giving in writing to the Lessor within fifteen (15) days after such fire or casualty, and no rent shall accrue or be payable to the Lessor after such termination. In the event of any such destruction where the LAFCO remains in possession of said premises, the rent as herein provided shall be reduced by the same ratio as the floor space LAFCO is thus precluded from occupying bears to the total floor space of the leased premises.
12. Rent payable hereunder for any period of time less than that for which periodic rental is paid shall be determined by prorating the rent herein specified for the applicable period.

13. To the extent authorized by fire and extended coverage insurance issued to Lessor on the herein demised premises. Lessor releases LAFCO from liability for loss or damage covered by said insurance and waives subrogation rights of the insurer.
14. This lease is subject to the provisions of the California Fair Employment and Housing Act (Section 12900, et seq., Government Code) and in its performance the Lessor will not discriminate against any employee or applicant for employment because of race, religious creed, color, or national origin, ancestry, physical handicap, medical condition, marital status, or sex, age (over 18), veteran status, gender, pregnancy or any other non-merit factor unrelated to job duties. The Lessor will take affirmative action to ensure that applicants are employed, and that employees are treated during their employment without regard to their race, religious creed, color, or national origin, ancestry, physical handicap, medical condition, marital status, or sex, age (over 18), veteran status, gender, pregnancy or any other non-merit factor unrelated to job duties. This action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

IN WITNESS WHEREOF, this lease has been executed by the parties hereto as of the date first above written.

LESSOR:

LESSEE:

By [Signature]

LOCAL AGENCY FORMATION
COMMISSION

Title Director, GSD

By [Signature]

Approved As To Form:

[Signature]
County Counsel

Approved As To Form:

[Signature]
LAFCO Counsel

Approval As To Insurance:

[Signature]
Risk Management 6/4/14


Distribution: General Services
LAFCO
Auditor Controller



Reports from 2016 CALAFCO Conference

Summary: The Annual CALAFCO Conference was held October 26-28 in Santa Barbara.

Staff Recommendation: Receive oral reports from the commissioners and staff who attended.

Submitted by: Patrick McCormick, Executive Officer 

The California Association of Local Agency Formation Commissions (CALAFCO) held its annual conference and business meeting from October 26 – October 28 in Santa Barbara.

Commissioners and staff members who attended can report orally on the high points of the conference.

Attachments:
--Program

Welcome

From the Chair of the Board

On behalf of the CALAFCO Board of Directors, I want to welcome you to our Annual Conference in Santa Barbara. You are showing great leadership to work with others around the state to develop solutions for challenges that are unique to the state of California. I encourage you to take advantage of the various educational and networking opportunities that are planned over the next several days. We've come from around the state to discuss statewide and local issues critical to LAFCo, learn from speakers and consultants who are experts in their fields, and share ideas with one another.



I hope you enjoy the Conference!

John Leopold, Commissioner, Santa Cruz LAFCo
Chair, CALAFCO Board of Directors

From the Conference Chair

Welcome to the 2016 CALAFCO Annual Conference! The beauty of Santa Barbara's orchards and the vistas of its ocean provide our backdrop to explore California's diversity and tackle the challenges facing us. The CALAFCO Conference Committee thanks you for your participation.



We hope that you leave Santa Barbara with new friendships, stronger bonds, and fruitful ideas.

Sibland Sklenderis, Commissioner, Alameda LAFCo
Member, CALAFCO Board of Directors

From our Host LAFCo – Santa Barbara

As your host, Santa Barbara LAFCo, we are honored and delighted to welcome to the 2016 CALAFCO Annual Conference. This Conference offers a unique opportunity for LAFCOs around the State to meet and discuss our roles and responsibilities as LAFCo Commissioners and Staff. This year's theme, "Devoted to Orchards: Balancing California's Diversity," is very appropriate as we continue to deal with challenges related to water and a changing environment. We are confident that you will leave the Conference with a greater knowledge of how to balance and deal with the issues facing California's diversity.



Thank you for attending the 2016 CALAFCO Conference.

2016 Conference Schedule At-a-Glance

WEDNESDAY, OCTOBER 26

- 7:30 am Mobile Workshop
- 10:00 am LAFCO 101: Understanding and Applying the Basics
- 1:30 pm Conference Opening: Welcoming Remarks
- 2:00 pm General Session: The Big Picture: A Water Report From A State, Regional and Local Perspective
- 3:30 pm Refreshment Break with Sponsors
- 3:45 pm General Session: Back to Our Roots: Curbing Sprawl and Preserving Open Space and Agricultural Lands To Ensure Orderly Growth And Development
- 5:30 pm Welcome Reception

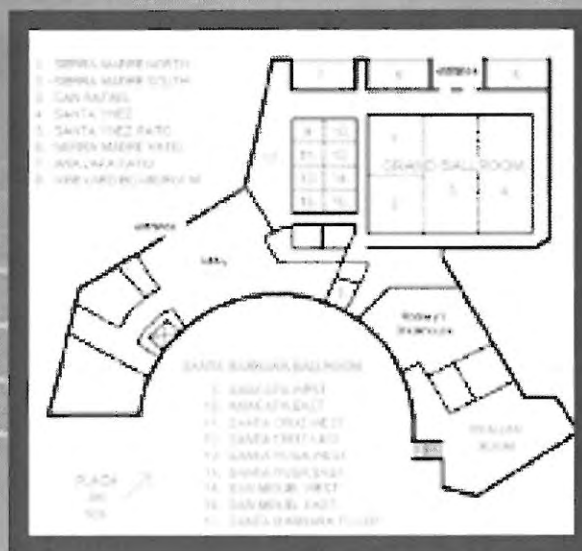
THURSDAY, OCTOBER 27

- 7:00 am Continental Breakfast Buffet
- 8:00 am Regional Council Meetings & Elections
- 9:00 am CALAFCO Annual Business Meeting
- 10:15 am Refreshment Break with Sponsors
- 10:30 am Breakout Session – Regional, Legal and Associate Member Roundtables
- 12:00 pm Luncheon and Keynote Speaker
- 1:45 pm Breakout Session: Cutting Edge Trends And LAFCo: GIS, Public Policy, and Future Challenges
- 1:45 pm Breakout Session: Is It Time to Revisit AB 67 – What It Takes to Realign Property Tax Revenues and Services.
- 1:45 pm Breakout Session: City Incorporations In California: Case Studies And Prospects For New Cities
- 3:15 pm Refreshment Break with Sponsors
- 3:30 pm Breakout Session: Growth and Development By The Numbers: California's Demographic And Governance Changes Post-CEQA
- 3:30 pm Breakout Session: CEQA – What is a Responsible Agency To Do?
- 3:30 pm Breakout Session: Disadvantaged Unincorporated Communities (DUCs) and SB 244: How Is It Working Out?
- 6:00 pm Banquet Reception
- 6:30 pm Dinner and Achievement Awards Ceremony

FRIDAY, OCTOBER 28

- 7:30 am Breakfast Buffet
- 7:30 am CALAFCO Board of Directors Meeting
- 9:00 am General Session: LAFCo And State Legislative Overrides – What's That All About Anyway?
- 10:30 am Refreshment Break
- 10:45 am General Session: CALAFCO Legislative Update – 2016 Legislative Impacts On LAFCOs

Fess Parker's DoubleTree Resort Floor Plan





Date: October 24, 2016 for November 2nd Agenda
To: Commissioners
From: Executive Officer *P. Miller*
Subject: Presentation from CALAFCO Executive Director

Summary: The Executive Director of CALAFCO will attend the November 2nd meeting in order to make a presentation regarding the association's services.

Recommendation: Receive presentation.

The Commission is a member of the California Association of Local Agency Formation Commissions (CALAFCO). CALAFCO's Executive Director Pamela Miller will attend the November 2nd LAFCO meeting in Scotts Valley in order to make a presentation on CALAFCO's services to its members.

It is RECOMMENDED that the Commission receive Ms. Miller's presentation.

cc: Pamela Miller, CALAFCO

Additional information on CALAFCO: www.calafco.org



August 11, 2016

Email: info@santacruzlafo.org
Website: www.santacruzlafo.org

Mr. Charles A. Montoya
City Manager
City of Watsonville
275 Main Street, Suite 400
Watsonville, CA 95076

Subject: Pippin Apartments Project on Atkinson Lane

Dear Mr. Montoya:

At its August 3, 2016, meeting, the Local Agency Formation Commission reviewed the status of the Commission's previous authorization for the City to provide water and sanitary sewer services to the 26 units on the portion of the Pippin Apartments project outside the city limits. The Commission dropped the condition requiring the property owner to annex the site.

The Commission discussed the related correspondence between you and me and, by a unanimous vote, gave direction for me to convey their concerns. The Commission is disappointed that the City stopped the annexation process. The Commission is now aware that the City may be in such a precarious financial situation that a minor annexation could be a burden for the City. In future service reviews, sphere of influence reviews, and annexation applications, the Commission will take a close look at the City's financial condition and make an independent determination whether the City has the ability to expand your service area without impacting services within the City.

The Commission wants to make you aware that the annexation can still occur if the City chooses to apply. This could occur at anytime, but I would encourage the City to proceed promptly for two reasons. Firstly, the environmental review for the annexation could be accomplished easily using the documents already done for the land use entitlements. More importantly, proceeding with the annexation would give the City and the Commission an opportunity to work collaboratively on a small project, thereby building a partnership for future collaboration.

I am available to you and other City staff to discuss the annexation process.

Very truly yours,

Patrick M. McCormick
Executive Officer

Santa Cruz Sentinel (<http://www.santacruzsentinel.com>)

Watsonville leaders define state of the city, outline way forward

More commercial development, police necessary in coming years

By Ryan Masters, Santa Cruz Sentinel

Wednesday, August 10, 2016



WATSONVILLE >> During Wednesday's lengthy, but quick-paced inaugural State of the City address, Watsonville City Manager Charles Montoya and Police Chief David Honda highlighted the positives while accentuating the city's needs.

Watsonville's water infrastructure is experiencing major upgrades, including a \$2.3 million filtration plant that will double the city's drinking water intake capacity, a \$7 million storage facility capable of storing 1 million gallons of recycled water for agriculture and the reconstruction of miles of aging water pipes.

Thirty-one intersections near middle and elementary schools have been upgraded and 18 new lights are being installed on Freedom Boulevard. To minimize pedestrian accidents, curbs are being painted red in high density areas.

Montoya said the landfill will be full in two years and the city has started working with partners in Santa Cruz and Monterey counties to find an alternative.

He said Watsonville has secured funding for preliminary design work to upgrade and enhance the Pajaro River levee. In addition, harmful algae bloom in Pinto Lake should be mitigated next spring.

Montoya listed six active residential developments and four commercial developments, but explained more commercial projects were needed as they were more cost effective for the city.

Montoya described the city's plan to improve its communication and PR capabilities, including the launch of a new website.

He also called the Watsonville Municipal Airport a "precious jewel of this entire community" and sketched out the city's plans to create a larger community around it.

Montoya provided a thumbnail overview of Watsonville's \$117 million budget, concluding that the city needed to diversify its revenue streams to become less reliant on sales tax.

Four months into his tenure, Police Chief Honda pointedly told the crowd that without Measure G funds, the city would be in dire straits. That money, he said, kept patrol cars on the street. It also paid for vital new computer systems and safety equipment for the officers.

Honda said his department had grown from 68 to 73 positions this year, but remains severely understaffed. He said only 63 of those officers are fully trained.

"By filling the 10 vacancies, we could do a lot more like actually investigate property crime," Honda said.

Honda said it was difficult to hire quality police officers because less than 2 percent make it through the 18-month training.

Yet, even with low staffing, Watsonville crime has decreased by 19 percent in the last year. The chief pointed out commercial burglary as an exception to the crime numbers. Commercial burglary increased by 61 percent due to a two rings of burglars targeting hair salons and mobile phone stores.

“Our officers have made arrests in both of those cases, however, so we expect those numbers to fall drastically,” he said.

Honda also described the city’s recently formed Crisis Assessment Risk and Engagement, or CARE team, which proactively reaches out to the city’s mentally ill population and provides a referral or transports them to health care to avoid arrest or incarceration.

“The mentally ill are 16 times more likely to be killed by police,” Honda said. “That’s unacceptable to me.”

Assistant City Manager Matt Huffaker concluded the presentation with a description of future priorities, including downtown revitalization and high-speed fiber optic internet extending to other areas of Watsonville and business parks to stimulate growth.

URL: <http://www.santacruzsentinel.com/government-and-politics/20160810/watsonville-leaders-define-state-of-the-city-outline-way-forward>

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Local news

FedEx set to begin operations

Posted: Friday, Sep 2nd, 2016
BY: TODD GUILD



Tarmio Hannula/Register-Pajaronian The new FedEx Ground facility on Manabe Ov Road, off of Ohlone Parkway in Watsonville, is slated to open Sept. 9.

Move-in date Sept. 9

WATSONVILLE — Nearly a year after construction began on the Manabe-Ow property, the massive new FedEx Ground shipping facility is set to open.

Operations will begin Sept. 9 at the 193,000-square-foot building, FedEx spokeswoman Allie Addoms confirmed Thursday.

The new facility, which dramatically transformed the landscape of the former farm field, replaced the company's former location at 165 Technology Drive.

Approximately 80 employees will work at the site, and the company has said it will add to that number if necessary.

Benjamin Ow of Ow Commercial said that FedEx got a temporary certificate of occupancy from the city on Aug. 26, and was finishing up a handful of requirements for its permanent one.

Ow Commercial purchased the land 11 years ago from William Bergstrom, who had been trying for nearly two decades to annex it from Santa Cruz County. The property was annexed in 2005.

"It's the culmination of over a decade of time energy and resources my family has invested in the project, and 20 years of work from the previous owners," Ow said.

The Watsonville City Council unanimously approved the Manabe-Ow Specific Plan in October 2010, which lays out rules for traffic, building height, roads and environmental concerns, among other things.

The plan among other things prohibits "big-box" stores and automobile sales.

The site was chosen because of its ease of access to major highways, proximity to customers' distribution centers and a "strong" local workforce, Addoms said.

The new location is part of FedEx's nationwide expansion. Since 2005, the company has opened 12 new hubs and expanded or relocated more than 500 local facilities, Addoms said.

Ow Commercial is also currently developing the 27.5-acre parcel adjacent to the FedEx building. Last year, the company hauled in some 300,000 cubic yards of soil to raise the property approximately five feet to raise it above the flood plain, Ow said.

That work will finish up in six months to a year. Ow said he has heard from a handful of parties that are interested in the site, but declined to comment on which ones.

Ow praised city staff, local politicians and community members who were involved in the project.

"We think the positive economic development from this project will really benefit the entire community, and we're very excited to be a part of it," he said.

The Manabe-Ow Business Park is a 95-acre site located just east of Highway 1 near Ohlone Parkway.

The FedEx project includes a road and bridge for direct access from Ohlone Parkway, which was added after residents in adjacent Seaview Ranch expressed concern that development would increase traffic along Loma Vista Drive, which runs through the neighborhood.

The only access from that road is for emergency vehicles.

CHARLES MONTOYA'S LONG, WINDING ROAD

Years in finance prepared him, he says

WATSONVILLE

By Ryan Masters

rmasters@santacruzsentinel.com @ryanmasters831 on Twitter

WATSONVILLE >> When Charles Montoya sat down with a high school guidance counselor to review career options in 1986, the counselor tore the vocational report off the dot matrix printer, scanned it and then crumpled it into a ball and threw it in the wastepaper basket beside his desk.

"He looks at me and says, 'There you go, take out my trash. That's what you'll be doing the rest of your life,'" Montoya said. "That's when I decided to go to college."

Thanks to the discouragement of that Albuquerque, New Mexico, guidance counselor, Montoya doggedly pursued higher education and eventually a career in finance. Today, he manages the city of Watsonville, thereby proving one smalltime high school bureaucrat irrefutably wrong.

Yet the road to the city manager's office was not a particularly direct one, winding as it did through a number of other career options, cities and states.

"No one ever goes to college and says, 'I'm going to be a city manager.' It's just not in the curriculum. It's the kind of position you can only learn to do through experience," Montoya said.

Although Montoya's childhood was, by his own account, "phenomenal," he grew up poor in a gang violence-ridden neighborhood of Albuquerque. Although he was never a great

"As a city representative, I've had to push back a little bit at times; I've had to push back on people's perceptions of what this city is and what it could be."

— Charles Montoya, Watsonville city manager



Charles Montoya, Watsonville city manager, relies on his background in finance to understand the full scope of the city's operations.

DAN COYRO — SANTA CRUZ SENTINEL

student, he was an excellent athlete, playing football and baseball, running track, wrestling and practicing karate. "My dad had me involved in organized sports since fourth-grade. I even played trumpet in band," Montoya said. "He believed in staying busy to stay out of trouble."

Influence of father

Montoya's father knew how to stay busy. The U.S. Air Force veteran worked more than 30 years in the U.S. Post Office, much of that time on the graveyard shift, before retiring. His mother was a teacher's aide who shadowed her children from school to school to keep them on the straight and narrow.

"I never missed one day of high school, but I was always excused for sports and activities. I was never the model student, but I never got in trouble," Montoya said.

At New Mexico State, Montoya initially studied electrical and computer engineering, but graduated in 1992 with a degree in business administration and management. After old football injuries curtailed plans to become a police officer, Montoya took a job in the Office of the Governor of New Mexico.

In the following years, Montoya earned a master's degree in public administration from the University of New Mexico, received a direct commission as an officer in U.S. Navy Reserve and began working for the New Mexico Legislature.

"Things changed so much. Suddenly I was on the Legislative Finance Committee and responsible for a couple billion dollars in state agencies, hospitals, public health office and other local programs," he said. "For the next nine years I commuted from Albuquerque to Santa Fe every day. I knew every tumbleweed on that road."

Stop in Colorado

In 2000, Montoya took a position as budget director of Jefferson County, Colorado. Within six months, he was promoted to chief financial officer. Five years later, he landed a job in Centennial, Colorado.

"Centennial had just completed the largest incorporation in the U.S. the prior year — a population of 103,000. They brought me and a handful of other employees in to start creating departments from scratch," Montoya said.

In 2008, Montoya moved on to Castle Rock, Colorado, where he took over as director of finance just in time for the Great Recession.

"They were building 1,500 to 1,800 homes a year when the crisis hit. When I arrived, they were building maybe 300. We had to downsize, streamline services and implement efficiencies fast," Montoya said.

While at Castle Rock, Montoya witnessed firsthand how a city, county and state grappled with the legalization of medical and recreational marijuana, an experience that has come in handy as Watsonville navigates the process.

As with Watsonville, Castle Rock opted to wait and see how other communities fared creating ordinances. When recreational marijuana was subsequently legalized, Montoya said, it turned the medical cannabis industry upside down.

"When recreational passed in Colorado, a lot of the medicinal businesses were put out of business by bigger companies with bigger money and better business plans," Montoya said. "Castle Rock was right to wait. Sure, it seemed like instant money at the time, but all the cities who bet early on medicinal and were counting on those resources ran into problems."

Time in Arizona

In 2013, Montoya landed his first job as a town manager in Florence, Arizona. It was not without controversy. By taking the job, Montoya said he inadvertently stepped into a pre-existing wrongful termination case put forth by two former detectives in the Florence Police Department.

Lynne Bernabei of Bernabei & Wachtel, the Washington firm representing the detectives, said Montoya was hired as town manager expressly to punish the detectives. However, Bernabei does not have any concrete evidence this is the case.

As a result, an already difficult job was complicated by a murky legal situation, but Montoya said years in finance prepared him for the public crucible of managing a town.

"The good thing about coming out of finance is that I had to know everything — utilities, staffing, emergency responders, taxes, you name it," Montoya said. "That background gave me the knowledge base to step into the role and defend my decisions."

Since arriving in Watsonville at the beginning of the year, Montoya has made commercial development a priority.

"For every dollar that is generated in this community, 80 to 90 percent goes to addressing residential needs such as parks and recreation, street cleaning, code enforcement, police and fire," Montoya said.

In the long run, he said, a community focused solely on residential development is not economically sustainable.

"Commercial development is necessary for a community to afford residential," Montoya said.

New to the job

Although his tenure is barely eight months old, Montoya has already pushed a number of major projects, including two potential hotels. He also views the Watsonville Municipal Airport as a major economic driver for the city.

"Space is limited in Watsonville," Montoya said. "We must be creative and efficient with what is available."

In addition to development, Montoya cites revitalizing downtown Watsonville and hiring police officers as priorities.

"Measure G provides the resources for additional police officers; the problem is finding the officers to hire," Montoya said. "So far, Police Chief (David) Honda has done a great job bringing in more applicants."

He's also proven to be an excellent negotiator, most notably improving communication between the city and the Santa Cruz County Farm Bureau.

Yet since taking the reins of Watsonville in December, Montoya has also developed a reputation for ruffling feathers, specifically those of county officials.

"As a city representative, I've had to push back a little bit at times; I've had to push back on people's perceptions of what this city is and what it could be," he said. "Maybe I've had to offend a few people along the way, but it's not intentional and it's certainly not personal."

In fact, Montoya considers himself a people person and said he remains acutely aware that it takes a city to run a city.

"I believe in this community," Montoya said. "Succeed or fail, we do it together — granted, I'd prefer it if we succeed."

If only to prove that guidance counselor wrong.



City Manager Charles Montoya worked in New Mexico and Colorado before accepting his current position in Watsonville.

DAN COYRO — SANTA CRUZ SENTINEL

Sunday, 09/11/2016 Pag.A01

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Water district offset program endangered

CROSSROADS

New Soquel Creek-area development may be wait-listed

By Jessica A. York

jyork@santacruzsentinel.com @ReporterJess on Twitter

CAPITOLA>> Despite several passes at the issue, the Soquel Creek Water District is finding itself coming up short with ideas to offset the water demand impacts of new development projects.

Since 2003, the district has taken steps to minimize the impact of increasing water demand on the district's overtaxed aquifers. Initially, the offset program required developers to go out and find their own "low-hanging fruit" of water-saving projects, such as replacing toilets with more water efficient models or updating other fixtures.

Later, district officials took over the effort, accepting payment worth two times projects' offset costs, to spend on largescale projects. Recently, those large project ideas have dwindled to a trickle, causing the district board to put a hold on a new

development application for an assisted living facility in Soquel at its meeting last month.

On Tuesday night, the board opted to continue in the short-term accepting development water "will serve" applications per the district's existing protocol. While applications will be considered on a case-by-case basis, officials said they would likely be put on a waiting list.

"We don't have a lot of new development in our area, but we made a policy decision that we don't want to make the problem worse," board Vice President Tom LaHue said. "I think it's good policy not to make it any worse."

Already, there are 29 new projects plus several miscellaneous existing service expansions which have obtained initial approvals from the utility. If all of those move forward before new water-use offset projects are determined, they will put the district 15.4 acre feet, more than 5 million gallons, over available reduction projects. Those applicants will continue to return to the board for their final water service approvals and will be encouraged to seek their own water offset projects, as the board looks to brainstorm new water conservation projects in coming weeks.

District Conservation and Customer Service Field Manager Shelley Flock said deferring those already pre-approved projects "could significantly impact this group of development project applicants, many of whom have already invested heavily in their projects," in a report to the board.

The unofficial freeze on new water "will serve" letters affects developments in the utility's district, including Aptos, Soquel, parts of Capitola, La Selva Beach, Opal Cliffs, Rio Del Mar and Seascape.

Outspoken water supply advocate and Aptos resident Becky Steinbruner commended the district for laying out the problem in such a straightforward manner and urged an unqualified moratorium on all new development. Santa Cruz County Housing Manager Julie Conway drew attention to the area's affordable housing shortage, which could be affected by limitations on new multifamily developments.

Conway said she supported the board hearing more water offset project ideas and commended the existing program.

On Oct. 1, at a time and location to be determined, the board will hold a public workshop designed to bring area planning officials, business owners, developers and community members together to come up with midterm solutions.

The water demand offset program, which has received environmental awards and professional peer accolades, initially was meant as a stopgap measure while the district pursued a new long-term supplemental water supply source, a process that still is ongoing.

"Due to challenges in obtaining a supplemental supply, the WDO Program has lasted much longer than anticipated," Flock's report states about the district's Water Demand Offset Program.

"We don't have a lot of new development in our area, but we made a policy decision that we don't want to make the problem worse."

— *Tom LaHue, district board vice president*

Santa Cruz Sentinel (<http://www.santacruzsentinel.com>)

George Blumenthal: UCSC is part of housing-crisis solution

By George Blumenthal, Special to the Sentinel

Saturday, September 17, 2016

The community of Santa Cruz, like UC Santa Cruz, is facing a housing shortage.

Santa Cruz is being rocked by a perfect storm of low vacancy rates, sky-high housing prices, an influx of tech workers from Silicon Valley, the popularity of Airbnb and other temporary rental services, and years of no- and slow-growth policies. Yes, the university plays a role in the tight local rental market, but we are not the only player.

We want to be part of the solution.

UC Santa Cruz houses 53 percent of our students — a greater percentage than any other UC campus. We promise all new freshmen two years of on-campus housing, and we have kept that promise.

But we have achieved these goals largely by converting double rooms to triples, and lounges to quads. This has held down costs for students, but the lack of available lounge and study space has also lowered their quality of life. Students are understandably worried about how we will accommodate any additional undergraduates.

We have a plan to relieve overcrowding and provide additional on-campus housing options, but we face constraints.

First, we are in compliance with the landmark 2008 settlement agreement regarding the housing of our students. That settlement resolved protracted litigation with the city, county and community groups by providing relief to the town. So long as it remains in effect, we won't back away from that breakthrough agreement.

Second, we have faced criticism from some neighbors who would prefer that we just cap enrollment and send tomorrow's students to Merced.

That brings me to our third constraint: We are part of the UC system, the mission of which includes educating students in a growing, ever-more-diverse state. To that end, UC boosted systemwide enrollment this fall by 5,000 California freshmen and transfer students, and UC is on track to enroll an additional 5,000 students throughout the system by 2018.

In Santa Cruz, we are currently reaching capacity, and the pace of systemwide enrollment growth is making it challenging for UCSC to keep up.

The campus and the community need to work together — for our students, and for the greater Santa Cruz region. Our ability to house students on campus won't resolve the town's housing crisis, but it certainly helps.

We have plans to renovate and add new housing on the west side of campus, but until now, we have not had the funds or the debt capacity to move forward.

And yet, relief is on the horizon.

UC President Janet Napolitano this year announced a student-housing initiative to build 14,000 affordable beds across the system by 2020. This systemwide process invites qualified developers to submit proposals on projects at multiple campuses, creating an incentive to work with UC that would enable UC Santa Cruz to build the housing we need by 2020 while keeping cost increases for students minimal.

We have positioned UC Santa Cruz to be one of the first campuses to take advantage of this new opportunity, proposing a combination of renovation and new construction of approximately 3,000 beds.

UC Santa Cruz students, faculty, and staff are conscientious members of this community. Annual campus water consumption today is 20 million gallons less than 20 years ago, even though the campus population has grown significantly. And the campus recently cut water use by 27 percent, exceeding the city of Santa Cruz's goal of 25 percent. Similarly, only 38 percent of people coming up the hill are in a single-occupant vehicle, compared to a city average of 60 percent.

But housing trends are going in the wrong direction. The Guardian recently described Santa Cruz as the "least affordable" small metropolitan area in the country, by some measures.

Buffeted by regional housing economics and state demographics, Santa Cruz and the campus need long-term solutions that allow UC Santa Cruz to meet our obligations to our students while preserving the qualities that make life in Santa Cruz so special.

George Blumenthal is the chancellor of UC Santa Cruz.

URL: <http://www.santacruzsentinel.com/opinion/20160917/george-blumenthal-ucsc-is-part-of-housing-crisis-solution>

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