



**LOCAL AGENCY FORMATION COMMISSION
OF SANTA CRUZ COUNTY**

701 Ocean Street, #318-D
Santa Cruz, CA 95060
Phone Number: (831) 454-2055
Website: www.santacruzlafco.org
Email: info@santacruzlafco.org

REGULAR MEETING AGENDA

Wednesday, September 1, 2021 at 9:00am
(Meeting will be conducted using Zoom Webinar)

Attend Meeting by Internet: <https://us02web.zoom.us/j/82705297472?pwd=YXBzcWVEMUhlcEhOT0krWTRKb0NKQT09>
(Webinar ID: 827 0529 7472)

Attend Meeting by Conference Call: **Dial 1-669-900-6833 or 1-253-215-8782**
(Passcode is 607494)

TELECONFERENCE MEETING PROCESS

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, Santa Cruz LAFCO has established a temporary meeting process:

- a) Commission Quorum: The Governor's Executive Order (N-29-20) indicates that a quorum can consist of Commissioners in person or via teleconference during these unique circumstances. This regular LAFCO meeting will be conducted remotely. A roll call vote will occur on each agenda item that requires Commission action.
- b) Public Comments: For those wishing to make public comments remotely, please submit your comments by email to be read aloud at the meeting by the Commission Clerk. Email comments must be submitted to the Commission Clerk at info@santacruzlafco.org. Email comments on matters not on the agenda must be submitted prior to the time the Chair calls for Oral Communications. Email comments on agenda items must be submitted prior to the time the Chair closes public comments on the agenda item.

For those wishing to speak during the online meeting, you must inform LAFCO staff of this request prior to the start of the meeting. If that has occurred, and after being recognized by the Chair, the identified individual will be unmuted and given up to 3 minutes to speak. Following those 3 minutes, their microphone will be muted.

- c) Accommodations for Persons with Disabilities: Santa Cruz 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. If you are a person with a disability and wish to attend the meeting and you require special assistance in order to participate, please contact the Commission Clerk at (831) 454-2055 at least 24 hours in advance of the meeting to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format.

1. ROLL CALL

2. EXECUTIVE OFFICER'S MESSAGE

The Executive Officer may make brief announcements in the form of a written report or verbal update, and may not require Commission action.

a. Hybrid Meeting Protocol

The Commission will receive an update on the ongoing remote meeting process.

Recommended Action: No action required; Informational item only.

b. Countywide Fire Report

The Commission will receive a verbal update on the upcoming countywide service and sphere review regarding fire protection.

Recommended Action: No action required; Informational item only.

3. ADOPTION OF MINUTES

The Commission will consider approving the minutes from the August 4, 2021 Regular LAFCO Meeting.

Recommended Action: Approve the minutes as presented with any desired changes.

4. ORAL COMMUNICATIONS

This is an opportunity for members of the public to address the Commission on items not on the agenda, provided that the subject matter is within the jurisdiction of the Commission and that no action may be taken on an off-agenda item(s) unless authorized by law.

5. PUBLIC HEARINGS

Public hearing items require expanded public notification per provisions in State law, directives of the Commission, or are those voluntarily placed by the Executive Officer to facilitate broader discussion.

6. OTHER BUSINESS

Other business items involve administrative, budgetary, legislative, or personnel matters and may or may not be subject to public hearings.

a. List of Extraterritorial Service Agreements

The Commission will receive an update on the extraterritorial service agreements currently active throughout Santa Cruz County.

Recommended Action: Direct staff to send letters to the local agencies that currently have extraterritorial service agreements in place and request that the affected agency develop an annexation plan by March 31, 2022 or provide a response explaining why annexation cannot occur at this time.

b. CALAFCO Conference Update

The Commission will receive an update on CALAFCO's upcoming annual conference and other CALAFCO-related news.

Recommended Actions:

- 1) Discuss attendance at the upcoming CALAFCO Annual Conference; and
- 2) Determine whether the October Regular Meeting should be held on October 6 or 13.

c. Educational Workshop Update

The Commission will receive an update on the recent educational workshop co-hosted by the California Special Districts Association and Santa Cruz LAFCO.

Recommended Action: No action required; Informational item only.

7. WRITTEN CORRESPONDENCE

LAFCO staff receives written correspondence and other materials on occasion that may or may not be related to a specific agenda item. Any correspondence presented to the Commission will also be made available to the general public. Any written correspondence distributed to the Commission less than 72 hours prior to the meeting will be made available for inspection at the hearing and posted on LAFCO's website.

8. PRESS ARTICLES

LAFCO staff monitors newspapers, publications, and other media outlets for any news affecting local cities, districts, and communities in Santa Cruz County. Articles are presented to the Commission on a periodic basis.

a. Press Articles during the Months of July and August

The Commission will receive an update on recent LAFCO-related news occurring around the county and throughout California.

Recommended Action: No action required; Informational item only.

9. COMMISSIONERS' BUSINESS

This is an opportunity for Commissioners to comment briefly on issues not listed on the agenda, provided that the subject matter is within the jurisdiction of the Commission. No discussion or action may occur or be taken, except to place the item on a future agenda if approved by Commission majority. The public may address the Commission on these informational matters.

10. LEGAL COUNSEL'S REPORT

LAFCO's Legal Counsel may make brief announcements in the form of a written report or verbal update, and may not require Commission action.

11. ADJOURNMENT

LAFCO's next regular meeting is scheduled for Wednesday, October 6 or 13, 2021 at 9:00 a.m. (to be determined).

ADDITIONAL NOTICES:Campaign Contributions

State law (Government Code Section 84308) requires that a LAFCO Commissioner disqualify themselves 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 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

Pursuant to Government Code Section 54957.5 public records that relate to open session agenda items that are distributed to a majority of the Commission less than seventy-two (72) hours prior to the meeting will be available to the public at Santa Cruz LAFCO offices at 701 Ocean Street, #318D Santa Cruz CA 95060 during regular business hours. These records when possible will also be made available on the LAFCO website at www.santacruzlafco.org. To review written materials submitted after the agenda packet is published, contact the Commission Clerk at the LAFCO office or in the meeting room before or after the meeting.



**LOCAL AGENCY FORMATION COMMISSION
OF SANTA CRUZ COUNTY**

DRAFT MINUTES

LAFCO REGULAR MEETING AGENDA

**Wednesday, August 4, 2021
Start Time - 9:00 a.m.**

1. ROLL CALL

Chair Justin Cummings called the meeting of the Local Agency Formation Commission of Santa Cruz County (LAFCO) to order at 9:01 a.m. and welcomed everyone in attendance. He asked the Commission Clerk to conduct roll call.

The following Commissioners were present:

- Chair Justin Cummings
- Vice-Chair Rachél Lather
- Commissioner Jim Anderson
- Commissioner Roger Anderson
- Commissioner Ryan Coonerty
- Commissioner Francisco Estrada
- Commissioner Zach Friend
- Alternate Commissioner Ed Banks
- Alternate Commissioner Yvette Brooks

The following LAFCO staff members were present:

- Executive Officer Joe Serrano
- Commission Clerk Chris Carpenter
- Legal Counsel Daniel Zazueta

2. EXECUTIVE OFFICER'S MESSAGE

2a. In-Person Meeting Protocol

Executive Officer Joe Serrano announced that the Commission meeting is being conducted in-person for the first time this year. The meeting format may be changed to a hybrid approach for the coming meetings to ensure the health and safety of the

Commission, staff, and members of the public. The hybrid approach will allow attendees the option to participate in-person or remotely through Zoom. LAFCO staff anticipates this approach to be implemented starting in September 2021.

2b. Request for Proposal

Executive Officer Joe Serrano informed the Commission that a request for proposal was distributed in July for legal counsel services. The deadline to submit proposals is August 31st. The Commission will consider enacting a contract with the selected legal firm by the end of this year.

2c. Countywide Fire Report

Executive Officer Joe Serrano indicated that an administrative copy of the countywide service and sphere review regarding fire protection was distributed to the 13 local agencies analyzed in the report. This is an opportunity for agencies' staff to review and provide comments to LAFCO's analysis and findings. The final version of the countywide report will be presented to the Commission in October 2021. Mr. Serrano also informed the Commission about the internal and external issues currently faced by the Branciforte Fire Protection District. LAFCO staff is currently providing assistance to address these issues.

3. ADOPTION OF MINUTES

Chair Justin Cummings requested public comments on the draft minutes. **Executive Officer Joe Serrano** noted no public comments were received. **Chair Justin Cummings** closed public comments.

Chair Justin Cummings called for the approval of the draft minutes. **Commissioner Ryan Coonerty** motioned for approval of the June 2nd Meeting Minutes and **Commissioner Roger Anderson** seconded the motion.

Chair Justin Cummings asked the Commissioners in favor of the motion to say Aye and then asked for any opposition. Hearing no opposition, the motion carried unanimously.

MOTION: Ryan Coonerty

SECOND: Roger Anderson

FOR: Roger Anderson, Jim Anderson, Ryan Coonerty, Justin Cummings, Francisco Estrada, Zach Friend, and Rachél Lather

AGAINST: None

ABSTAIN: None

MOTION PASSED: 7-0

4. ORAL COMMUNICATIONS

Chair Justin Cummings requested public comments on any non-agenda items. **Executive Officer Joe Serrano** indicated that there were no requests to address the Commission. **Chair Justin Cummings** closed public comments.

5. PUBLIC HEARINGS

Chair Justin Cummings indicated that there is one public hearing item for Commission consideration today.

5a. “De Somer Annexation” to CSA 10 (LAFCO Project No. DA 21-10)

Chair Justin Cummings requested staff to provide a presentation on the proposal.

Executive Officer Joe Serrano summarized the proposed single-parcel annexation and concurrent sphere amendment involving County Service Area 10. If approved, the subject area will discontinue the use of a septic tank and receive sewer service from a public agency immediately adjacent to the property. The subject area is currently designated as R-UVL (Urban Very Low Residential) under the County’s General Plan. The application does not propose any changes to the existing land use designation. Based on staff’s analysis, the proposal fulfills the requirements under LAFCO law and the Commission’s adopted policies. Staff recommends that the Commission approve the annexation and concurrent sphere amendment.

Chair Justin Cummings requested public comments on the proposal. **Executive Officer Joe Serrano** indicated that there were no requests to address the Commission. **Chair Justin Cummings** closed public comments.

Chair Justin Cummings called for Commission comments on the report.

Vice-Chair Rachél Lather asked why the surrounding parcels were not included in the proposal. **Executive Officer Joe Serrano** explained that the application was initiated by the affected landowner. The applicant requested annexation for their parcel only. In order to include the surrounding parcels, those landowners would need to express support towards annexation. LAFCO staff and the affected landowner were not aware of any interest from the neighbors. Therefore, the application only included the single parcel owned by the applicant. **Commissioner Roger Anderson** asked which agency provides water to the subject area. **Executive Officer Joe Serrano** clarified that the City of Santa Cruz is the water service provider to the subject parcel and surrounding area.

Chair Justin Cummings called for the adoption of the draft resolution approving the annexation and concurrent sphere amendment. **Commissioner Ryan Coonerty** motioned for the approval based on staff’s recommendation and **Vice-Chair Rachél Lather** seconded the motion. **Chair Justin Cummings** asked the Commissioners in favor of the motion to say Aye and then asked for any opposition. Hearing no opposition, the motion carried unanimously.

MOTION: Ryan Coonerty

SECOND: Rachél Lather

FOR: Roger Anderson, Jim Anderson, Ryan Coonerty, Justin Cummings, Francisco Estrada, Zach Friend, and Rachél Lather

AGAINST: None

ABSTAIN: None

MOTION PASSED: 7-0

5b. Countywide Park & Recreation Service and Sphere Review

Chair Justin Cummings requested staff to provide a presentation on the draft report.

Executive Officer Joe Serrano summarized the key findings of the four park and recreation districts located within Santa Cruz County. Mr. Serrano noted that Boulder Creek Recreation and Park District (BCRPD) and La Selva Beach Recreation District (LSBRD) were financially stable and were fulfilling their statutory duties. However, he noted that Alba Recreation and Park District (ARPD) and Opal Cliffs Recreation District (OCD) were facing internal and external deficiencies, were not in compliance with statutory requirements, and were in financial distress. That is why staff is recommending that the Commission reaffirm the sphere boundaries for BCRPD and LSBRD and adopt a zero sphere for ARPD and OCD. A zero sphere indicates that the district should be dissolved and service responsibilities be transferred over to another local agency, such as the County. Staff is also recommending that the Commission request that ARPD and OCD initiate dissolution by December 2021.

Chair Justin Cummings requested public comments on the proposal.

Lindsay Speth is an Alba resident who resides outside ARPD's jurisdictional limits. Ms. Speth does not dispute the findings identified in the countywide report but is concerned about the future of the schoolhouse and local control over recreational services. She is concerned that the small community may be lost if service responsibilities are transferred over to the County Parks Department. She is requesting that the Commission reconsider dissolution if the District is able to produce some type of business plan.

Executive Officer Joe Serrano indicated that there were no further requests to address the Commission. **Chair Justin Cummings** closed public comments.

Chair Justin Cummings called for Commission comments on the report.

Commissioner Jim Anderson noted that he met with representatives from ARPD and surrounding recreation districts in the past to address ARPD's internal issues and consider possible merger or reorganization but there was no interest at that time.

Commissioner Yvette Brooks asked for more information about the dissolution process and what would happen to the existing board of directors. **Executive Officer Joe Serrano** clarified that the dissolution process will take around a year to complete. Mr. Serrano indicated that a dissolution may be initiated by the affected district or by LAFCO in accordance with State law. Ideally, the affected district should initiate this type of governance change. If initiated, and approved by the Commission, the affected district and its board of directors will no longer be in existence. Park and recreation services will be provided by the County Parks Department and the County Board of Supervisors will act as the overseeing board.

Commissioner Yvette Brooks asked if the affected districts were aware of LAFCO's findings and recommendations. **Executive Officer Joe Serrano** indicated that for any service and sphere review, LAFCO staff provides an administrative copy to the affected agency for their feedback. All four park and recreation districts received a draft copy and had more than a month to review and provide comments.

County Parks Director Jeff Gaffney explained how the County has been helping OCRD provide recreational services to the Opal Cliffs community. Mr. Gaffney also clarified that the County is open to helping the Alba community receive adequate services.

Commissioner Zach Friend explained that the Commission's actions today do not prevent ARPD and the residents to discuss the current issues and identify possible solutions. Mr. Friend encouraged that the District and residents discuss these matters and also work with the County to determine the best solution for the community. He supports the analysis and moves for approval of staff's recommendation.

Vice Chair Rachél Lather pointed out that staff's recommendation includes reference to County Service Area 10 which is incorrect. **Executive Officer Joe Serrano** noted that staff's recommendation should refer to County Service Area 11 (County Parks).

Chair Justin Cummings called for the adoption of the draft resolution approving the countywide service and sphere review for park and recreation services. **Commissioner Zach Friend** motioned for the approval based on staff's recommendation with the CSA 11 correction and **Vice-Chair Rachél Lather** seconded the motion. **Chair Justin Cummings** asked the Commissioners in favor of the motion to say Aye and then asked for any opposition. Hearing no opposition, the motion carried unanimously.

MOTION: Zach Friend

SECOND: Rachél Lather

FOR: Roger Anderson, Jim Anderson, Ryan Coonerty, Justin Cummings, Francisco Estrada, Zach Friend, and Rachél Lather

AGAINST: None

ABSTAIN: None

MOTION PASSED: 7-0

6. OTHER BUSINESS

Chair Justin Cummings indicated that there are three business items for Commission consideration today.

6a. CALAFCO Update

Chair Justin Cummings requested staff to provide a presentation on CALAFCO's upcoming annual conference.

Executive Officer Joe Serrano noted that CALAFCO is scheduled to host an annual conference during the first week of October in Southern California (Newport Beach). During the conference, there will be an election to nominate new representatives on the CALAFCO Board of Directors. Staff is recommending that the Commission designate a voting delegate and alternate to vote on behalf of Santa Cruz LAFCO. Staff is also recommending that the Commission nominate the Aptos/La Selva and Central Fire Consolidation for the Mike Gotch Excellence in Public Service Award. This award is the equivalent to a "Project of the Year" Award. Mr. Serrano also noted that the conference conflicts with the Commission's October 6th meeting date. Staff is recommending that the meeting be moved to the following Wednesday (October 13).

Chair Justin Cummings requested public comments on the proposal. **Executive Officer Joe Serrano** indicated that there were no requests to address the Commission. **Chair Justin Cummings** closed public comments.

Chair Justin Cummings called for Commission comments on the update.

Commissioner Zach Friend made a motion to approve staff's recommendations and nominated Jim Anderson to be LAFCO's Voting Delegate and Roger Anderson as the Alternate Voting Delegate. The motion included the nomination of Aptos/La Selva and Central Fire Consolidation for the Mike Gotch Excellence in Public Service Award and moving the October LAFCO meeting date from October 6 to October 13.

Chair Justin Cummings called for the approval of staff's recommendation regarding the voting delegates, award nomination, and date change for the October meeting. **Commissioner Zach Friend** motioned for the approval based on staff's recommendation and **Commissioner Jim Anderson** seconded the motion. **Chair Justin Cummings** asked the Commissioners in favor of the motion to say Aye and then asked for any opposition. Hearing no opposition, the motion carried unanimously.

MOTION: Zach Friend

SECOND: Jim Anderson

FOR: Roger Anderson, Jim Anderson, Ryan Coonerty, Justin Cummings, Francisco Estrada, Zach Friend, and Rachél Lather

AGAINST: None

ABSTAIN: None

MOTION PASSED: 7-0

6b. Legislative Update

Chair Justin Cummings requested staff to provide a presentation on this year's legislative session and any LAFCO-related bills.

Executive Officer Joe Serrano indicated that LAFCO staff continues to monitor all LAFCO-related bills, including the 2021 Omnibus Bill which was recently signed into law by the Governor. Going forward, staff will highlight bills that directly affect Santa Cruz County.

Chair Justin Cummings requested public comments on the proposal. **Executive Officer Joe Serrano** indicated that there were no requests to address the Commission. **Chair Justin Cummings** closed public comments.

Chair Justin Cummings called for Commission comments on the update.

Commissioner Roger Anderson asked staff what is the status of bills affecting Santa Cruz County. **Executive Officer Joe Serrano** indicated that the status of LAFCO-related bills are attached to the staff report and future reports will provide more information about bills directly affecting Santa Cruz County. At this time, some monitored bills have been approved, some have died on the legislative floor, and others are still pending.

Chair Justin Cummings noted no further Commission discussion and moved on to the next agenda item since the legislative update was an informational item and no Commission action was required.

6c. Comprehensive Quarterly Report – Fourth Quarter (FY 2020-21)

Chair Justin Cummings requested staff to provide a presentation on the quarterly report.

Executive Officer Joe Serrano noted that this report is meant to keep the Commission informed about all LAFCO-related activities, including the status of active proposals, the schedule of upcoming service reviews, the current financial performance of LAFCO's adopted budget, and other projects. Mr. Serrano covered these areas and indicated that the Commission's budget ended with over 100% of anticipated revenues and less than 70% of anticipated expenses actually being incurred.

Chair Justin Cummings requested public comments on the quarterly report.

Becky Steinbruner had an inquiry about the countywide fire report. Ms. Steinbruner requested that the report analyze CSA 48's financial performance, specifically their funding source which includes benefit assessments charged to residents within the CSA. **Executive Officer Joe Serrano** explained to Ms. Steinbruner that the countywide report includes a detailed evaluation of each fire districts' financial health as well as other factors. Mr. Serrano also noted that a draft version of the countywide report has been distributed to the fire districts for their review and feedback.

Executive Officer Joe Serrano noted no further public comments were received. **Chair Justin Cummings** closed public comments. **Chair Justin Cummings** called for Commission comments on the quarterly report.

Commissioner Ed Banks asked when the countywide fire report will be available for Commission review and if it analyzes insurance coverage. **Executive Officer Joe Serrano** indicated that the report will be distributed in early to mid-September. Mr. Serrano also explained that the report will analyze the Insurance Services Office (ISO) Ratings. These ratings calculate how well-equipped fire districts are to put out fires in that community and may directly impact homeowners insurance rates. LAFCO staff's evaluation will include the ISO rating for each fire service provider in Santa Cruz County.

Chair Justin Cummings noted no additional comments or questions from the Commission and moved to the next item since no Commission action was required.

7. WRITTEN CORRESPONDENCE

Chair Justin Cummings inquired whether there was any written correspondence submitted to LAFCO. **Executive Officer Joe Serrano** indicated that there were none received. **Chair Justin Cummings** moved to the next item since no Commission action was required.

8. PRESS ARTICLES

Chair Justin Cummings requested staff to provide a presentation on the press articles. **Executive Officer Joe Serrano** indicated that this item highlights LAFCO-related articles recently circulated in local newspapers. **Chair Justin Cummings** moved to the next item since no Commission action was required.

9. COMMISSIONERS' BUSINESS

Chair Justin Cummings inquired whether any Commissioner would like to share any information. There were no comments. **Chair Justin Cummings** moved to the next item since no Commission action was required.

10. LEGAL COUNSEL'S REPORT

Legal Counsel Daniel Zazueta indicated that there was nothing to report. **Chair Justin Cummings** moved to the next item since no Commission action was required.

11. ADJOURNMENT

Chair Justin Cummings adjourned the Regular Commission Meeting at 10:15 a.m. to the next regular LAFCO meeting scheduled for Wednesday, September 1, 2021 at 9:00 a.m.

JUSTIN CUMMINGS, CHAIRPERSON

Attest:

JOE A. SERRANO, EXECUTIVE OFFICER



Santa Cruz Local Agency Formation Commission

Date: September 1, 2021
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: **List of Extraterritorial Service Agreements**

SUMMARY OF RECOMMENDATION

Santa Cruz LAFCO is responsible for reviewing and approving proposed jurisdictional boundary changes, including but not limited to, annexations and detachments to/from cities and special districts, formation of new cities and districts, and consolidations or dissolutions of existing special districts. The Commission is also responsible for reviewing and approving extraterritorial service agreements between local agencies and landowners with properties outside an agency's jurisdictional and/or sphere boundaries.

It is recommended that the Commission take the following action: Direct staff to send letters to the local agencies that currently have extraterritorial service agreements in place and request that the affected agency develop an annexation plan by March 31, 2022 or provide a response explaining why annexation cannot occur at this time.

EXECUTIVE OFFICER'S REPORT:

The Cortese-Knox-Hertzberg Act ("LAFCO Law") authorizes LAFCO to consider the extension of municipal services beyond the jurisdictional boundary of a local agency, where the subject territory is outside an agency's service or sphere boundaries (Government Code Section 56133). The Commission has also adopted a policy to set clear standards for applying state and local laws governing the extension of services beyond the jurisdictional boundaries of a city or special district. This policy was reviewed and updated in June 2020. Staff is not recommending any changes to the policy at this time.

Adopted Extraterritorial Service Agreements

Since 1995, this Commission has approved approximately 50 extraterritorial service agreements (ESAs) for the delivery of municipal services throughout the county. Some of those affected parcels were eventually annexed into the affected agency's jurisdiction. At present, there are 41 active ESAs. **Attachment 1** depicts the location of each ESA. **Table A** on page 2 lists all the active extraterritorial service agreements approved by the Commission from 1995 to 2021. The last approved extraterritorial service agreement was completed in April 2021 and involved the City of Scotts Valley for emergency sewer services. It is important to note that ESAs are meant to be an immediate remedy for health and safety issues, and more importantly, as a precursor to annexation. In some cases, annexation is not viable for various reasons. Therefore, it is staff's position that each active ESA needs to be re-evaluated to determine whether annexation should occur in the near future. Staff has categorized each ESA by agency. This in-depth analysis begins on page 3 of this report.

Table A: List of Active Extraterritorial Service Agreements (Chronological Order)

# of ESAs	Project #	Assessed Parcel No. (APN)	Affected Agency	Approval Year	Size (Acres)	Purpose
1	805	Original: 108-192-01 New: 108-361-01	City of Watsonville	1995	9.5	Water
2	806	54 parcels (Diamond Estates)	City of Watsonville	1995	19.0	Water
3	816	Original: 107-210-16 New: 107-201-16	City of Watsonville	1995	0.4	Water
4	820	050-251-18	City of Watsonville	1996	0.3	Water
5	828	Original: 051-381-15 New: 051-381-75	City of Watsonville	1996	2.0	Water
6	840	107-162-03	City of Watsonville	1997	1.9	Water
7	841	Original: 050-151-14 New: 050-391-05	City of Watsonville	1997	1.2	Water
8	842	046-062-07	Soquel Creek WD	1997	1.3	Water
9	846	046-072-14	Soquel Creek WD	1997	4.5	Water
10	854	9 parcels	Soquel Creek WD	1998	49.0	Water
11	860	Original: 050-232-28 New: 050-232-29	City of Watsonville	1999	3.1	Water
12	862	050-351-21	City of Watsonville	1999	1.7	Water
13	863	83 parcels (Sunset Beach MWC)	City of Watsonville	1999	132.0	Water
14	878	067-101-12, 11, 10, 09, 08, 07, 06, 05, & 04	City of Scotts Valley	2001	1.8	Sewer
15	884	Original: 050-031-24 New: 050-031-55	City of Watsonville	2003	7.7	Water
16	902	067-101-12	City of Scotts Valley	2005	0.2	Sewer
17	903	Original: 058-071-04 New: 058-071-06	Davenport Sanitation District	2005	109.3	Sewer
18	905	62 parcels (Rolling Woods MWC)	City of Santa Cruz	2006	22.0	Water
19	907	068-241-13	City of Santa Cruz	2006	3.0	Water
20	908	094-051-09	Scotts Valley WD	2006	4.9	Water
21	916	068-282-01	City of Scotts Valley	2007	1.2	Sewer
22	920	056-101-01	City of Scotts Valley	2007	1.0	Sewer
23	922	87 parcels (Pure Source MWC)	Soquel Creek WD	2007	102.0	Water
24	923	068-281-03	Scotts Valley WD	2008	0.7	Water
25	924	107-162-02	Central Water District	2008	56.2	Water
26	925	101-162-10	City of Santa Cruz	2008	2.4	Water
27	926	200 parcels (Trout Gulch MWC)	Soquel Creek WD	2008	633.0	Water
28	932	051-511-35	City of Watsonville	2010	6.9	Water
29	935	067-561-04	City of Scotts Valley	2010	0.5	Sewer
30	939	056-102-05	City of Scotts Valley	2011	1.1	Sewer
31	940	107-461-16	City of Watsonville	2011	0.4	Water
32	942	067-281-08	City of Scotts Valley	2012	1.4	Sewer
33	944	050-341-04	City of Watsonville	2012	0.2	Water
34	945	050-041-12	City of Watsonville	2012	1.3	Water
35	946	Original: 030-061-04 New: 030-061-28	City of Santa Cruz	2013	0.6	Water
36	948	068-241-07	City of Santa Cruz	2013	1.5	Sewer
37	ESA 20-01	102-021-62	County Service Area 26	2020	5.1	Road
38	ESA 20-26	056-101-17	City of Scotts Valley	2020	1.0	Sewer
39	ESA 20-33	108-291-11	City of Watsonville	2020	6.6	Water
40	ESA 21-04	048-221-09	City of Watsonville	2021	14.4	Water & Sewer
41	ESA 21-06	056-101-11	City of Scotts Valley	2021	1.0	Sewer

Central Water District

The water district was formed in 1950 and serves five square miles of suburban and rural Aptos. At present, Central Water District (CWD) has one ESA with a single parcel (APN: 107-162-02) totaling approximately 56 acres. The ESA was approved back in 2008 for water services. **Attachment 2** shows the location of the ESA. As the map shows, a portion of the parcel is within the District's sphere of influence and the entire parcel is immediately adjacent to the District's jurisdictional boundary. If the ESA was submitted today, staff would have recommended annexation or an ESA with a condition to annex the parcel within a specific time period under an adopted resolution. That is why staff is recommending that the Commission send a letter to CWD requesting that the District develop an annexation plan. **Attachment 3** is a draft letter to CWD.

City of Santa Cruz

The City was incorporated in 1886 and serves 12 square miles to a coastal community located in the western portion of the county. At present, the City has five ESAs involving 66 parcels for a total of approximately 30 acres. The first ESA was approved in 2006 to provide adequate water to the Rolling Woods Mutual Water Company (62 parcels totaling 22 acres). The next four ESAs, involving single parcels, were approved between 2006 to 2013 (ranging from 0.6 to 3 acres). **Attachment 4** shows the location of the ESAs. As the map shows, three of the five ESAs are located outside the City's jurisdictional limits but within the City's water service area. Two ESAs are within the City's sphere boundary and substantially surrounded by the City, as shown in **Attachment 5**.

If the ESAs were submitted today for those two separate parcels within the City's sphere, staff would have recommended annexation under the "Small Islands Provisions" or an ESA with a condition to annex the parcels within a specific time period under an adopted resolution. Pursuant to Government Code Section 56375.3, the two subject parcels qualify for a streamlined annexation process due to their size (under 150 acres) and their location (substantially surrounded by the City). That is why staff is recommending that the Commission send a letter requesting the development of an annexation plan for at least those two subject parcels. **Attachment 6** is a draft letter to the City of Santa Cruz.

City of Scotts Valley

The City was incorporated in 1966 and serves five square miles involving a small community located in the center of the county. At present, the City has nine ESAs involving 16 parcels for a total of approximately 9 acres. The first ESA was approved in 2001 to provide sewer services to 9 parcels totaling 2 acres. The next eight ESAs, involving single parcels, were approved between 2005 to 2021 (ranging from 0.2 to 1.4 acres). **Attachment 7** shows the location of the ESAs. As the map shows, all nine ESAs are located within the City's sphere and immediately adjacent to the City's jurisdictional boundary. If the ESAs were submitted today, staff would have recommended annexation or an ESA with a condition to annex the parcel within a specific time period under an adopted resolution.

The recent 2021 ESA was approved by the Commission through an adopted resolution which included language that stated, "*Due to the impending health threat, the proposed extraterritorial service agreement should be approved as a precursor to annexation in the foreseeable future.*" That is why staff is recommending that the Commission send a letter to the City requesting that the City develop an annexation plan for the 16 parcels associated to the 9 active ESAs. The City should also consider updating their Annexation Policy, which has not been updated since 1995. **Attachment 8** is a draft letter to the City of Scotts Valley.

City of Watsonville

The City was incorporated in 1868 and serves 7 square miles to an urban community located in the southern portion of the county. At present, the City has 17 ESAs involving 152 parcels for a total of approximately 209 acres. The first ESA was approved in 1995 to provide water services to a single parcel totaling 10 acres. 14 of the next 16 ESAs involved single parcels and were approved between 1995 to 2021 (ranging from 0.2 to 14 acres). In 1995, the Commission approved an ESA allowing the City to provide water services to the Diamond Estates community (54 parcels totaling 19 acres). In 1999, the Commission also approved an ESA allowing the City to provide adequate water to the Sunset Beach Mutual Water Company (83 parcels totaling 132 acres). **Attachment 9** shows the location of the ESAs. As the map shows, 16 ESAs are located outside the City's jurisdictional limits but within the City's water service area. The last ESA involves one parcel (APN: 048-221-09) and is within the City's sphere boundary and substantially surrounded by the City, as shown in **Attachment 10**.

The recent 2021 ESA was approved by the Commission through an adopted resolution which included language that stated, *"An application for an ESA was submitted to LAFCO on February 3, 2021 with the anticipation of an annexation application being submitted within one (1) year of final occupancy of the entire development located in the subject area."* That is why staff is recommending that the Commission send a letter to the City as a reminder of the anticipated annexation for APN: 048-221-09 and to inform them about the other active ESAs. **Attachment 11** is a draft letter to the City of Watsonville.

County Service Area 26

The CSA was formed in 1982 and serves 0.48 square miles to a small unincorporated community in Soquel on Hidden Valley Road. At present, the CSA has one ESA involving a single parcel totaling 5 acres, as shown in **Attachment 12**. The ESA was approved in 2020 in order to provide road repair and maintenance oversight towards an evacuation route connecting Hidden Valley Road and Ponza Lane. This secondary route was a dirt road and required repair and maintenance.

The ESA approved by the Commission determined that annexation was not practical and the adopted resolution included language that stated, *"The location of the evacuation road is within a parcel that has no accessibility from Hidden Valley Road. The landowner would not benefit from annexation."* That is why staff is recommending that the Commission send a letter to the County as a reminder of the active ESA and request for a status update on the condition of the evacuation route. **Attachment 13** is a draft letter to CSA 26.

Davenport County Sanitation District

The District was formed in 1979 and serves 0.1 square miles to a small unincorporated community in Davenport. At present, the District has one ESA involving a single parcel (APN: 058-071-06) totaling 109 acres, as shown in **Attachment 14**. The ESA was approved in 2005 in order to provide domestic water to the Cemex Cement Plant. If the ESA was submitted today, staff would have recommended annexation or an ESA with a condition to annex the parcel within a specific time period under an adopted resolution. That is why staff is recommending that the Commission send a letter to the County requesting that the District develop an annexation plan. **Attachment 15** is a draft letter to the Davenport County Sanitation District.

Scotts Valley Water District

The District was formed in 1961 and serves six square miles covering the incorporated area of the City of Scotts Valley and a portion of an unincorporated area north of the City. At present, the District has two ESAs involving 2 parcels totaling approximately 6 acres, as shown in **Attachment 16**. The first ESA was approved in 2007 in order for the District to provide water services to a single parcel (APN: 094-051-09) totaling 4.9 acres. The second ESA was approved in 2008 involving another single parcel (APN: 068-281-03) totaling 0.7 acres. The 2008 ESA is located within the District's sphere and immediately adjacent to the District's jurisdictional boundary. That is why staff is recommending that the Commission send a letter requesting that the District develop an annexation plan for at least the 2008 ESA involving APN: 068-281-03. **Attachment 17** is a draft letter to the Scotts Valley Water District.

Soquel Creek Water District

The District was formed in 1961 and serves 14 square miles covering most of Capitola and the unincorporated areas of Soquel, Aptos, Seacliff, Rio Del Seascapes, La Selva Beach, and San Dollar Beach. At present, the District has five ESAs involving 290 parcels totaling approximately 790 acres, as shown in **Attachment 18**. The first two ESAs were both approved in 1997 to provide water services to separate single parcels. The next three ESAs involved multiple parcels and were approved between 1998 to 2008 (ranging from 49 to 633 acres). In 2008, the Commission approved an ESA allowing the District to provide adequate water supply to the Trout Gulch Mutual Water Company (200 parcels totaling 633 acres).

Some of these ESAs are within the District's sphere and/or immediately adjacent to the District's jurisdictional boundary. It is also staff's understanding that the District has explored the idea of annexing some of these ESAs. LAFCO staff has recently discussed the annexation process with the District's staff as well as the District Board during a public meeting. LAFCO encourages the District to consider annexation regarding the five active ESAs. That is why staff is recommending that the Commission send a letter requesting that the District develop an annexation plan. **Attachment 19** is a draft letter to the Soquel Creek Water District.

CONCLUSION

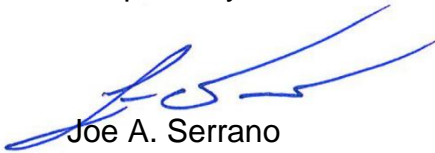
LAFCO typically encourages boundary changes, such as annexations, when there is a request for municipal services. LAFCO law does allow extraterritorial service agreements as an immediate remedy to a health and safety issue but clearly indicates that these agreements are meant to be a temporary placeholder for a future annexation. Staff's analysis indicates that there are 41 active ESAs throughout Santa Cruz County. **Table B** shows that 66% of all active ESAs involve the delivery of water (27 out of 41).

Table B: Municipal Services under Active ESAs

Services	# of ESAs	ESA (%)	# of Parcels	Parcels (%)	# of Acres	Acres (%)
Road	1	2.4%	1	0.2%	5	0.4%
Sewer	11	26.8%	18	3.4%	120	9.9%
Water	27	65.9%	509	96.2%	1074	88.5%
Sewer & Water	2	<u>4.9%</u>	<u>1</u>	<u>0.2%</u>	<u>14</u>	<u>1.2%</u>
Total	41	100.0%	529	100.0%	1213	100.0%

While these residents are receiving critical services, such as water, they have no representation by the affected agency. The residents under an ESA cannot vote or run for board seats, cannot support or oppose agency actions, and do not have the same rights as residents who are actual constituents of the affected agency. That is why LAFCO is encouraging the affected agencies to develop an annexation plan in order to provide adequate representation and reflect the services already provided to the residents under these ESAs. This plan should indicate when the affected agency anticipates annexing the areas served under an ESA. LAFCO staff understands that annexation is not practical for some ESAs, but it is important for the affected agencies to regularly discuss and understand the purpose of the ESAs and take action when appropriate. Therefore, staff is requesting that the annexation plan be submitted to LAFCO by March 31, 2022. If no plan is developed, LAFCO staff requests that the affected agency provide an explanation by the March deadline.

Respectfully Submitted,



Joe A. Serrano
Executive Officer

Attachments:

Countywide ESAs (41 in total)

1. Countywide Map

Central Water District

2. District ESA Map
3. Draft Letter (1 ESA on file)

City of Santa Cruz

4. City ESA Map (1 of 2)
5. City ESA Map (2 of 2)
6. Draft Letter (5 ESAs on file)

City of Scotts Valley

7. City ESA Map
8. Draft Letter (9 ESAs on file)

City of Watsonville

9. City ESA Map (1 of 2)
10. City ESA Map (2 of 2)
11. Draft Letter (17 ESAs on file)

County Service Area 26

12. CSA 26 ESA Map
13. Draft Letter (1 ESA on file)

Davenport County Sanitation District

- 14. District ESA Map
- 15. Draft Letter (1 ESA on file)

Scotts Valley Water District

- 16. District ESA Map
- 17. Draft Letter (2 ESAs on file)

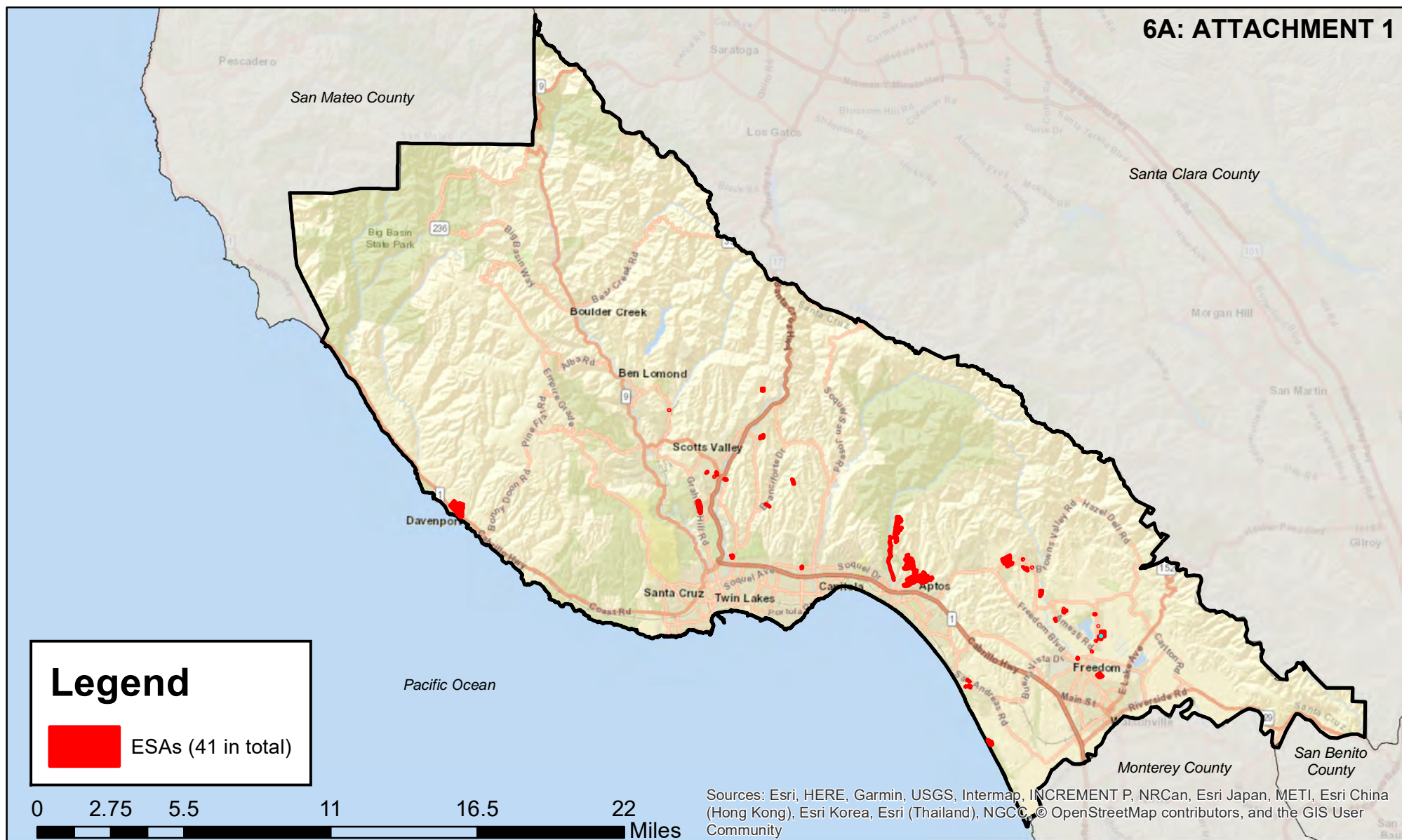
Soquel Creek Water District

- 18. District ESA Map
- 19. Draft Letter (5 ESAs on file)

cc: Ralph Bracamonte, Central Water District
 Rosemary Menard, City of Santa Cruz
 Tina Friend, City of Scotts Valley
 Matt Huffaker, City of Watsonville
 Piret Harmon, Scotts Valley Water District
 Ron Duncan, Soquel Creek Water District

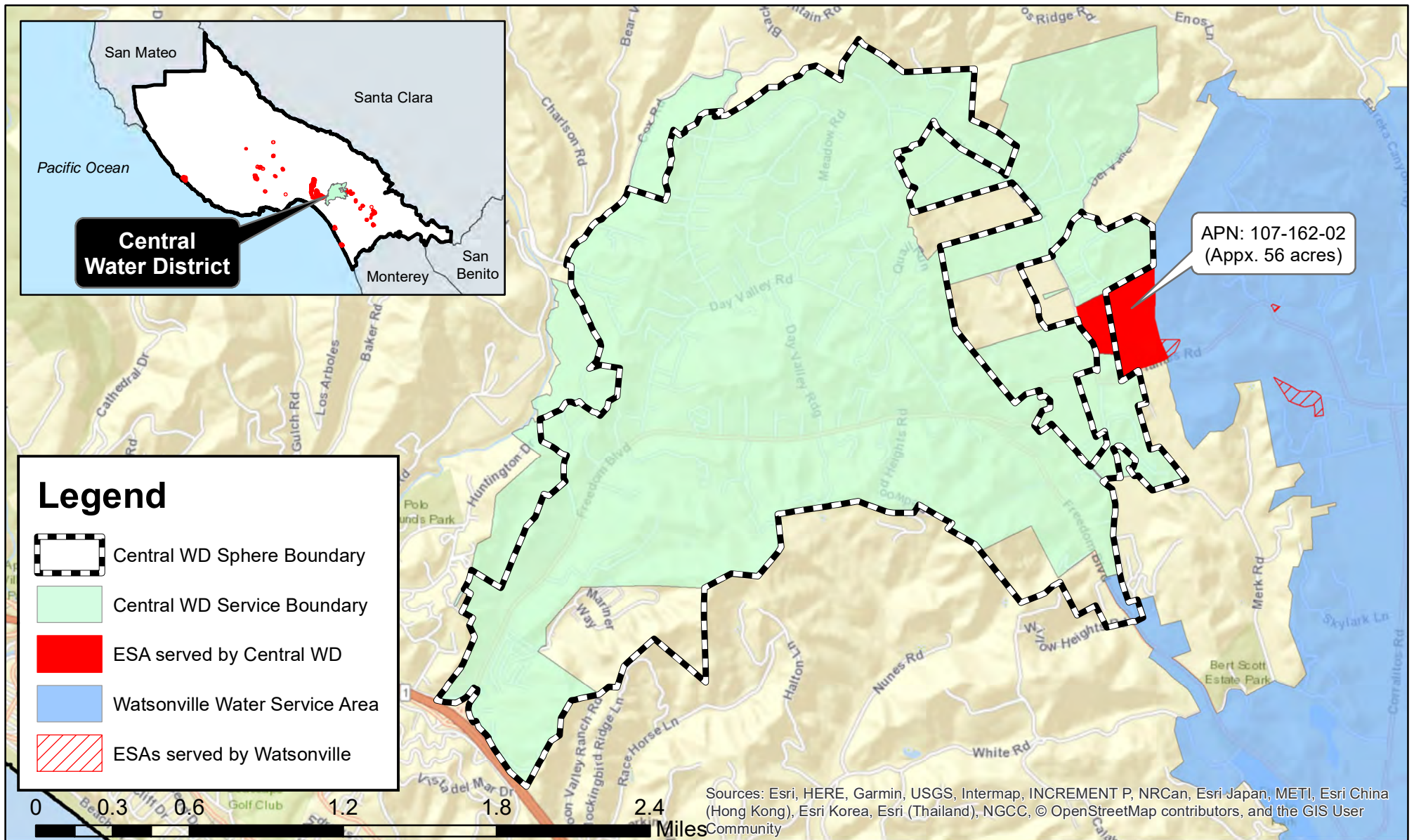
County of Santa Cruz

Matt Machado, County Public Works
Elsa Aguilar, County Public Works
Ashleigh Trujillo, County Public Works
Beatriz Barranco, County Sanitation Operations
Gail Mackey, County Environmental Health



Location of Extraterritorial Service Agreements (41 in total)

The approved ESAs throughout the County provide municipal services to 529 parcels totalling approximately 1,164 acres.



Central Water District List of Extraterritorial Service Agreements (1 in total)

Central Water District has one ESA on file involving one parcel (appx. 56 acres). There are other ESAs nearby that are receiving water services from the City of Watsonville.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Ralph Bracamonte, General Manager
Central Water District
P.O. Box 1869
Aptos, CA 95003

Subject: Extraterritorial Service Agreements

Dear Mr. Bracamonte,

Our records show that the Central Water District (CWD) has one extraterritorial service agreement (ESA) in place. This ESA was approved by LAFCO in 2008 and allowed the District to provide water services to a parcel outside the District's jurisdictional boundary in accordance with Government Code Section 56133. **Attachment 1** shows the location of the active ESA. As the map shows, a portion of the parcel is within the District's sphere of influence. It may be beneficial to annex the parcel since it has been receiving services from CWD for the last 13 years.

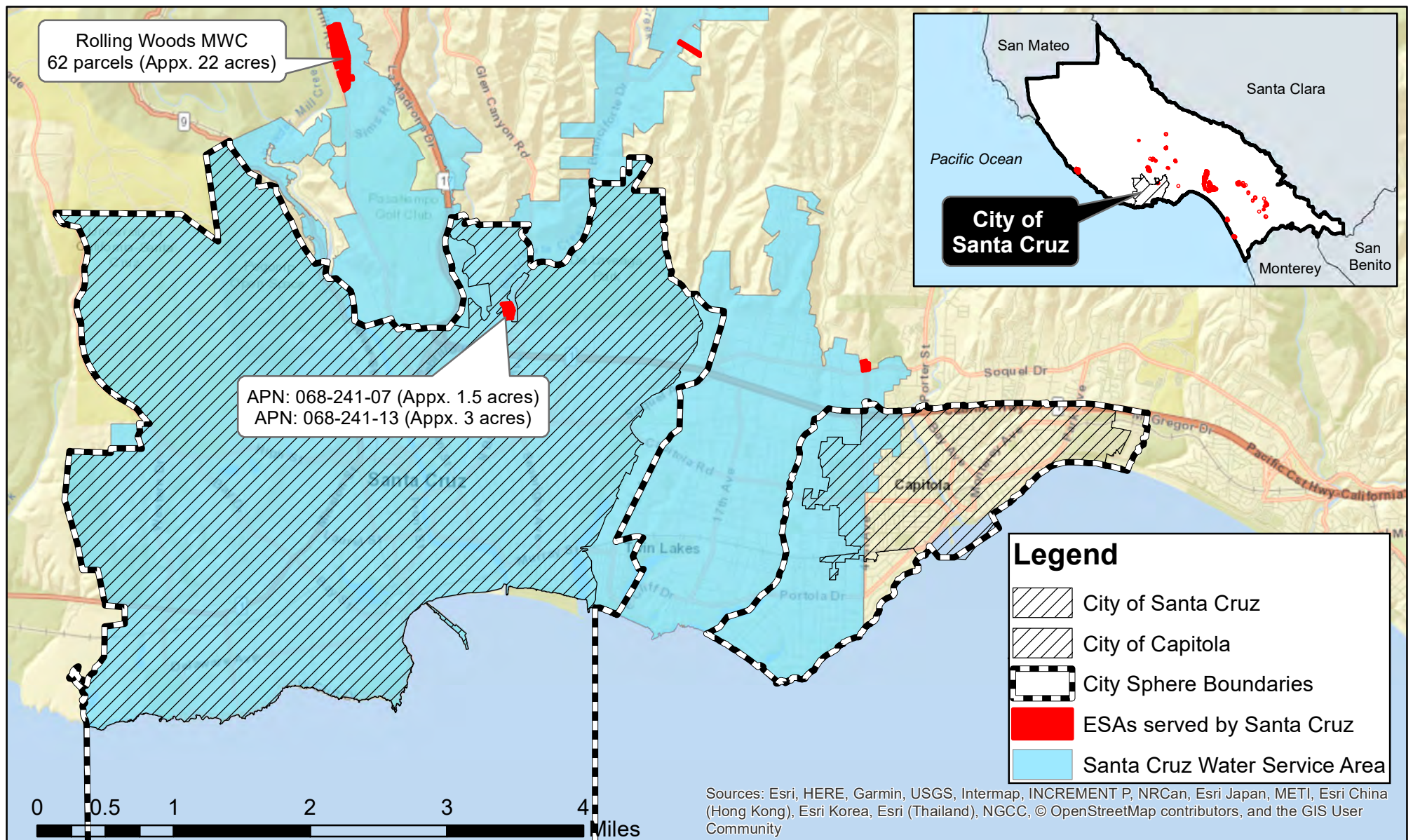
LAFCO is requesting that the District develop an annexation plan that outlines when the District should initiate the annexation process. Annexation would simply reflect CWD's ongoing service delivery as well as give the residents an opportunity to participate in the District's board actions as official constituents. The deadline to submit the annexation plan is March 31, 2022. If no plan is developed, LAFCO staff requests that the District provide an explanation by the March deadline.

Thank you again for this opportunity to discuss the District's active ESA. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

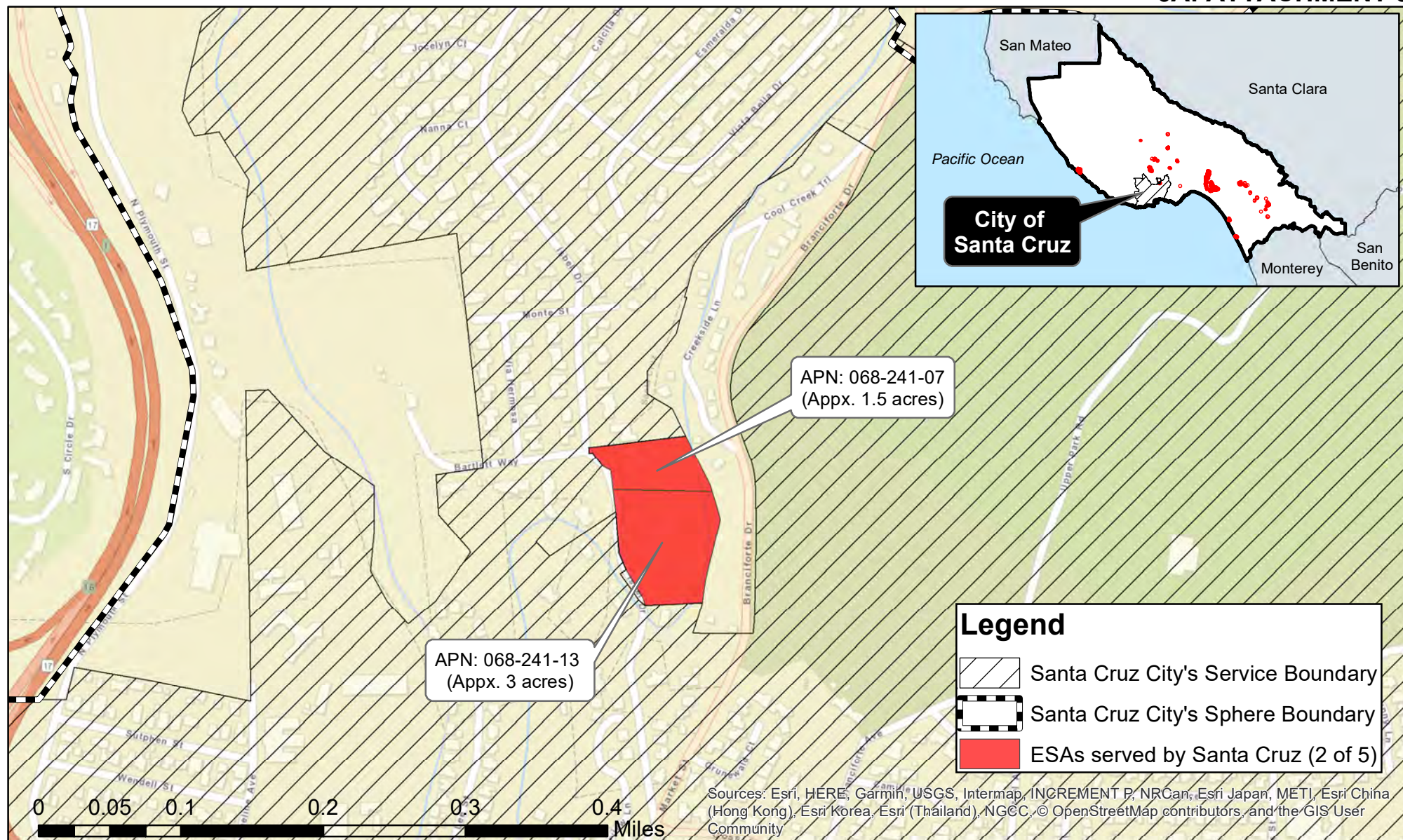
Joe A. Serrano
Executive Officer

Attachment:
1) Vicinity Map



City of Santa Cruz List of Extraterritorial Service Agreements (5 in total)

The City of Santa Cruz has 5 ESAs on file. These ESAs provide municipal services to 66 parcels totalling approximately 30 acres.



City of Santa Cruz List of Extraterritorial Service Agreements (5 in total)

State law allows cities to annex small islands through a streamlined process under Government Code Section 56375.3. The two subject parcels and the unincorporated area would be considered a small island.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Rosemary Menard, Interim City Manager
City of Santa Cruz
809 Center Street, Room 10
Santa Cruz, CA 95060

Subject: Extraterritorial Service Agreements

Dear Ms. Menard,

Our records show that the City of Santa Cruz (City) has five extraterritorial service agreements (ESA) in place. These ESAs were approved from 2006 to 2013 and allowed the City to provide water services to parcels outside the City's jurisdictional boundary in accordance with Government Code Section 56133. The first ESA was approved in 2006 to provide adequate water to the Rolling Woods Mutual Water Company (62 parcels totaling 22 acres). The next four ESAs involved single parcels ranging from 0.6 to 3 acres. **Attachment 1** shows the location of the active ESAs. As the map shows, three of the five ESAs are located outside the City's jurisdictional limits but within the City's water service area. Two ESAs are within the City's sphere boundary and substantially surrounded by the City, as shown in **Attachment 2**.

LAFCO is requesting that the City develop an annexation plan that outlines when the City should initiate the annexation process. Annexation would simply reflect the City's ongoing service delivery as well as give the residents an opportunity to participate in the City's board actions as official constituents. The deadline to submit the annexation plan is March 31, 2022. If no plan is developed, LAFCO staff requests that the City provide an explanation by the March deadline.

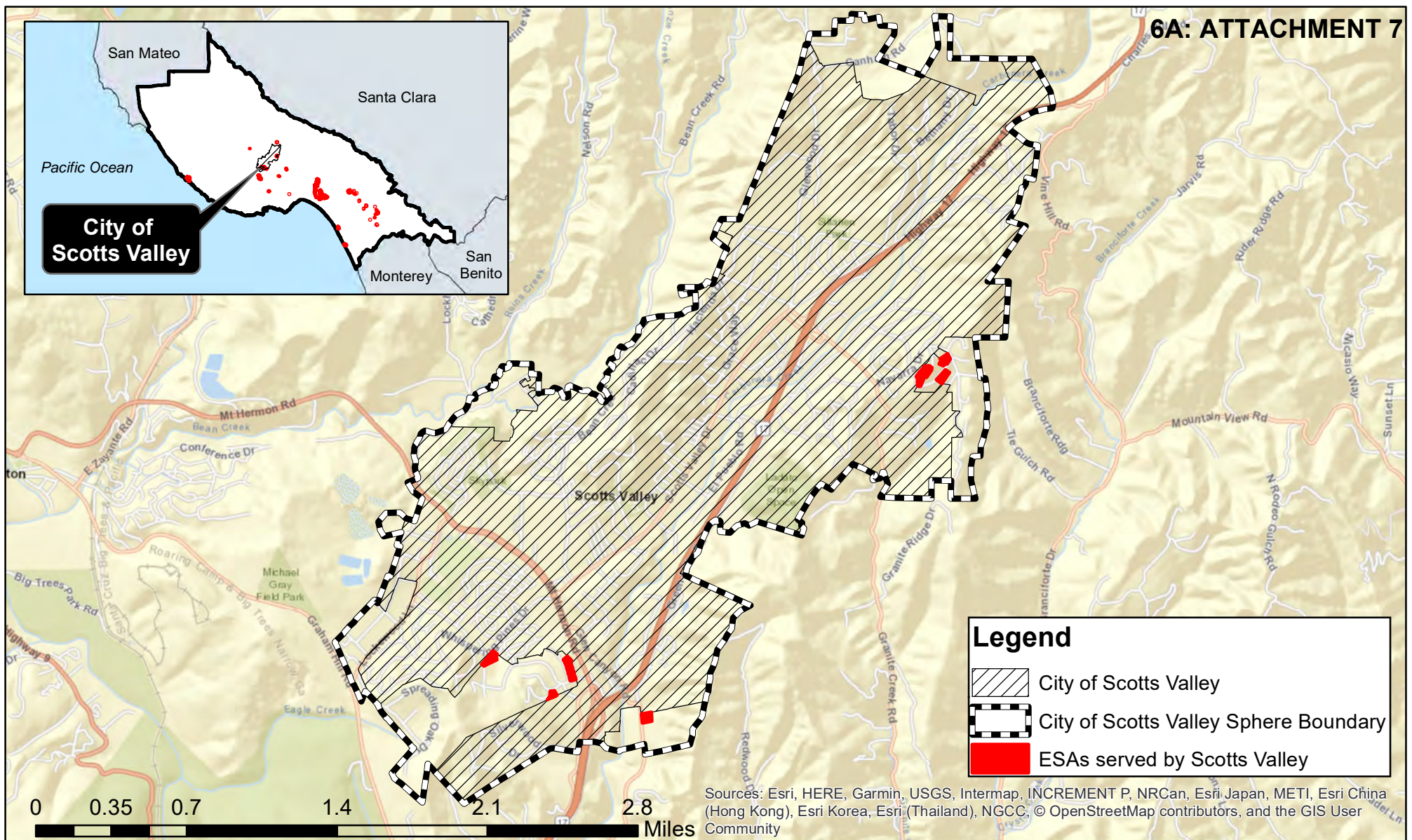
Thank you again for this opportunity to discuss the City's active ESAs. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

Joe A. Serrano
Executive Officer

Attachments:

- 1) Vicinity Map (All Five ESAs)
- 2) Vicinity Map (Two ESAs)



City of Scotts Valley List of Extraterritorial Service Agreements (9 in total)

The City of Scotts Valley has 9 ESAs on file. These ESAs provide sewer services to 16 parcels totalling approximately 9 acres.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Tina Friend, City Manager
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

Subject: Extraterritorial Service Agreements

Dear Ms. Friend,

Our records show that the City of Scotts Valley (City) has nine extraterritorial service agreements (ESA) in place. These ESAs were approved from 2001 to 2021 and allowed the City to provide sewer services to parcels outside the City's jurisdictional boundary in accordance with Government Code Section 56133. The first ESA was approved in 2001 to provide sewer services to 9 parcels totaling 2 acres. The next eight ESAs involving single parcels were approved between 2005 to 2021, ranging from 0.2 to 1.4 acres. **Attachment 1** shows the location of the active ESAs. As the map shows, all nine ESAs are located within the City's sphere and immediately adjacent to the City's jurisdictional boundary.

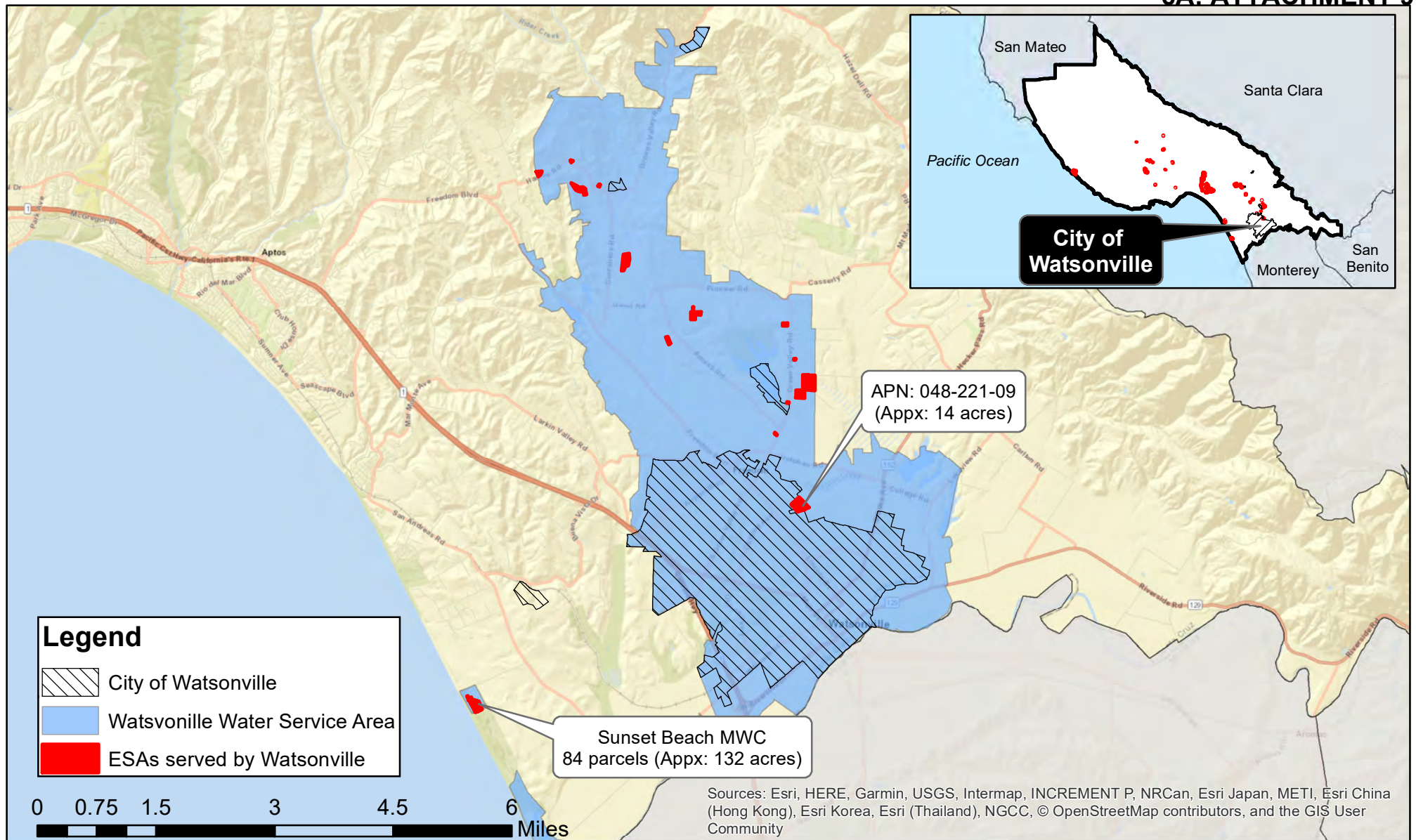
LAFCO is requesting that the City develop an annexation plan that outlines when the City should initiate the annexation process. Annexation would simply reflect the City's ongoing service delivery as well as give the residents an opportunity to participate in the City's board actions as official constituents. The deadline to submit the annexation plan is March 31, 2022. If no plan is developed, LAFCO staff requests that the City provide an explanation by the March deadline. This may also be a good opportunity to update the City's annexation policy. Our records show that the policy has not been updated since 1995.

Thank you again for this opportunity to discuss the City's active ESAs. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

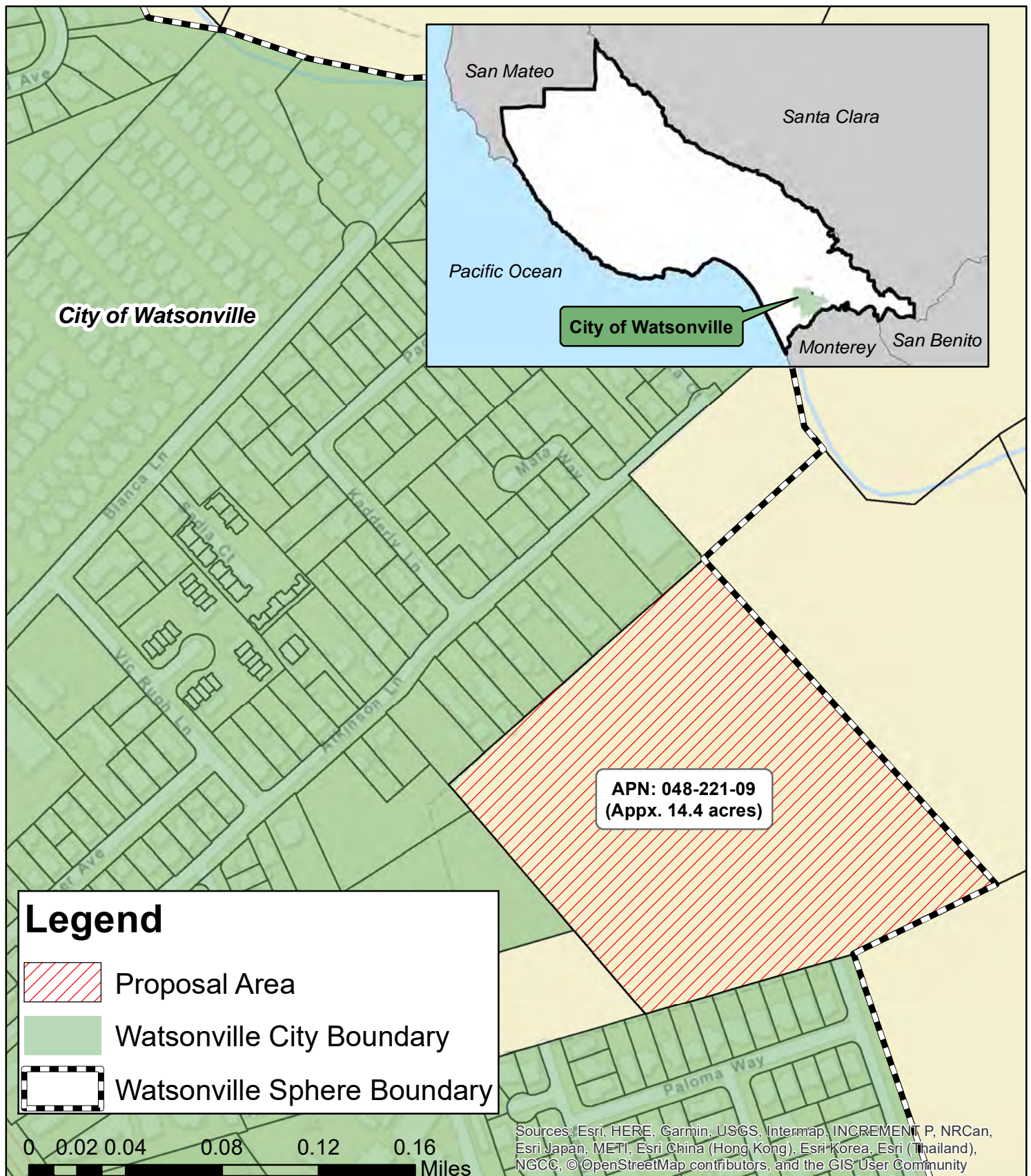
Joe A. Serrano
Executive Officer

Attachment:
1) Vicinity Map



City of Watsonville List of Extraterritorial Service Agreements (17 in total)

The City of Watsonville has 17 ESAs on file. These ESAs provide services to 152 parcels totalling approximately 209 acres.



"Atkinson Lane/Brewington Avenue Extraterritorial Service Agreement" with the City of Watsonville (LAFCO Project No. ESA 21-04)

LAFCO Vicinity Map created on 2-8-21



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Matt Huffaker, City Manager
City of Watsonville
275 Main Street, Suite 400
Watsonville, CA 95076

Subject: Extraterritorial Service Agreements

Dear Mr. Huffaker,

Our records show that the City of Watsonville (City) has 17 extraterritorial service agreements (ESA) in place. These ESAs were approved from 1995 to 2021 and allowed the City to provide municipal services to parcels outside the City's jurisdictional boundary in accordance with Government Code Section 56133. The first ESA was approved in 1995 to provide water services to a single parcel totaling 10 acres. 14 of the next 16 ESAs involved single parcels and were approved between 1995 to 2021, ranging from 0.2 to 14 acres. In 1995, LAFCO approved an ESA allowing the City to provide water services to the Diamond Estates community (54 parcels totaling 19 acres). In 1999, LAFCO also approved an ESA allowing the City to provide adequate water to the Sunset Beach Mutual Water Company (83 parcels totaling 132 acres). **Attachment 1** shows the location of the active ESAs. As the map shows, 16 ESAs are located outside the City's jurisdictional limits but within the City's water service area. The last ESA involves one parcel (APN: 048-221-09) and is within the City's sphere boundary and substantially surrounded by the City, as shown in **Attachment 2**.

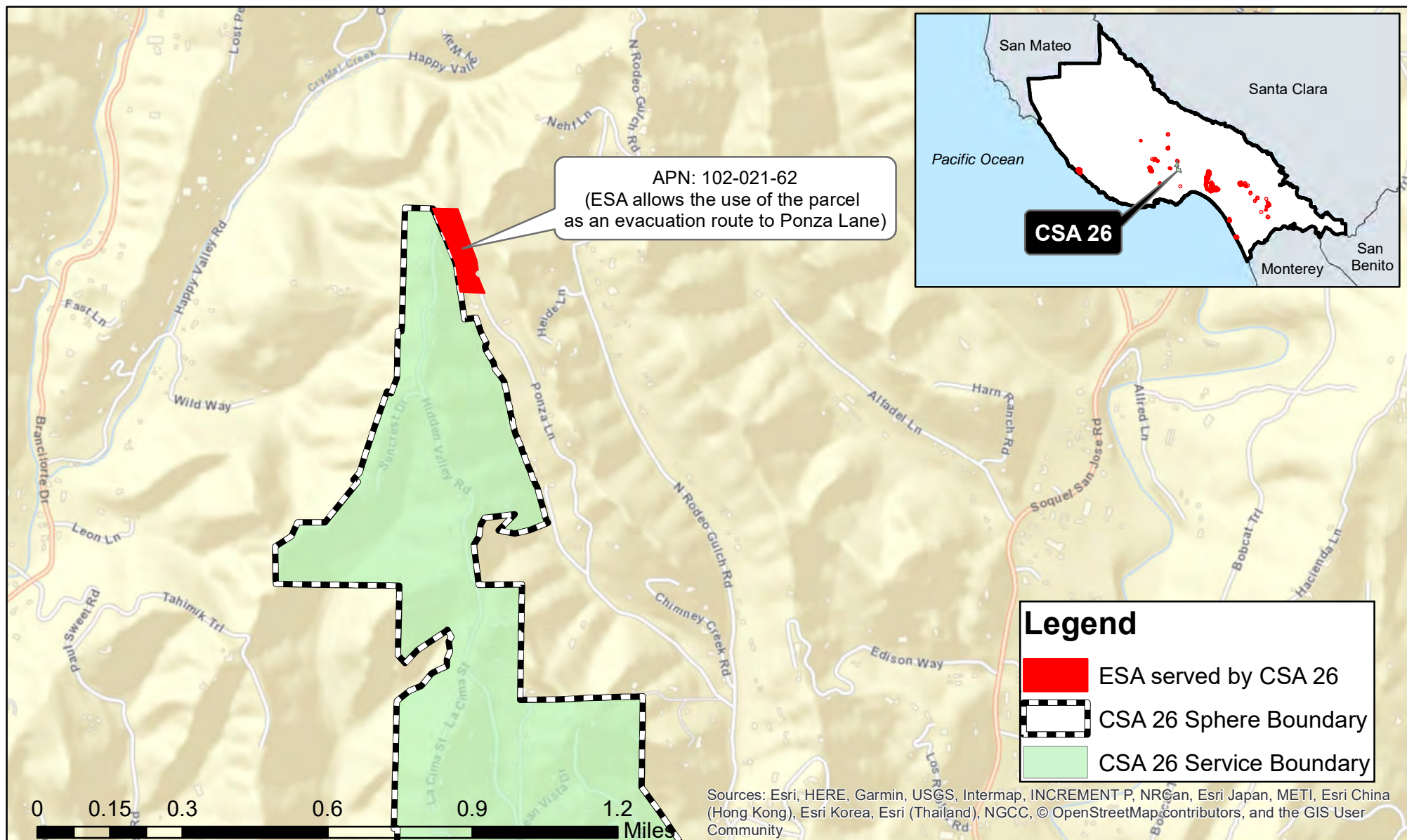
This letter is simply meant to provide the City an update on the active ESAs. LAFCO staff looks forward to processing the anticipated annexation of APN: 048-221-09 once the housing development is complete and in accordance with the adopted resolution (dated March 3, 2021). Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

Joe A. Serrano
Executive Officer

Attachments:

- 1) Vicinity Map (All 17 ESAs)
- 2) Vicinity Map (2021 ESA)



County Service Area 26 List of Extraterritorial Service Agreements (1 in total)

County Service Area 26 has 1 ESA on file. This ESA provides road services to 1 parcel totalling approximately 5 acres.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Matt Machado, Public Works Director
County of Santa Cruz
701 Ocean Street, Room 410
Santa Cruz, CA 95060

Subject: Extraterritorial Service Agreements

Dear Mr. Machado,

Our records show that the County Service Area 26 (CSA 26) has one extraterritorial service agreement (ESA) in place. This ESA was approved by LAFCO in 2020 in order to provide road repair and maintenance oversight towards an evacuation route connecting Hidden Valley Road and Ponza Lane in accordance with Government Code Section 56133. This secondary route was a dirt road and required repair and maintenance. **Attachment 1** shows the location of the active ESA. As the map shows, the ESA is located outside the CSA's jurisdictional and sphere boundaries.

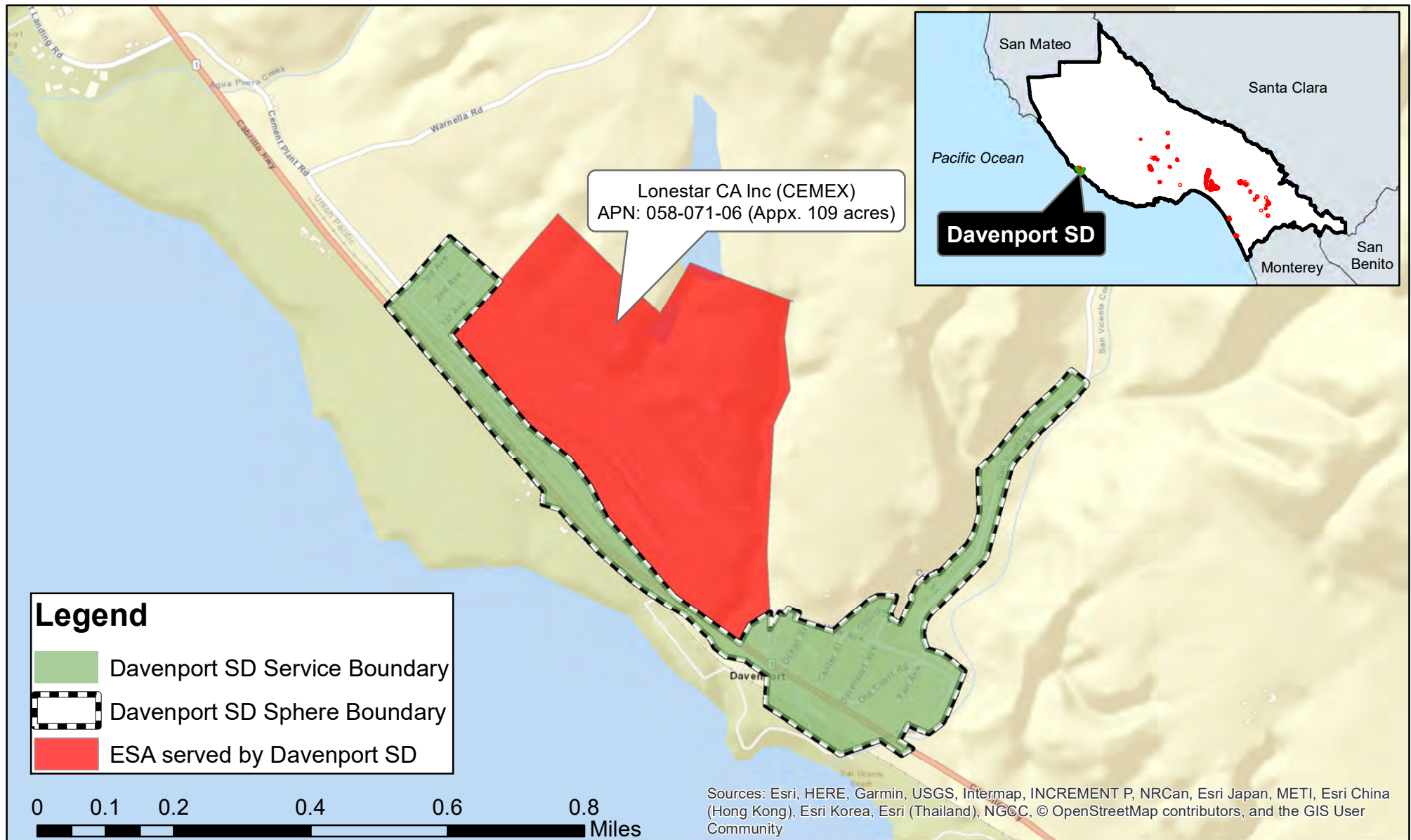
This letter is simply meant to provide the County an update on the active ESA. LAFCO does request that the County provide a status update on the conditions of the evacuation road. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

Joe A. Serrano
Executive Officer

Attachment:
1) Vicinity Map

cc: Elsa Aguilar (County Public Works)



Davenport Sanitation District List of Extraterritorial Service Agreements (1 in total)

Davenport Sanitation District has 1 ESA on file. This ESA provides sewer service to 1 parcel totalling approximately 109 acres.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Matt Machado, Public Works Director
County of Santa Cruz
701 Ocean Street, Room 410
Santa Cruz, CA 95060

Subject: Extraterritorial Service Agreements

Dear Mr. Machado,

Our records show that the Davenport County Sanitation District (District) has one extraterritorial service agreement (ESA) in place. This ESA was approved in 2005 in order to provide domestic water to the Cemex Cement Plant in accordance with Government Code Section 56133. **Attachment 1** shows the location of the active ESA. As the map shows, the ESA is located outside the District's jurisdictional and sphere boundaries. It may be beneficial to annex the parcel since it is immediately adjacent to the District and has been receiving services from the District for the last 16 years.

LAFCO is requesting that the County develop an annexation plan that outlines when the County should initiate the annexation process on behalf of the District. Annexation would simply reflect the District's ongoing service delivery as well as give the residents an opportunity to participate in the District's board actions as official constituents. The deadline to submit the annexation plan is March 31, 2022. If no plan is developed, LAFCO staff requests that the County provide an explanation by the March deadline.

Thank you again for this opportunity to discuss the District's active ESA. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

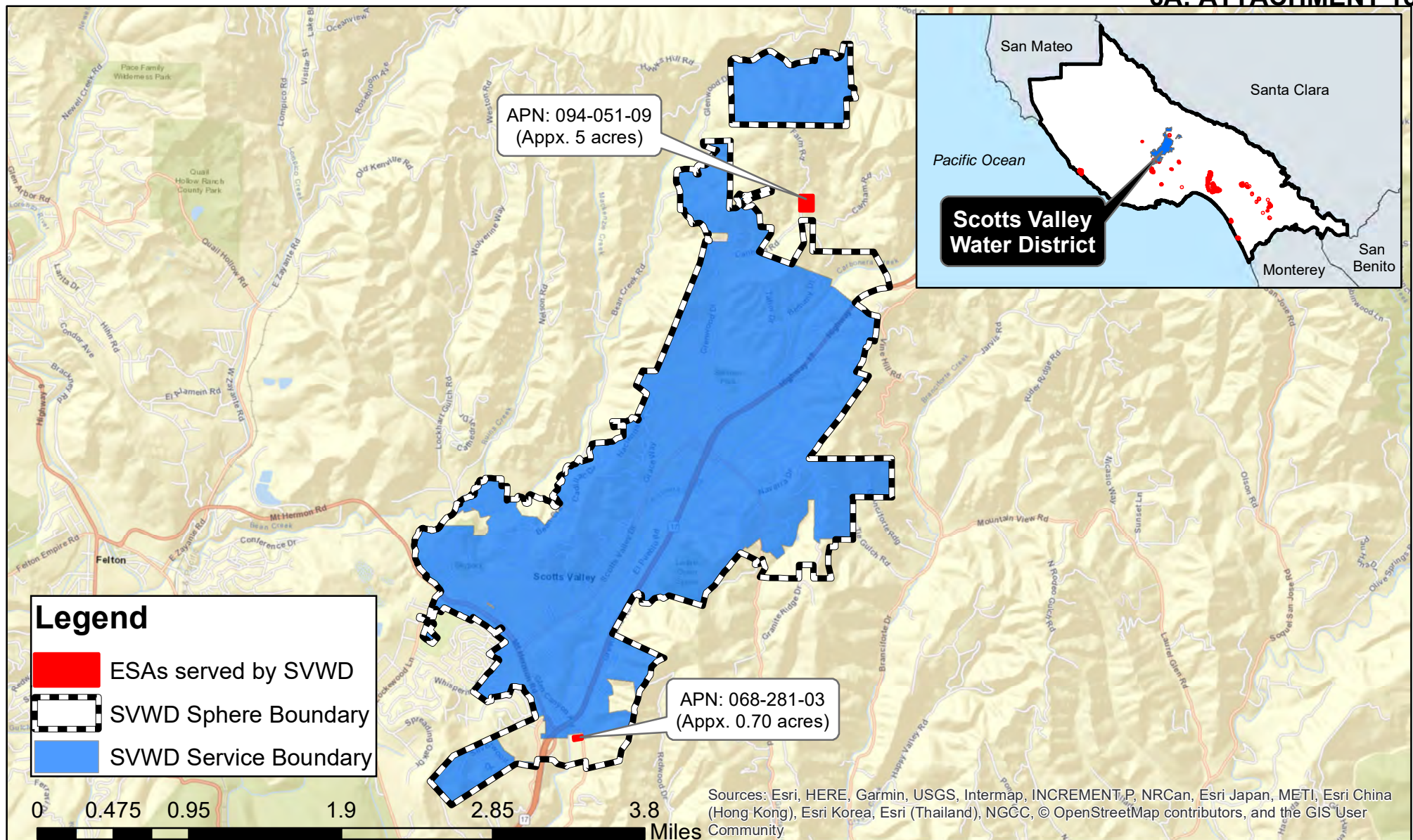
Sincerely,

Joe A. Serrano
Executive Officer

Attachment:

1) Vicinity Map

cc: Ashleigh Trujillo (County Public Works)
Beatriz Barranco (County Sanitation Operations)
Gail Mackey (County Environmental Health)



Scotts Valley Water District List of Extraterritorial Service Agreements (2 in total)

Scotts Valley Water District has 2 ESAs on file. These ESAs provide water service to 2 parcels totalling approximately 6 acres.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Piret Harmon, General Manager
Scotts Valley Water District
2 Civic Center Drive
Scotts Valley, CA 95066

Subject: Extraterritorial Service Agreements

Dear Ms. Harmon,

Our records show that the Scotts Valley Water District (SVWD) has two extraterritorial service agreements (ESA) in place. The first ESA was approved in 2007 in order for the District to provide water services to a single parcel (APN: 094-051-09) totaling 4.9 acres. The second ESA was approved in 2008 involving another single parcel (APN: 068-281-03) totaling 0.7 acres. The 2008 ESA is located within the District's sphere and immediately adjacent to the District's jurisdictional boundary. **Attachment 1** shows the location of the two ESAs. It may be beneficial to annex the parcel adjacent to the District since it has been receiving services from SVWD for the last 13 years.

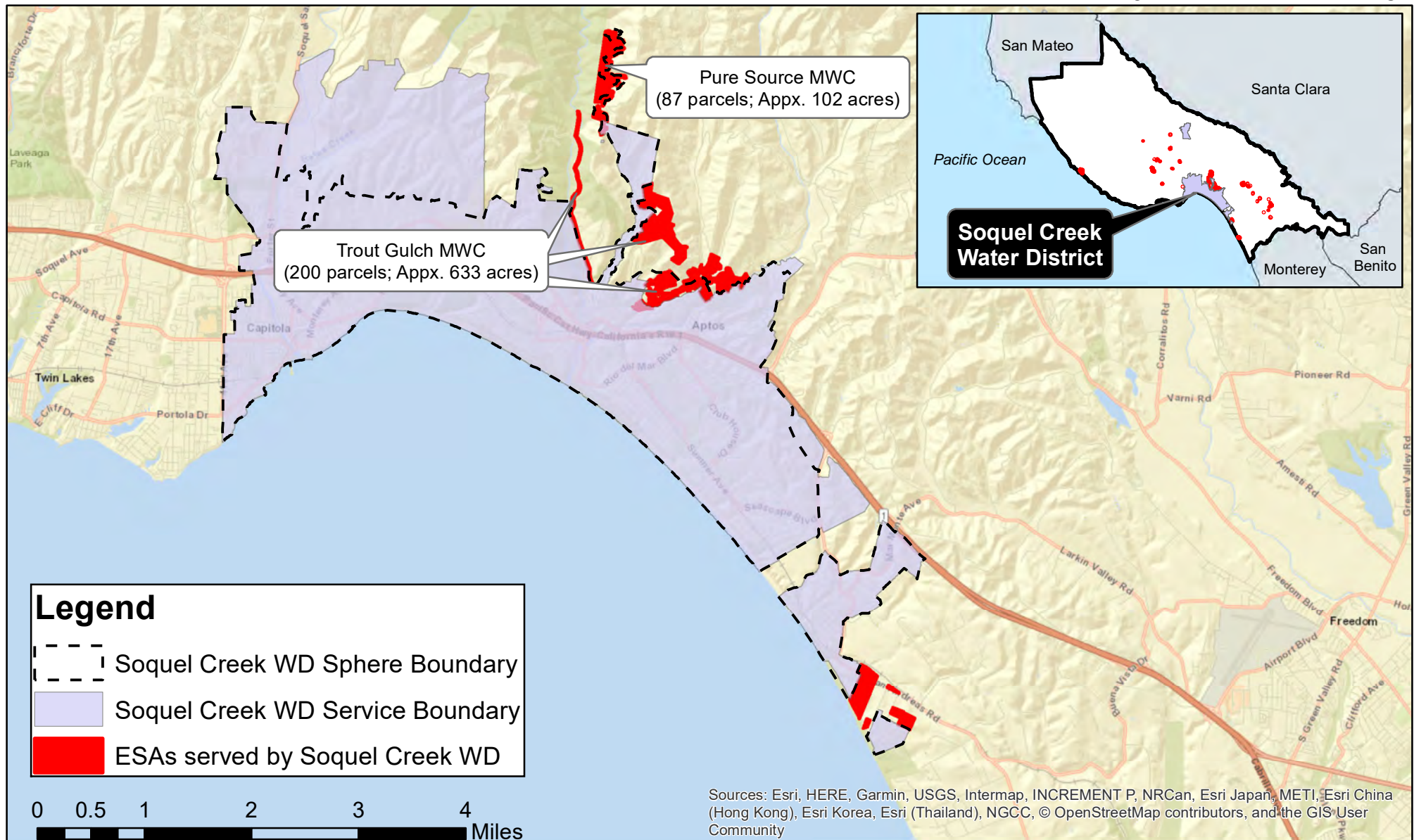
LAFCO is requesting that the District develop an annexation plan that outlines when SVWD should initiate the annexation process. Annexation would simply reflect the District's ongoing service delivery as well as give the residents an opportunity to participate in the District's board actions as official constituents. The deadline to submit the annexation plan is March 31, 2022. If no plan is developed, LAFCO staff requests that the County provide an explanation by the March deadline.

Thank you again for this opportunity to discuss the District's active ESAs. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

Joe A. Serrano
Executive Officer

Attachment:
1) Vicinity Map



Soquel Creek Water District List of Extraterritorial Service Agreements (5 in total)

Soquel Creek Water District has 5 ESAs on file. These ESAs provide water service to 290 parcels totalling approximately 790 acres.



Santa Cruz Local Agency Formation Commission
701 Ocean Street # 318D
Santa Cruz CA 95060
Phone: (831) 454-2055
Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

September 1, 2021

Ron Duncan, General Manager
Soquel Creek Water District
5180 Soquel Drive
Soquel, CA 95073

Subject: Extraterritorial Service Agreements

Dear Mr. Duncan,

Our records show that the Soquel Creek Water District (SCWD) has five extraterritorial service agreements (ESA) in place. The first two ESAs were both approved in 1997 to provide water services to single parcels, respectively. The next three ESAs involved multiple parcels and were approved between 1998 to 2008, ranging from 49 to 633 acres. In 2008, the Commission approved an ESA allowing the District to provide adequate water supply to the Trout Gulch Mutual Water Company (200 parcels totaling 633 acres). **Attachment 1** shows the location of the five ESAs. As the map shows, some of these ESAs are within the District's sphere and/or immediately adjacent to the District's jurisdictional boundary. It may be beneficial to annex these parcels to the District since they have been receiving services from SCWD for the last 13 years.

LAFCO is requesting that the District develop an annexation plan that outlines when SCWD should initiate the annexation process. Annexation would simply reflect the District's ongoing service delivery as well as give the residents an opportunity to participate in the District's board actions as official constituents. The deadline to submit the annexation plan is March 31, 2022. If no plan is developed, LAFCO staff requests that the County provide an explanation by the March deadline.

Thank you again for this opportunity to discuss the District's active ESAs. Feel free to contact me if you have any questions. I can be reached by email at joe@santacruzlafco.org or by phone at (831) 454-2055. I would also be happy to meet with you and your staff for more detailed discussions.

Sincerely,

Joe A. Serrano
Executive Officer

Attachment:

1) Vicinity Map



Santa Cruz Local Agency Formation Commission

Date: September 1, 2021
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: **CALAFCO Conference Update**

SUMMARY OF RECOMMENDATION

Santa Cruz LAFCO is a member of the California Association of LAFCOs (CALAFCO). The annual business meeting and conference hosted by CALAFCO is tentatively scheduled for the first week of October. The conference may be cancelled due to the ongoing pandemic. It is unknown if and when the cancellation will occur.

It is recommended that the Commission take the following actions:

1. Discuss attendance at the upcoming CALAFCO Annual Conference; and
 2. Determine whether the October Regular Meeting should be held on October 6 or 13.
-

EXECUTIVE OFFICER'S REPORT:

The annual CALAFCO business meeting and conference is tentatively scheduled for October 6-8 in Newport Beach. At the August Meeting, the Commission delegated Jim Anderson and Roger Anderson to be the Regular and Alternate Voting Delegates at the conference in order to vote towards the vacancies on the CALAFCO Board of Directors. Those two Commissioners as well as LAFCO staff (Commission Clerk and Executive Officer) were scheduled to attend the conference. However, due to the rising COVID cases and the recent restrictive indoor mask mandates placed throughout the State, the two Commissioners and staff decided not to attend the conference. It is staff's understanding that many LAFCO officials and employees statewide feel the same way. That is why CALAFCO is considering the cancellation of this year's conference. The 2020 annual conference was also cancelled due to the ongoing pandemic.

October Hearing Date

In anticipation to LAFCO's participation at the annual conference, the Commission changed the next LAFCO hearing date from October 6 to October 13. Now that no representatives from Santa Cruz LAFCO will be attending the annual conference, the Commission should clarify when the October Meeting will be held. The Commission has the option to keep the new meeting date (October 13) or change it back to the original date (October 6).

Respectfully Submitted,

A blue ink signature of Joe A. Serrano.

Joe A. Serrano
Executive Officer



Santa Cruz Local Agency Formation Commission

Date: September 1, 2021
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: **Educational Workshop Update**

SUMMARY OF RECOMMENDATION

In August 2021, the California Special Districts Association (CSDA) and LAFCO co-hosted an educational workshop as an opportunity for the 22 independent special districts in Santa Cruz County to jointly explore solutions to common issues, share best practices, learn about current and new legislation, and understand the rules and regulations that govern their board and staff members. This report provides an update on the recent educational workshop and explores the idea of future workshops.

This agenda item is for informational purposes only and does not require any action. Therefore, it is recommended that the Commission receive and file this report.

EXECUTIVE OFFICER'S REPORT:

In June, the Commission directed staff to coordinate with CSDA to conduct an educational workshop tailored specifically for special district board members and staff. Following that meeting, LAFCO staff helped promote the workshop by attending board meetings during the months of June and July. As a result, a total of 70 district representatives signed up for the free workshop, including approximately 30 board members and 12 general managers/fire chiefs. The remaining 28 attendees included other district representatives. In total, 18 out of the 22 independent special districts signed up for the workshop. The four districts that did not register or participate included Branciforte Fire Protection District, and three recreation and park districts (Alba, Opal Cliffs, and La Selva Beach).

Future Educational Workshops

CSDA and LAFCO received a large number of positive feedback from district representatives after the workshop. Many asked if and when the next workshop will be held. LAFCO staff believes it would be beneficial to host another "Special District 101" workshop for those agencies that missed the first one as well as a "Special District 201" workshop for those interested in learning/discussing new topics. CSDA and LAFCO staff members are exploring the idea of hosting additional workshops in the near future.

Respectfully Submitted,

A blue ink signature of Joe A. Serrano, written in a cursive style.

Joe A. Serrano
Executive Officer



Santa Cruz Local Agency Formation Commission

Date: September 1, 2021
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: **Press Articles during the Months of July and August**

SUMMARY OF RECOMMENDATION

LAFCO staff monitors local newspapers, publications, and other media outlets for any news affecting local agencies or LAFCOs around the State. Articles are presented to the Commission on a periodic basis. This agenda item is for informational purposes only and does not require any action. Therefore, it is recommended that the Commission receive and file the Executive Officer's report.

EXECUTIVE OFFICER'S REPORT

The following is a summary of recent press articles. Full articles are attached.

Article #1: "Meet 'LAFCO' (Local Agency Formation Commission)": The article, dated July 13, highlights a recent court ruling involving a physical therapy clinic, a healthcare district, and Inyo LAFCO. In this case, the court ruled against Inyo LAFCO. The article also provides the reader an overview of LAFCO's history, powers and purpose.

Article #2: "Santa Cruz open space closure targets fire danger, homeless encampments": The article, dated July 14, notes the emergency order by the Santa Cruz Fire Department to close off certain trails and open space areas. The order is a result of multiple fires associated with off-trail campsites and the fire dangers anticipated with this year's extremely dry summer season.

Article #3: "Yuba City Readies for Annexation of Newkom Ranch" The article, dated July 14, explains how Sutter LAFCO approved a 221-acre annexation into Yuba City. The Newkom Ranch annexation supports the long-term operations of adjacent agricultural uses while maintaining the integrity of surrounding neighborhoods. LAFCO played a role in creating a logical city boundary and a mixed-use strategic plan to address the growth needs while also preserving farmland.

Article #4: "Scotts Valley city manager to hand over reins, takes post in Coronado" The article, dated July 27, states that Scotts Valley City Manager Tina Friend will become the first female city manager for the City of Coronado, which is located in San Diego County. Scotts Valley is in the process of naming an interim city manager to fill her absence while the City searches for a permanent replacement.

Article #5: "Santa Cruz County special districts warned to shape up or ship out" The article, dated August 5, discusses Santa Cruz LAFCO's recent countywide report involving the four park and recreation districts. During the August 4th Regular Meeting, the Commission analyzed the agencies' operations and recommended that two districts

consider dissolution: Alba Recreation and Park District and Opal Cliffs Recreation District. Since the August meeting, the Opal Cliffs Recreation District Board unanimously adopted a resolution to initiate the dissolution process.

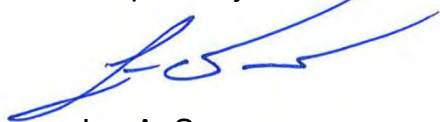
Article #6: “Fire district consolidation decision delayed” The article, dated August 12, notes that two fire districts in Contra Costa County continue to work closely on adopting similar resolutions which would initiate a merger. If similar resolutions are adopted, Contra Costa LAFCO would process an application proposing the dissolution of East Contra Costa Fire Protection District with a concurrent annexation of the dissolved area into Contra Costa County Fire Protection District.

Article #7: “Local groundwater agency plan open for public comment” The article, dated August 13, informs the public that Santa Margarita Groundwater Agency’s proposed sustainability plan for the Santa Margarita Groundwater Basin is now available for review and comments. The basin forms a roughly triangular area between Felton, Ben Lomond and Scotts Valley and provides drinking water for the Scotts Valley and San Lorenzo Valley Water Districts, over a dozen small water systems and around 1,100 parcels served by private wells. The deadline to submit comments is September 22, 2021.

Article #8: “Rosemary Menard Expected to Assume Role as Interim City Manager” The article, dated August 13, indicates that on August 24 the Santa Cruz City Council will consider appointing Water Director Rosemary Menard as the Interim City Manager. Current City Manager Martin Bernal announced his retirement in February 2021 and is expected to leave his post at the end of August.

Article #8: “Gov. Newsom visits Big Basin State Park, says CZU fire impact exemplifies climate change” The article, dated August 17, notes the one-year anniversary of the devastation left by the CZU Lightning Complex Fire. Governor Gavin Newsom visited the Big Basin State Park which approximately 97% of the park’s 8,000-acres burned as a result of the CZU Fire. The article notes that the State’s new budget has earmarked \$1.5 billion for wildfire prevention and emergency preparedness.

Respectfully Submitted,



Joe A. Serrano
Executive Officer

Attachments:

1. “Meet ‘LAFCO’ (Local Agency Formation Commission)”
2. “Santa Cruz open space closure targets fire danger, homeless encampments”
3. “Yuba City Readies for Annexation of Newkom Ranch”
4. “Scotts Valley city manager to hand over reins, takes post in Coronado”
5. “Santa Cruz County special districts warned to shape up or ship out”
6. “Fire district consolidation decision delayed”
7. “Local groundwater agency plan open for public comment”
8. “Rosemary Menard Expected to Assume Role as Interim City Manager”
9. “Gov. Newsom visits Big Basin State Park, says CZU fire impact exemplifies climate change”

sierrawave.net

Meet “LAFCO” (Local Agency Formation Commission)

News Staff

4-5 minutes



[Editor’s Note: If you are familiar with Inyo LAFCO at all it is most likely from our most recently posted article posted on May 27, 2021 titled “[Mammoth Hospital Wins Inyo LAFCO Lawsuit Appeal over Northern Inyo Hospital](#).” (Rather than recounting all the details of the case again, you can read those in [our original post](#) by Sierra Wave reporter Deb Murphy. For all our past postings on this lawsuit, use our “Search” feature on our main Sierra Wave website page in the upper right-hand corner; type in “LAFCO.”)

[A lawsuit was filed in 2015 against Mammoth Hospital by the Northern Inyo Healthcare District and Inyo LAFCO](#) challenging the legality of the orthopedic and physical therapy clinic operated by Mammoth Hospital in Bishop. In April, 2017, Sierra Wave posted this article, “[Court rules for Mammoth Hospital in lawsuit by NIHD, LAFCO](#)” which NIHD and Inyo LAFCO appealed...and again lost in May, 2021 of this year.

In this particular instance, Inyo LAFCO did not prove a very powerful ally or an effective advocate to NIHD in challenging the legality of the orthopedic and physical therapy clinic operated by Mammoth Hospital in Bishop.–CJames]



PRESS

(INYO COUNTY) Ever heard of LAFCO (the Local Agency Formation Commission)? Probably not unless you're a local agency wonk. But you might be surprised to learn that LAFCO has almost god-like power over who provides local government services and where. No city can come into existence or change its boundaries without LAFCO's approval. Same for all of the "special districts" that provide fire protection, water, healthcare, and other critical services. Here are a few basic facts about LAFCO that every informed citizen should know.

LAFCOs are a creature of California state law dating back to the 60s, and every county is required to have one. As noted above, the "CO" in LAFCO stands for Commission and that's what it is – an independent body appointed by the county board of supervisors, city councils, and sometimes special districts.

The Inyo County LAFCO is a five-member commission comprised of two county supervisors (currently Jeff Griffiths and Rick Pucci), two city councilmembers (currently Stephen Muchovej and Karen Kong), and a public member (currently Allen Tobey). They hold public meetings and hearings as necessary throughout the year, generally to consider proposed extensions of local agency boundaries or the provision of new or extended agency services to private parties outside of those boundaries. With few exceptions, such proposals can't be implemented without LAFCO's approval. In some cases, LAFCO approval is followed by voter approval as well.

Why does LAFCO have such power? Why even require local agencies to obtain LAFCO approval before expanding their boundaries or services? In a nutshell, LAFCO's job is to ensure that such boundary and service extensions are consistent with regional


service planning principles intended to promote orderly growth, discourage urban sprawl, preserve agriculture and open space, and encourage efficient, sustainable public services.

In its brochure, What is LAFCo?, the California Association of LAFCOs explains that prior to the advent of LAFCOs, “The lack of coordination and adequate planning led to a multitude of overlapping, inefficient jurisdictional and service boundaries . . . often leading to higher service costs to the taxpayer and general confusion regarding service area boundaries.”

It is worth noting that the “L” in LAFCO stands for “Local.” And indeed, LAFCOs must consider and attempt to balance a variety of local factors in their decision-making, including local conditions, policies, general plans, and service capabilities, as well as environmental considerations, and funding considerations. On the latter point, LAFCO must consider how a proposed service will be paid for.

Through new fees, taxes, or assessments? Or some other mechanism? And is the source of funding realistic and sustainable?

All in all, LAFCOs play an important role in promoting the provision of efficient local government services and quality of life for the benefit of taxpayers and citizens.



The image is a composite. On the left is a black and white photograph of a desert highway stretching into the distance, with a 'NORTH US 395' shield in the foreground. On the right is a yellow promotional banner for 'Tales Along EL CAMINO SIERRA'. The banner includes the Sierra Wave Media logo, the text 'Alt 92.5 Presents', and a list of broadcast times for weekdays, Saturdays, and Sundays. At the bottom, it says 'SPONSOR - LISTEN ONLINE - LEARN'.

SIERRA WAVE MEDIA Alt 92.5 Presents **Tales Along EL CAMINO SIERRA**
Daily reading by author David Woodruff

Weekdays - 6:15am, 9:15am, 11:45am, 1:15, 5:15
SAT - 6:45am, 9:15am, 1:15, 4:30 8:15
Sun - 6:15am, 7:25am, 8:25am, 12:25, 5:25
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santacruzsentinel.com

Santa Cruz open space closure targets fire danger, homeless encampments

Jessica A. York

3-4 minutes

SANTA CRUZ — Citing the year's drought conditions, the Santa Cruz Fire Department has issued an emergency order closing off-trail public wildlands and open space areas to the public.

Releasing the information as a press release dated Friday through a Facebook post to the department's account on Tuesday, officials clarified that city "trails and roads are open for normal use like hiking, walking, mountain bike riding, etc. This closure is addressing off-trail camping." Individuals occupying the off-trail areas are ordered to vacate the premises and have been given notification by department personnel over the last several weeks, according to Fire Chief Jason Hajduk's order. Additional written notice also will be provided to this living in the affected areas, he said.

Hajduk cited "multiple fires associated with off-trail campsites" city wildland areas so far this year, ahead of a coming "extremely dry summer season" as grounds for the order.

"This closure is necessary because of potential for extreme fire behavior in dry vegetation in off-trail areas such as Pogonip, DeLaveaga and Moore Creek," Hadjuk's release states. "These conditions, coupled with the number of fires that have already occurred in these areas necessitates closure until conditions change."

In addition to areas Hajduk cited, the order affects Sycamore

Grove, Arana Gulch and Arroyo Seco. It was not immediately clear where affected individuals without shelter would be allowed to relocate. Those who fail to comply with the order risk potential misdemeanor charges, however.

When the fire department issued a similar open space/wildland closure in [November 2018](#), the order was a precursor to the creation of the city's so-called Ross Camp behind the Gateway Plaza Shopping Center. In recent months, Caltrans officials have organized large-scale homeless encampment removals at the intersections of Highway 1 and River Street, at the Harvey West Friendship Garden and along the San Lorenzo River levee behind Santa Cruz Memorial cemetery. A city-sanctioned tent encampment in the San Lorenzo Park Benchlands, initially planned for 120 tents, has since swelled beyond initial capacity. A federal court injunction barring the City of Santa Cruz from closing that park's camp [was lifted last month](#).



- [Women's cycling team visits Santa Cruz, highlights sex trafficking abuse](#)





[Beckwourth Complex Fire slows, some evacuations lifted](#)



- [Diablo Fire on Alameda, Contra Costa counties' border contained](#)



- [How bad is this fire season in California really going to be?](#)

territorialdispatch.com

Yuba City Readies for Annexation of Newkom Ranch

4-5 minutes

Yuba City, CA (MPG) | City of Yuba City Press Release



"Yuba City is a great place to live, work, play, and do business—we want to ensure we have the facilities to welcome them"

YUBA CITY, CA (MPG) - The City of Yuba City is looking forward to the completed annexation of Newkom Ranch, a 221-acre plan on the City's southern edge that will support population growth and economic development for years to come. Representing the first phase of the Bogue-Stewart Master Plan (BSMP), the annexation was approved by the Sutter Local Agency Formation Commission (LAFCO) on June 8 and is anticipated to take effect by mid-August.

Located east of Highway 99 between Bogue and Stewart roads and Highway 99 and Railroad Avenue, Newkom Ranch is a prime component of the BSMP. It offers a full range of land uses, including

423 single-family residences, 220 multi-family residences, 230,000 square feet of commercial space, 108,000 square feet of office space, and ample parks and open space.

“The vision for this exciting project began nearly a decade ago,” said City Manager Dave Vaughn. “It creates a cohesive and high-quality new neighborhood, provides a full range of land uses, ensures new infrastructure is comprehensive and efficient, and gives confidence to developers and residents that our growth will be strategic and well-planned.”

Sutter County has been a vital partner in making this annexation possible, Vaughn said, collaborating with the City on the entirety of the BSMP, the specifics of Newkom Ranch, and future related annexations.

As part of the BSMP, the Newkom Ranch annexation acknowledges the likelihood of significant growth in the immediate area and adjacent neighborhoods and commercial region in the next 10 years. It creates logical City boundaries and strategic mixed-use development, and results from significant outreach to landowners and residents, detailed traffic studies and environmental impact reports.

The Newkom Ranch annexation also supports the long-term operations of adjacent agricultural uses while maintaining the integrity of surrounding neighborhoods. Though it’s anticipated to take more than a decade to reach full build-out, it will have a population of about 2,600 people and support nearly 850 employees.

“As we’ve watched the development and growth of our community in recent years, it’s become clear that we are a destination rich with promise,” said Mayor Marc Boomgaarden. “As others realize what we have always known—Yuba City is a great place to live, work, play, and do business—we want to ensure we have the facilities to welcome them. The residential and commercial opportunities created by this annexation will support that vision and further

enhance our City.”

As part of the annexation, the City of Yuba City will provide a full complement of services to the area, including water, wastewater, police and fire protection, roadway maintenance, and parks and recreation.

Aligning with the City’s 2004 General Plan, the BSMP was approved in 2019 and provides for the orderly and systematic development of the Bogue and Stewart roads area. In its entirety, it expands the City’s Sphere of Influence to Walton Avenue to the west, Stewart Road to the south, and the Feather River to the east. The 741-acre plan area includes a range of housing types that will eventually accommodate approximately 6,700 new residents and establish a quality neighborhood in south Yuba City with significant space for commercial, office, business, technology and light industrial uses, as well as parks, recreation and open space, and a K-8 school.

As this first phase, Vaughn said, the Newkom Ranch annexation provides a pivotal first step toward keeping pace with population growth, delivering needed and desirable services in a timely and cost-efficient manner, and improving the quality of life throughout Sutter County.

“Our City has so much to offer and is primed for continued growth,” he said. “This annexation aligns with our image and character, while representing our long-term community vision for how our community should look 10, 20, 30 years into our future.”

LATEST HEADLINES

Scotts Valley city manager to hand over reins, takes post in Coronado

By **RYAN STUART** | rstuart@santacruzsentinel.com | Santa Cruz Sentinel

PUBLISHED: July 27, 2021 at 5:04 p.m. | UPDATED: July 27, 2021 at 6:39 p.m.

SCOTTS VALLEY – Scotts Valley will begin the search for a new city manager over the next several months.

Current City Manager Tina Friend announced her intention to leave her post last Wednesday. However, her career in city governance is not over. Friend left the position to fill the role as the first female city manager for the City of Coronado, an island just outside of San Diego.

“It’s going to be such an honor to be there,” Friend said. “I’m excited to take on new things and learn and grow in the profession, as well.”

The timing was great, Friend said, as a number of factors led to her decision to accept the job in Southern California. The main motivator was her desire to be closer to her family.

The pandemic made Friend think about what was important to her, and she always came to one answer: family. A menagerie of her parents, cousins, aunts, uncles and grandparents live in the greater San Diego area.

“What it taught me was not to take for granted family and being able to see them,” Friend said on her lessons from the pandemic. “I wanted my son to see family more on a day-to-day basis, not just periodic visits.”

Her 6-year-old son was another factor in her decision to make the move now. He will transition into elementary school at the start of the upcoming school year after spending a year in remote learning to start his education, Friend said. The move to Coronado now will provide him with more stable schooling, rather than moving to schools after he has begun to establish friendships.

“That was a huge challenge for me,” Friend said as a child of military parents. “I always wanted for my family to have stability.”

However, the timing isn’t perfect. County Supervisor – and husband of the Scotts Valley city manager – Zach Friend still has more than two years left on his term as 2nd district supervisor. While Tina Friend will make the move to Southern California, Zach Friend plans to finish his term in Santa Cruz County.

Zach Friend has expressed his intent to balance his work and home life, actively representing his district while regularly commuting to Coronado to be with his family. The family hasn’t shared their plans after Zach Friend’s term ends in 2024 and has expressed their intention to focus on Tina Friend’s current achievement.

“She’s a rockstar and got the Coronado gig,” Zach Friend said in a text message to the Sentinel. “I am exceptionally proud and supportive of my remarkable wife. To be selected to manage another storied community while giving our son an opportunity to spend more time with his grandparents as they age just speaks to who she is as a person.”

City Manager Tina Friend has spent 16 years in public service, 14 of which were for the City of Santa Cruz and the last two as the city manager for Scotts Valley. Her two years with Scotts Valley were nothing short of exciting. Friend navigated the city through a financial crisis, a pandemic and the CZU Lightning Complex fires, which forced the city to evacuate for the first time.



“That was key leadership and needed at that time,” Scotts Valley Mayor Derek Timm said. “While sad to see her go, I know she’s going to do great things for them down there.”

Every hurdle Tina Friend cleared has helped train her for managing a community at the next level. While Coronado is relatively the same size as Scotts Valley – roughly double the population at more than 23,000 people – the San Diego Metropolitan Area is nearly 10 times the size of Santa Cruz County and will come with a different set of challenges.

Working at various cities in Santa Cruz County has helped her build experience in solving tough issues, managing tourism community, and dealing with the challenges that come with a large university and a community under a housing crisis. She will be able to take that experience to Coronado in mid-September.

The City Council is in the process of naming an interim city manager to fill her absence while the city searches for a permanent replacement, according to Mayor Timm.

The city is unsure of how long the search process will take. It has yet to determine which company it will hire to help with the search, as the news of her departure is still fresh. However, the city knows it wants to use Friend’s skillset as a model for the search, Timm said.

“We are on a very tight budget, and we’ve done a good job as a city coming back from a fiscal crisis. We’re looking for someone to help keep us on target in that regard,” he said. “Someone to help implement the strategic goals we’ve been working on as a council for the last couple years along with Tina and her leadership.”

Tina Friend’s last day with the City of Scotts Valley will be Sept. 3. She will then settle down in Coronado before beginning her new role in mid-September.

“The Scotts Valley community is incredible, and I will miss my colleagues and the friends I have made,” Friend said in a prepared release. “From the warm welcome on my first day, to the ongoing partnerships with local groups and agencies, to our residents’ patience can perseverance through the many challenges we faced, Scotts Valley showed time and time again to be a remarkable, caring and engaged community. I’m grateful for my time here.”

Tags: [Newsletter](#)



Ryan Stuart

Ryan Stuart came to the Sentinel in October 2020. He was raised in a suburb outside of Seattle and he got his degree in journalism at Washington State University. Ryan moved to California in December of 2019 to cover high school sports at the Santa Clarita Valley Signal. When sports paused, he made the transition to hard news. He moved to Santa Cruz where he reports on schools, businesses, city government and north county activity.

rstuart@santacruzsentinel.com

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NEWS > POLITICS > LOCAL POLITICS

Santa Cruz County special districts warned to shape up or ship out



Well-maintained Opal Cliffs Park is situated on the bluff above Opal Cliffs Neighborhood Beach, more commonly known as Privates. Santa Cruz County's Local Agency Formation Commission is recommending that the more than 70-year-old special independent parks district formed to maintain the tiny park voluntarily dissolve by year's end. (Dan Coyro — Santa Cruz Sentinel file)

By **JESSICA A. YORK** | jjork@santacruzsentinel.com | Santa Cruz Sentinel
August 4, 2021 at 4:48 p.m.

SANTA CRUZ — A jurisdictional boundary oversight agency is asking politely — for now — that two special district operators overseeing a Pleasure Point beach and San Lorenzo Valley former schoolhouse shape up or willingly dissolve by year's end.



The recommendations come out of a comprehensive analysis of the four independent parks and recreation districts in Santa Cruz County. The Local Agency Formation Commission, which can legally force the dissolution of special districts, voted unanimously Wednesday to approve the analysis report, authored by agency Executive Officer Joe Serrano. LAFCO regulates the boundaries of cities and special districts in Santa Cruz County.

Opal Cliffs Recreation District, a more than a 70-year-old district that controls the Opal Cliffs Drive park and beach access referred to informally as Privates, was critiqued in the report for its declining revenue sources, compared to its rising operational costs. The district, recently under management by Santa Cruz County Parks and Recreation, also lacks staffing and facilities and is out of compliance with statutory requirements — complaints echoed in [similar analyses dating back to at least 2013](#), according to the report.

“While LAFCO staff believes it would benefit the residents if OCRD is dissolved and subsequently annexed into CSA 11, there are actions that should be implemented immediately if the District remains in place,” Serrano wrote in his report. “These actions include hiring full-time employees and a general manager, creating and maintaining a website in accordance with SB 929, conducting internal audits by an independent auditing firm, and adopting balancing annual budgets with capital improvement plans.”

Meanwhile, the primary purpose of the nearly 70-year-old Alba Recreation and Park District has historically been to maintain the former Little Red Alba Schoolhouse as a library and community center. Just short of a year ago, however, the facility, on Alba Road in Ben Lomond, was destroyed during the CZU August Lightning Complex Fire. The San Lorenzo Valley School District owns the former schoolhouse property and had a long-term lease with the district for the site. Discussions are ongoing about the fate of the site and the schoolhouse's potential future rebuild.



The remains of the Little Red Alba Schoolhouse is seen from this Oct. 8 drone view in Ben Lomond. The fire destroyed 1,490 structures, including this iconic building built in 1895. (Jane Tyska — Bay Area News Group file)

“It is important to note that the State Controller's Office is now required to identify “inactive districts” in accordance with Government Code Section 56879. LAFCO staff believes that ARPD will qualify as an inactive district in the near future, which would require mandatory dissolution,” the commission analysis states.

Serrano said after Wednesday's meeting that leadership for both districts have the opportunity to demonstrate efforts to rectify issues highlighted by his report, in which case he would not recommend that more formal mandatory dissolution steps begin early next year.

Privates' affair

The Opal Cliffs Recreation District is the county's smallest independent parks and recreation district, raising about \$8,000 in property taxes from 440 parcels for the fiscal year ending in June 2020. Prior to 2018, the district, which operates and maintains one park, a small parking area, an entrance gate, a coastal viewing area and a walkway down the cliff to the beach, drew its primary revenue from gate electronic key card sales. The district came under fire by the California Coastal Commission in recent years — a decade-old dispute that came to a head in 2016 — for purportedly being the only public park in the state charging for coastal access. The Coastal Commission forced the district to cease charging for access and [open its gates daily to all in late 2018](#).

Opal Cliffs Recreation District board director Jenae Replogle, reached by phone after Wednesday's meeting, said that both park oversight responsibilities and the income to provide services had changed significantly in the past few years.

“When we got the recommendation from LAFCO about the dissolution, pretty much it was not a huge surprise,” Replogle said. “I think the writing was pretty much on the wall.”



Replogle said she would be meeting with county parks and recreation staff next week to discuss the district's next steps, and hopes — were the county to take over the park — that neighborhood safety concerns continue to be taken into consideration. She said the public is welcome to weigh in on the issue at the district's next virtual meeting, to be held by video chat from 6:30-7:30 p.m., Aug. 17. The meeting's agenda and access details will be physically posted Aug. 14 at the park and on the Santa Cruz County Parks, Open Space and Cultural Services website, scparks.com, under the "Advisory Bodies & Community Partners" tab.

Community rebuilding

Prior to the fire, the Alba Recreation and Park District's only revenue source since 2017 has been less than \$400-a-year interest from its limited-reserve fund, while liability insurance, maintenance and utility costs have been in the thousands of dollars annually.

Albal Road resident Lindsay Speth, whose property lies outside the borders of the special district, said at the meeting Wednesday that she did not disagree with the LAFCO report's findings related to the district's past operations, but said she believed there was an opportunity for the park district's residents to retain local control.

"I feel like our community just really needs to be able to have a voice," Speth told the commission, choking back tears over the fire's devastation in her neighborhood. "I really worry about us going to Santa Cruz County (Parks) and that we'll just be a blip and maybe not as much of a priority."

Tags: [Newsletter](#)



Jessica A. York | Reporter

Jessica A. York covers Santa Cruz County public safety, courts and homelessness for the Sentinel. She has been a working journalist, on both coasts, since 2004.

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Fire district consolidation decision delayed

Tony Kukulich, Correspondent

4-5 minutes

The Con Fire Board of Directors was scheduled to consider the matter during its Aug. 10 meeting. Instead, Con Fire Fire Chief Lewis T. Broschard III opened the meeting by pulling the item off the agenda, noting that the ECCFPD Board of Directors had expressed some concerns with the pending resolution. If approved, the resolution will result in an application to the Contra Costa Local Agency Formation Commission (LAFCO) to approve Con Fire's annexation of the ECCFPD.

While this action has frequently been referred to as a consolidation, in the eyes of the county it is technically an annexation. The ECCFPD will be absorbed into Con Fire and will cease to exist as an entity if the annexation process is allowed to flow through to completion.

“(The ECCFPD Board of Directors) would like some more time to work on the resolution of application language to ensure that we both have what is considered substantially similar language, which is important to the LAFCO process,” Broschard said. “In addition, they’re looking to have a better understanding of the impacts to their employees as a result of annexation before moving.”

Con Fire's resolution was also complicated after the Rodeo-Hercules Fire District (RHFD) was removed from the proposed annexation effort.

Annexation discussion started last year between Con Fire and the

ECCFPD. As those discussions progressed, the RHFD was added to the action. However, residents of that district voiced strong opposition to annexation with Con Fire, and the RHFD component of the effort was recently dropped. Excluding the RHFD required changes to the LAFCO application have yet to be made.

“As you know, we did remove Rodeo-Hercules from the resolution and from the current annexation process,” Broschard said. “We did not have the time to make any amendments to the service plan document, which was started well over three weeks ago and is a substantial document. So this will give us some time to go in and amend that document ahead of the September meeting as well.”

The Con Fire board is expected to take the issue up at its next meeting scheduled for Sept. 14.

Annexation with Con Fire has long been viewed as a means to improve fire and rescue services in East County. Persistent funding challenges created by the peculiarities of Proposition 13 have plagued the ECCFPD since its formation in 2002. Several attempts to improve funding with tax measures have failed over the years. A recent effort to gain support for a benefit assessment was beginning to show signs of promise after the district waged a campaign to raise public awareness of its funding problems. However, the economic challenges brought on by the COVID-19 pandemic likely erased any hope of passing a new tax measure for at least the foreseeable future.

In previous comments made to The Press, Contra Costa County District 3 Supervisor Diane Burgis expressed her belief that annexation will be approved. The county’s board of supervisors also serves as board of directors for Con Fire.

As of press time, the ECCFPD board was scheduled to consider a similar resolution during its Wednesday, Aug. 11 meeting. It is unknown at this time if ECCFPD board discussion will be tabled until after the Con Fire board makes a decision on its resolution. The next ECCFPD board meeting is scheduled for Sept. 8, which

precedes the next Con Fire board meeting. In that event, they could convene a special board meeting to avoid delaying a decision until October.

“I’m anxious to hurry up and get through this and to let it play out,” said Brian Oftedal, ECCFPD board president. “But at the same time, I want to make a very clean hand off and make sure the i’s are dotted and the t’s are crossed.”

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Local groundwater agency plan open for public comment | Press Banner

By: Christina Wise

5-6 minutes

Sierra Ryan has her work cut out for her. With much of California suffering from drought, Ryan, interim water resources manager for Santa Cruz County Environmental Health, is careful to keep her ducks in a low-flow row.

When she's not busy attending Water Commission meetings or managing her department's conservation efforts, Ryan can be found engaged with the Santa Margarita Groundwater Agency (SMGWA).

With an 11-person board representing the [Scotts Valley Water District](#), [San Lorenzo Valley Water District](#), the [County of Santa Cruz](#), the [cities of Scotts Valley](#) and [Santa Cruz](#) and the [Mount Hermon Association](#), along with two reps for private pumpers, there are plenty of voices and opinions working to help steer an essential component of water management bubble to the surface.

SMGWA doesn't have its own staff; Ryan says it's a joint staffing model composed of representatives from member agencies. With that understanding, she provides support to ensure the operation of the agency, with a focus on the surface water/groundwater interactions and groundwater ecosystems.

Established in 2017, SMGWA was created in response to the Sustainable Groundwater Management Act, which was signed into law in 2014 and went into effect in 2015. The Act states that groundwater basins that are deemed to be medium- and high-

priority must develop a plan to reach sustainability by 2042. Those plans must be designed and implemented over the next 20 years, says Ryan, so that the basin is sustainable by the state-imposed deadline, and can be managed so that sustainability is maintained for the next 30 years. In other words, SMGWA is a generational project for our municipal water agencies.

When it comes to determining the success of the agency's charge, Ryan points to several components.

"The first is the development of the groundwater sustainability agency. While we were successful here, it was challenging in other parts of the state—the Central Valley has had major problems with collaboration, so we're very fortunate here," Ryan said. "The second component is the development of the groundwater sustainability plan, and that's what we're knee-deep in right now."

The SMGWA hired consultants for this work in 2019, and "it's been an intense process thus far as we work through what is best for the basin as a whole," Ryan said.

"The next step is submitting this plan to the state Department of Water Resources by [Jan. 31]," she said. "The draft is now open for public comment, and we strongly encourage community members to review and comment on the draft. Everyone is affected by water resources and management, and we want to ensure that this plan represents the needs of our customers and partners."

Ryan says that while the plan isn't perfect—"We knew it wouldn't be"—it will be reviewed and improved upon on an annual basis, with reports made available every five years. The final step, Ryan says, is to refine the plan based on data collected from the agency.

Does climate change affect the outcome of the project? Ryan says yes.

"We change our projections based on what the data is, and we will try to refine and perfect the plan as we grapple with unknown influences," she said.

The entire sustainability plan is based on four criteria that are established by the state: surface groundwater, the chronic lowering of groundwater, groundwater in storage and water quality.

Ryan says the agency has set targets to achieve thresholds for each category, and the plan helps the agency to monitor thresholds and respond accordingly. If the agency fails to meet the criteria, the state can come in and take over management of the basin, which is something the group is trying to prevent. If the state does intervene, they will limit pumping and assess fees, which will be rolled into ratepayers' bills.

"There is a lot of good that can be achieved through this process if the agency is successful," Ryan said.

The draft plan is 500 pages, and is accessible to any member of the public who wants to review and comment; Ryan welcomes both.

"We are doing this because it's a state mandate, but ultimately, it provides protection and resiliency to the community, and we invite their open feedback on the plan," she said.

The report is in no danger of making the New York Times' Best Seller List, but it is worth a look as it will definitely affect our future and those of the next generation.

Interested in reviewing the draft plan and submitting comments? The plan was introduced on July 22, 2021, and the 60-day review period is now open. Interested parties can view and provide feedback here: smgwa.org/GroundwaterSustainabilityPlan.

goodtimes.sc

Rosemary Menard Expected to Assume Role as Interim City Manager | Good Times Santa Cruz

2 minutes

By Aiyana Moya

As the Santa Cruz City Council continues its search for its next city manager, it will vote on appointing Water Director Rosemary Menard as interim city manager at its next meeting on Aug. 24.

While the city council discussed Mernard as a candidate for interim city manager during its closed session on Aug. 9, it could not vote her into the position as it was not an item on the agenda. That decision requires the opportunity for community input, city spokesperson Elizabeth Smith said.

Current city manager Martín Bernal announced his pending retirement in February, and will leave his position at the end of this month. The city's recruitment agency has been looking to hire Bernal's replacement since May.

Menard has served in the public sector for 40 years, working in water utility leadership roles across the West Coast. She has worked for the city of Santa Cruz's water department for the past seven years, and has spearheaded a water system renovation effort to increase drought preparedness.

If appointed at the Aug. 24 meeting, she would assume the role Sept. 1.

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Gov. Newsom visits Big Basin State Park, says CZU fire impact exemplifies climate change

Hannah Hagemann

4-5 minutes

BOULDER CREEK — Nearly a year after the CZU Lightning Complex fire set Big Basin State Park ablaze Gov. Gavin Newsom spoke Tuesday amidst charred redwoods on the ways in which state and federal officials are addressing climate change and wildfire risk.

The beloved park, Newsom said, exemplifies the impacts of a warming climate.

“Climate change is real. If you don’t believe in science, you have to believe your own eyes, walk around this ‘asbestos forest,’” Newsom said. “This is a time of years where its normally 62 degrees and you’ve got a down jacket on and you’re experiencing all that coastal fog. Instead it’s 82 degrees.”

Newsom spoke in front of the park’s famed auto tree, an old growth redwood reaching more than 200 feet. The redwood trunk has been transformed from chestnut red to charcoal black. In the CZU Complex 97% of the park’s 8,000 acre forest burned.

“Of all the fires and complexes last year... this one was perhaps the biggest gut punch because of what it means to people and their memories, traditions, history and the fragility that is the world we’re living in the moment,” Newsom said.

Still, the redwoods stand resilient, the governor remarked: “a tremendous point of optimism and renewal.”

Newsom nodded to the successful clean up effort undertaken in Santa Cruz County and state-wide by the California Offices of Emergency Services and CalRecycle. In Santa Cruz County all property owners that opted in to the government-sponsored cleanup program have seen debris removal on their parcel.

Newsom also spoke to strained firefighting forces.

This year's budget includes \$1.5 billion allocated for wildfire prevention and emergency preparedness. Those monies, according to the governor, has or will be invested into staffing 1,400 additional firefighters on the ground, increasing active forest management, fuel load reduction work, as well as new technology to track and model wildfire behavior, according to the governor.

"That said, it's not good enough, we have to do more and we have to continue to make the case that we can't do this alone," Newsom said, adding that firefighting partnerships with the federal government will be crucial for the state.

Still, details on just how such collaborations and improvements would take place wasn't made clear.

Cal Fire CZU Unit Chief Ian Larkin, and other local fire officials have said repeatedly a main factor in the CZU Complex blaze enlarging rapidly — burning more than 910 homes in Santa Cruz County — was lack of firefighting resources.

Currently 10 major wildfires — including [the historic Dixie fire](#) — are burning across Northern California. Two Cal Fire CZU Unit strike teams and at least one Santa Cruz County fire strike team are on the frontlines of those blazes Larkin said Tuesday.

U.S. Environmental Protection Agency administrator Michael Regan commented on a collaboration between the EPA, Cal EPA, Federal Emergency Management Agency and Cal Fire in addressing wildfire mitigation and cleanup.

"There are no shortage of opportunities for California and the federal government to partner on clean drinking water, mitigating

climate change, adapting to climate change and creating a more resilient future for every single Californian and American in this country,” Regan said.

With that comes the hope of utilizing the \$1 trillion included in Biden’s infrastructure bill for hardening infrastructure vulnerable to wildfire, such as water supply pipelines. The bill, which passed through the senate last week, must make it through the House to become law.