

Summary of Statutory and Policy Considerations

Factors to Consider	LAFCO Staff Comment
1. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years (GCS 56668[a] and Commission Policy 3.4)	Consistent. The Coastal Region is expected to have slow growth. Staff's analysis indicates that SVWD will have the capacity to meet the demands of the existing and future population.
2. Effect of proposal on cost & adequacy of service in area and adjacent areas (GCS 56668[b][1])	Consistent. Residents will be subject to connection fees, if they decide to receive water from SVWD. The annexation is at no-cost to the residents and saves them time and money by removing the LAFCO process should they decide to connect in the future.
3. Need for organized services, probable future needs (GCS 56668[b][2])	Consistent. Future connections will require further analysis, SVWD approval, and potential fees/permits.
4. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas (GCS 56668[c])	Consistent. The proposed annexation does not mean affected parcels automatically become District customers. All property owners would have the choice to become customers, if desired.
5. Conformity of the proposal and anticipated effects with the Commission's adopted policies (GCS 56668[d])	Consistent. The annexation is encouraged by the Commission pursuant to adopted policies and recent service reviews.
6. Physical and economic integrity of agriculture lands and open space (GCS 56668[e])	Consistent. The annexation will not change the economic integrity of agricultural or open space lands. The existing land use designations will remain the same.
7. Boundaries: logical, contiguous, not difficult to serve, definite and certain (GCS 56668[f] and Commission Policy 4.3 and 4.11)	Consistent. SVWD's jurisdiction includes three non-contiguous service areas. The proposed annexation would address this discrepancy and combine the territories into a single service area.
8. Regional Transportation Plan (GCS 56668[g])	Consistent. The annexation will not change the transportation plans set forth by the City of Scotts Valley or the County. The existing land use designations will remain the same.
9. Consistency with city or county general and specific plans (GCS 56668[h] and Commission Policy 3.1)	Consistent. The annexation will not change the General Plans or pre-zone designations set forth by the City of Scotts Valley or the County. The existing land use designations will remain the same.
10. Consistency of the existing sphere boundaries (GCS 56668[i] and Commission Policy 2.1)	Consistent. The sphere boundary will be amended to accurately reflect the proposed annexation involving 184 parcels.
11. Comments from affected local agency or other public agency (GCS 56668[j])	Consistent. In accordance with State law, LAFCO staff solicited comments from interested and affected agencies. LAFCO did not receive any written opposition.
12. Ability of the newly formed entity to provide services (GCS 56668[k] and Commission Policy 3.7)	Consistent. The Commission has ranked the change of organization by descending order of preference. The proposed annexation refers to

	the highest preference available for the subject area – identifying SVWD as the most logical provider.
13. Timely availability of adequate water supply (GCS 56668[l])	Consistent. All property owners and residents in Scotts Valley and the surrounding area rely on a shared source of water, the Santa Margarita Groundwater Basin. A successful annexation would expand the water supply delivery options and efficiently provide water services in the greater Scotts Valley area.
14. Regional Housing Needs Allocation (GCS 56668[m])	Consistent. The annexation will not change regional housing needs allocation identified by the City of Scotts Valley or the County. The existing land use designations will remain the same.
15. Any information or comments from the affected landowners, registered voters, and/or residents (GCS 56668[n])	Consistent. LAFCO advertised the public notice in a newspaper (Sentinel), outside the LAFCO Office and County building, and on the LAFCO website. Additionally, SVWD distributed postcards to all the affected residents. LAFCO did not receive any written opposition.
16. Any information relating to existing land use designations (GCS 56668[o] and Commission Policy 3.2)	Consistent. The annexation will not change the General Plans or pre-zone designations set forth by the City of Scotts Valley or the County. The existing land use designations will remain the same.
17. Promotion of environmental justice (GCS 56668[p] and Commission Policy 4.10)	Consistent. LAFCO staff encourages public participation when changes of organization, such as annexation, is being considered.
18. Promotion of consolidation proposals (Commission Policy 4.2)	Consistent. The annexation is encouraged by the Commission pursuant to adopted policies and recent service reviews. Staff's analysis determines various benefits from annexation.
19. Consideration of other boundaries (Commission Policy 4.4, 4.6, 4.7, and 4.9)	Consistent. No other change of organization is required. The annexation 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.
20. Prevention of "Islands" (Commission Policy 4.8)	Consistent. The annexation will not create an "island" or area in which it is substantially surrounded by SVWD and excluded from the service area. In fact, the annexation will eliminate the current islands under SVWD's jurisdiction.