

From: James Eggleston <lojee@sbcglobal.net>
Sent: Tuesday, September 6, 2022 4:09 PM
To: Joe Serrano
Subject: Proposal to Expand Soquel Creek WD Jurisdictional Sphere

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Mr. Serrano:

I am writing in opposition to a portion of the proposal for LAFCO approval of an expansion of the sphere boundary for the Soquel Creek Water District. We strongly object to expanding the sphere boundary to include the following parcels:

La Selva Highlands – APN: 045-031-23, 045-031-24, 045-031-04.

Seascape Bluffs – APN: 054-261-30, 054-261-29, 054-261-28, 054-261-27.

LAFCO Staff Proposal

“Based on staff’s analysis, the current sphere boundary is not consistent with the District’s current service area. SqCWD is currently providing services outside its jurisdiction to 290 parcels through five separate extraterritorial service agreements approved by LAFCO. Staff is recommending that the sphere boundary be expanded to include the 290 served parcels as a precursor to annexation in the near future.” (LAFCO, Countywide Water Service and Sphere Review, August 3, 2022, p. 222.)

The above-noted parcels in *La Selva Highlands* and *Seascape Bluffs* **are not** currently being provided water services by the District. This fact is reflected in the staff’s exhibit showing the current District Jurisdictional and Sphere Boundaries. (Id., p.223, Figure 81.) However, the staff exhibit showing the new expanded sphere boundary inexplicably adds these parcels to the new proposed jurisdiction of the District. (Id., p. 224, Figure 82.)

Why? The staff provides no justification whatsoever for expanding the District’s jurisdiction to include *La Selva Highlands* and *Seascape Bluffs*. The District **does not** have an agreement to provide water services to these parcels and has never provided such services.

Because LAFCO cannot legally take such actions without justification or any basis in fact or law, I first thought Figure 82 was simply prepared by mistake. But then I received a copy of your response to an inquiry from Ms. Susanne Paradis which states in part that “[t]he proposed sphere amendment will simply reflect the areas Soquel Creek Water District is already serving.” Your statement here and the staff’s justifications for expanding District jurisdiction to include *La Selva Highlands* and *Seascape Bluffs* **are absolutely false and apparently contrived to deceive the public.**

These parcels are on the open market for sale and future development. They are being actively promoted as a “world class enclave” for “luxury homes” (See La Selva Highlands.com) and as “Santa Cruz County’s finest beach estate property” (See Seascape Bluffs.com). It appears obvious that LAFCO’s deception with respect to the proposed inclusion of these parcels in the boundary amendment is part of a back-door deal to specially benefit the current and prospective owners of these parcels and their land development plans for the property. Indeed, the staff even recommends that “SqCWD should consider annexing these parcels if the District and the affected landowners determine it would improve the level service and increase local representation. If an application is submitted within a year (August 2023), LAFCO will consider waiving the annexation filing fee and provide assistance on completing the annexation process.” (Id., p. 222.)

So, the deceptive proposal to include these parcels in an expanded District jurisdiction, if approved, would also include preapproval and special assistance in annexing these parcels to District service, affording severely limited water services to special development interests against the interests of the community. Because of the known community opposition to such action, LAFCO has apparently adopted this fraudulent path to avoid public scrutiny and opposition. This is unlawful and disgraceful action by public officials sworn to protect and serve the public interest.

I request that LAFCO remove the *La Selva Highlands* and *Seascape Bluffs* parcels from the proposed amended sphere boundary and eliminate the invitation and assistance in annexing these properties for District service.

In the event LAFCO approves the fraudulent proposal with respect to these parcels, you can expect a comprehensive request for information, documents and records that will undoubtedly reveal the secret reasons for this deceptive LAFCO proposal and the various people and interests involved in this despicable back-room deal.

James Eggleston

La Selva Beach

Joe Serrano

From: R.C. Johnston <johnstonx3@sbcglobal.net>
Sent: Tuesday, September 6, 2022 10:06 PM
To: Joe Serrano
Subject: Sphere of influence-LSB/Seascape

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Joe Serrano,

Open space lands are very important for a healthy environment for both humans and wildlife. I feel strongly that any change to the current boundary should involve a careful and through decision made with community input. Please keep me apprised of any future meetings regarding SCWD expanding their boundary to La Selva Beach.

Thank you,
Roy Johnston
211 Playa Blvd.
La Selva Beach 95076

Sent from my iPhone

Joe Serrano

From: Johnston <gailjohnston@sbcglobal.net>
Sent: Tuesday, September 6, 2022 10:19 PM
To: Joe Serrano
Subject: La Selva Beach LAFCO Proposed Boundary Adjustment - Public Comment

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Mr. Serrano,

I am submitting my comment in opposition to the proposed "sphere of influence" boundary of the Soquel Creek Water District to include the properties between La Selva Beach and Seascape. These are currently designated open space and agricultural lands. I feel strongly that this open space and agricultural land should be preserved.

Sincerely,

Gail Johnston
831.246.4601
La Selva Beach Resident since 1976

Joe Serrano

From: Bonnie Gutierrez <bocuda@cruzio.com>
Sent: Tuesday, September 6, 2022 5:56 PM
To: Joe Serrano
Subject: Re: Xanthus property in La Selva Beach

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Mr Serrano,

Thank you for your quick response and information about the Soquel Creek Water District. I am relieved to know that land preservation is a top priority of LAFCO. I am unable to attend the meeting, but feel the matter is in good hands.

Thank you again,

Bonnie Gutierrez

On 2022-09-06 09:26, Joe Serrano wrote:

Good Morning Ms. Gutierrez,

Thank you for your comments. I agree with you, preserving open spaces, farmlands, and agricultural areas within the County is also a priority for LAFCO. This priority and responsibility for LAFCO is outlined in state law and within the Commission's adopted policies. The proposed sphere amendment that will be considered tomorrow will not change Soquel Creek Water District's jurisdictional boundary nor will it change the land use designation for the Xanthus property and the surrounding agricultural lands. The proposed sphere amendment will simply reflect the areas Soquel Creek Water District is already serving and identify Soquel Creek Water District as the most logical service provider to certain areas substantially surrounded by the water district.

It is important to note that an annexation process (in other words adding territory into a water district) is statutorily required if any area outside a public water system wants to connect into a district – this extensive process would require action and support by the County, LAFCO, and the affected residents.

In summary, this proposed sphere amendment will not change the agricultural land use designation in place for the Xanthus property, it is not tied to any proposed development, and does not automatically add the Xanthus property into the Soquel Creek Water District. As I previously mentioned, preservation of open space and agricultural lands is, and will continue to be, a priority for LAFCO.

That being said, you are more than welcomed to join us next Wednesday at 9am for our virtual meeting.

Thanks again for your comments.

-Joe

Joe A. Serrano

Executive Officer
Local Agency Formation Commission of Santa Cruz County

701 Ocean Street, Room 318-D, Santa Cruz, CA 95060

Email: joe@santacruzlafco.org

Phone: (831) 454-2055



From: Bonnie Gutierrez <bocuda@cruzio.com>
Sent: Saturday, September 3, 2022 11:49 AM
To: Joe Serrano <Joe.Serrano@santacruzcounty.us>
Subject: Xanthus property in La Selva Beach

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

9/3/2022

Re: Xanthus Property

Dear Mr Serrano,

I have been a resident of La Selva Beach since 1985. I have appreciated the natural beauty of the Xanthus property that is home to many mountain lions, bobcats, coyotes, wild turkeys, hawks, owls, etc. The land was held in the Williams Act for years until the passing of the elder Mr. Xanthus who raised sheep on it. It is my desire to keep this land native for its open space beauty and for the creatures that roam through it.

I ask that you please Do Not allow Soquel Creek Water District to declare the land in their sphere of influence or for any other utilities to be allowed to develop on it.

This rare parcel of land is a buffer for wild animals to move from the ocean to the mountains. It is a perfect piece of land for Open Space Alliance to purchase and preserve.

Please do not allow any development on this property!

Thank you for your kind attention,

Bonnie
Gutierrez

18 Arbolado Drive La Selva Beach CA.