



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

**REFERRAL LETTER TO AFFECTED/INTERESTED AGENCIES**

**Date:** September 12, 2022  
**Project Title:** “Scotts Valley Water District Sphere Annexation”  
**Project Number:** DA 22-13  
**APNs:** 183 parcels (list available upon request)  
**Date Rec'd by LAFCO:** August 17, 2022  
**Submitted by:** Board Resolution  
**Subject Agencies:** Scotts Valley Water District

**Sphere Adoption/Amendment:** Yes  
**Contractual Service Agreement:** No

**Executive Officer Message:** This application proposes a multi-parcel annexation involving the Scotts Valley Water District (“SVWD”). At present, 81% of the parcels (148 out of 183) are within the District’s sphere boundary. The remaining 35 parcels (19%) are outside the District’s sphere but the vast majority are already being served by SVWD.

If you have any comments on this application, please provide your feedback to the LAFCO office no later than **Friday, October 7, 2022**.

**Description/Justification:** The proposed annexation and concurrent sphere amendment was initiated by SVWD following the unanimous adoption of an initiating resolution. The subject area includes 183 parcels totaling approximately 1,481 acres. The purpose of the application is to offer the opportunity to connect into the District’s water system, when desired by the affected landowners, without the need for future LAFCO action or standalone applications from each parcel. If approved, the affected landowners will not be required to connect into the District’s water system but will have the opportunity to do so when warranted.

**Location:** The subject area includes unincorporated county territory and areas within the City of Scotts Valley. In general, the subject area is located on the east and west side Highway 17. Attached is a vicinity map depicting the location of the proposal area.

**General Plan/Zoning:** The subject area is inhabited and currently has multiple land use designations under the County’s General Plan and the City’s General Plan, ranging from Agriculture to Urban Very Low Residential. In general, the vast majority of the subject area is designated as Rural and Mountain Residential. The application does not propose any changes to the existing land use designation.

**Other Municipal Services:** No other change of organization is required. The proposal area will continue to receive municipal services from other existing public agencies, including but not limited to fire services from Scotts Valley Fire Protection District and sewer services from the City of Scotts Valley.

**Environmental Review:** The project site is subject to an environmental review. Santa Cruz LAFCO may serve as the lead agency for assessing impacts under CEQA. Staff believes the proposal qualifies as a project under CEQA. Therefore, an environmental review is underway.

**Tax Negotiations:** California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement involving the affected local agency before LAFCO can consider a jurisdictional change. The Board of Supervisors (BOS) acts as the authorizing body for the District regarding property tax adjustments.

**Referrals:**

Affected Agency: Scotts Valley Water District

Interested Agencies:

Cities – Scotts Valley

County Departments – Administrative Office; Elections Office; Supervisorial District 1 (Manu Koenig); Supervisorial District 5 (Bruce McPherson)

County Service Areas – CSA 9; CSA9a; CSA 9c; CSA 9d; CSA 11; CSA 12; CSA 38; CSA 53

School Districts – Scotts Valley Unified

Other Local Agencies: Resource Conservation District; San Lorenzo Valley Water District; Scotts Valley Fire Protection District

**Terms and Conditions:** The LAFCO resolution will outline several terms and conditions including but not limited to the following: completion of statutory requirements; and payment of State Board of Equalization fees.

**Public Hearing:** Yes (hearing date: TBD)

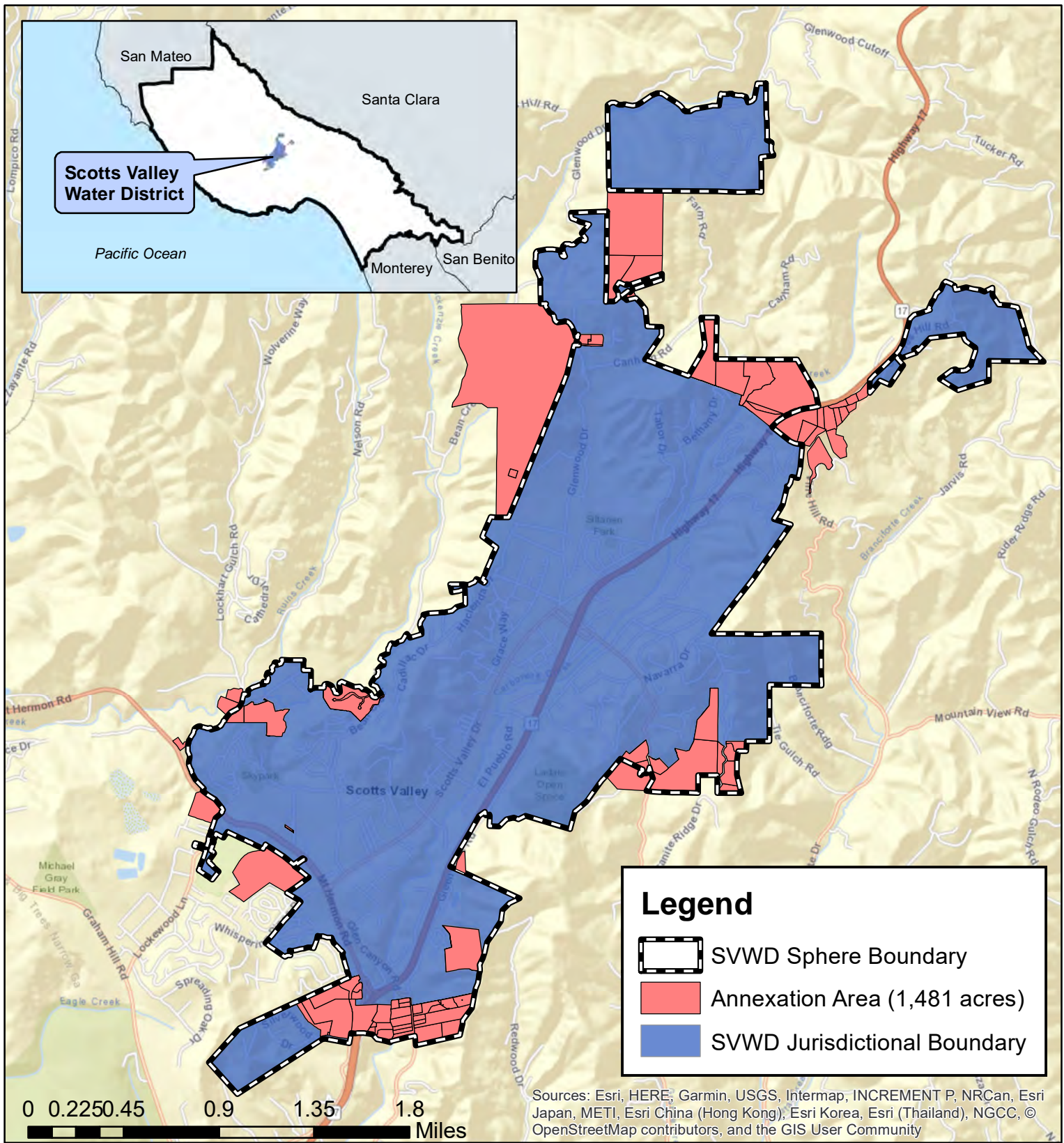
**Date File Opened:** 8/17/22

**Filing Fee Deposit:** Pending

**Date Paid:** Pending

**Date Status Letter Sent:** 9/9/22

**Attachment:** Vicinity Map



# "Scotts Valley Water District Sphere Annexation" (LAFCO Project No. DA 22-13)

There are 183 parcels within the proposed annexation area. 81% of these parcels (148 out of 183) are within the District's sphere boundary. The remaining 35 parcels (19%) are outside the District's sphere but most of them are already being served by SVWD.



Map created on August 23, 2022