

County Service Area 3 (Service & Sphere Review)



Local Agency Formation Commission
of Santa Cruz County



Adopted Version – April 3, 2024

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EXECUTIVE SUMMARY

Introduction

This Service and Sphere of Influence Review provides information about the services and boundaries regarding County Service Area 3 (referred to as “CSA 3”). The report will be used by the Local Agency Formation Commission (LAFCO) to conduct a statutorily required review and update process. The Cortese-Knox-Hertzberg Act requires that LAFCO conduct periodic reviews and updates of Spheres of Influence for all cities and special districts in Santa Cruz County (Government Code Section 56425). It also requires LAFCO to conduct a review of municipal services before adopting sphere updates (Government Code Section 56430). The last service review conducted for CSA 3 was adopted on June 5, 2019.

The service review process does not require LAFCO to initiate changes of organization based on service review conclusions or findings; it only requires that LAFCO make determinations regarding the delivery of public services in accordance with Government Code Section 56430. However, LAFCO, local agencies, and the public may subsequently use the determinations and related analysis to consider whether to pursue changes in service delivery, government organization, or spheres of influence. Service and sphere reviews are informational documents and are generally exempt from environmental review. LAFCO staff has conducted an environmental review of the District’s existing sphere of influence pursuant to the California Environmental Quality Act (CEQA) and determined that this report is exempt from CEQA. Such an exemption is due to the fact that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (Section 15061[b][3]).

CSA 3 (Aptos Seascapes) Overview

County service area 3 was formed in 1965 to provide a series of services to the Seascapes community in Aptos. A total of five services are allowed to be offered under CSA 3, as shown in **Table 1**.

Table 1: CSA 3 Services

Type of Service	Year of Activation
1. Beach Access Maintenance	1965
2. Road Median Landscaping Maintenance	1965
3. Street Sweeping	1965
4. Beach Litter Control	1994
5. Beach Patrol	1994

The County’s Community Development & Infrastructure Department (previously known as the Planning and Public Works Departments) is responsible for providing financial oversight of all funds collected and disbursed, as well as procurement oversight. All CSAs are formed and operate in accordance with the County Service Area Law (Government Code Section 25210 et seq.). **Figure 1** on page 3 provides a vicinity map showing the location of the CSA in the southern portion of Santa Cruz County near the coast.

Figure 1: Vicinity Map



County Service Area 3 (Aptos Seascapes) Service and Sphere Boundaries

CSA 3 provides several services to appx. 24,000 residents. There are 1,663 parcels within its service area and an additional 96 parcels in its sphere boundary.



Map created on 2/26/24

Legal Authority

CSA 3 is governed by the County Service Area Law (Government Code Section 25210 et seq.). The Legislature finds and declares the following:

- a) Population growth and development in unincorporated areas result in new and increased demands for public facilities and services that promote the public peace, health, safety, and general welfare.
- b) The residents and property owners in unincorporated areas should have reasonable methods available so that they can finance and provide these needed public facilities and services.
- c) The residents and property owners in some unincorporated areas may propose the incorporation of new cities or annexations to existing cities as a way to fulfill these demands for public facilities and services.
- d) In other unincorporated areas, independent special districts with directly elected or appointed governing boards can fulfill these demands for public facilities and services.
- e) County boards of supervisors need alternative organizations and methods to finance and provide needed public facilities and services to the residents and property owners of unincorporated areas.
- f) In enacting the County Service Area Law by this chapter, it is the intent of the Legislature to continue a broad statutory authority for county boards of supervisors to use county service areas as a method to finance and provide needed public facilities and services.
- g) Further, it is the intent of the Legislature that county boards of supervisors, residents, and property owners use the powers and procedures provided by the County Service Area Law to meet the diversity of local conditions, circumstances, and resources.

CSA Zones of Benefit

State law indicates that LAFCOs have purview over cities and special districts, including county services areas. However, in accordance with Government Code Section 56036(b)(10), LAFCOs do not have authority over a zone of any special district. This service review is intended to provide information about CSA 3 only. The creation, modification, or dissolution of future zones can only be implemented by the County through official action from the Board of Supervisors. It is LAFCO's understanding that there are no zones of benefits within CSA 3, however, there is interest in forming a potential zone(s) in the near future – if residents support this new funding source option. Further discussion about this opportunity is discussed later in the report (refer to page 16).

Key Findings

The following are key findings of the 2024 Service and Sphere of Influence Review for County Service Area 3 (Aptos Seascap):

1. CSA 3 provides municipal services to a coastal community.

The CSA's service area encompasses approximately 376 acres of unincorporated territory and includes approximately 45,000 residents within the Seascap community. CSA 3 has been given the legal authority by LAFCO to provide five service provisions: Beach Access Maintenance, Road Median Landscaping Maintenance, Street Sweeping, Beach Litter Control, and Beach Patrol.

2. CSA 3 added a new service but was never implemented.

The County submitted an application in 2006 to expand the list of services under CSA 3 to include "open space maintenance services." The LAFCO at that time approved the new provision with the condition that the County begin providing the service no later than December 6, 2008. Based on staff's analysis, the service was never implemented within the two-year deadline, and therefore, not an official service under CSA 3. No official LAFCO action is required but staff is recommending that the Commission formally make this determination as part of this service review.

3. CSA 3 is financially stable at this time.

The CSA's primary source of revenue is from service charges. CSA 3's fund balance ended with approximately \$47,000 in FY 2022-23, an increase of 34% from the previous fiscal year. Financial statements indicate that the CSA ended with a surplus each year from 2019 to 2023. However, the surplus is a result of the County reducing, or in some cases, discontinuing certain services to ensure that enough revenue was available to cover annual expenses. The cutback in service delivery is also a result of the CSA's benefit assessments being stagnant for almost 30 years.

4. CSA 3 requires improvement in governmental transparency.

State law now requires all independent special districts to maintain and operate a website by January 1, 2020. CSA 3 is a dependent special district, and therefore, not subject to this statutory requirement. However, LAFCO encourages the County to offer more information about CSA 3 on their website to ensure residents have the opportunity to participate in the CSA's decision-making process and future actions.

5. CSA 3's sphere of influence goes beyond its jurisdictional boundary.

The Commission adopted CSA 3's original sphere of influence in February 1983 which went beyond the jurisdictional boundary to include 96 additional parcels. The intent was for the County to annex this area, most residential, to provide the same services as the rest of the Seascap community. However, the sphere boundary has been in place for over 40 years without a single annexation. Therefore, staff is recommending that the Commission reduce the sphere boundary to be coterminous with the current service area.

Recommended Actions

Based on the analysis and findings in the 2024 Service and Sphere of Influence Review for County Service Area 3, the Executive Officer recommends that the Commission:

1. Find that pursuant to Section 15061(b)(3) of the State CEQA Guidelines, LAFCO determined that the sphere of influence review is not subject to the environmental impact evaluation process because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to CEQA;
2. Determine, pursuant to Government Code Section 56425, the Local Agency Formation Commission of Santa Cruz County is required to develop and determine a sphere of influence for County Service Area 3, and review and update, as necessary;
3. Determine, pursuant to Government Code Section 56430, the Local Agency Formation Commission of Santa Cruz County is required to conduct a service review before, or in conjunction with an action to establish or update a sphere of influence; and
4. Adopt a Resolution (LAFCO No. 2024-08) approving the 2024 Service and Sphere of Influence Review for County Service Area 3 with the following conditions:
 - a. Amend CSA 3's sphere of influence to coincide with its current jurisdictional boundary;
 - b. Determine that the "open space maintenance service," initially approved on December 6, 2006, was never implemented before LAFCO's two-year deadline of December 6, 2008 and therefore not an official service under CSA 3; and
 - c. Direct the Executive Officer to distribute a copy of the adopted service and sphere review to CSA 3 representatives and any other interested or affected parties, including but not limited to the County of Santa Cruz.

DISTRICT OVERVIEW

History

County Service Area 3 was formed on December 14, 1965 and its service area encompasses 1,663 parcels (totaling 530 acres), as shown in the map on page 3. **Appendix A** provides a copy of the 1965 formation resolution adopted by the County¹. CSA 3's original purpose was to provide beach access maintenance, road median landscaping maintenance, and street sweeping services to the Seascape community. In 1994, LAFCO activated two latent powers (beach litter control and beach patrol) as additional services for CSA 3. In 2006, LAFCO activated one more latent power for CSA 3 – this time for open space landscaping maintenance services to mitigate fire hazard. CSA 3's original sphere of influence boundary was established on February 2, 1983, and extended beyond the service area as shown in **Appendix B**. The sphere boundary has remained the same for over 40 years. **Appendix C** provides a timeline of all the boundary changes approved by LAFCO since its inception. Only eight LAFCO actions were taken since 1965, and all but one was completed between 1965-1983. The last LAFCO action involving the CSA was in October 2006 when LAFCO approved the new service for open space maintenance (more information about this expired service is on page 14).

Services & Operations

CSA 3 provides multiple services to the Seascape community and these services are funded through benefit assessments. The assessed parcels are classified as follows: (1) Residential, (2) Duplex, (3) Three-Unit Condo, (4) Fourplex, (5) Retirement Home, and (6) Minor Commercial, Affordable Housing, Hotel, Swim/Tennis Club. **Figure 2** on page 8 shows the current land use designation within CSA 3. The current benefit assessments are based on flat fees that have not changed or been adjusted for inflation since 1996. It is LAFCO's understanding that attempts were made to increase the rates in FY 2002-23, FY 2021-22, and FY 2023-24, but the residents ultimately voted down the proposed rate changes. It is important to note that the CSA representatives were the ones who initiated the process for an election to increase not the County specifically. The purpose of the failed rate increase was to provide necessary funding for road median maintenance, street utility facilities, and beach access maintenance, patrol, and litter control services for the beach area below Via Palo Alto and extending south to the resort (all within CSA 3). **Table 2** provides an overview of the current rates along with the proposed rate adjustment, which failed via mailed-in ballots in March 2023.

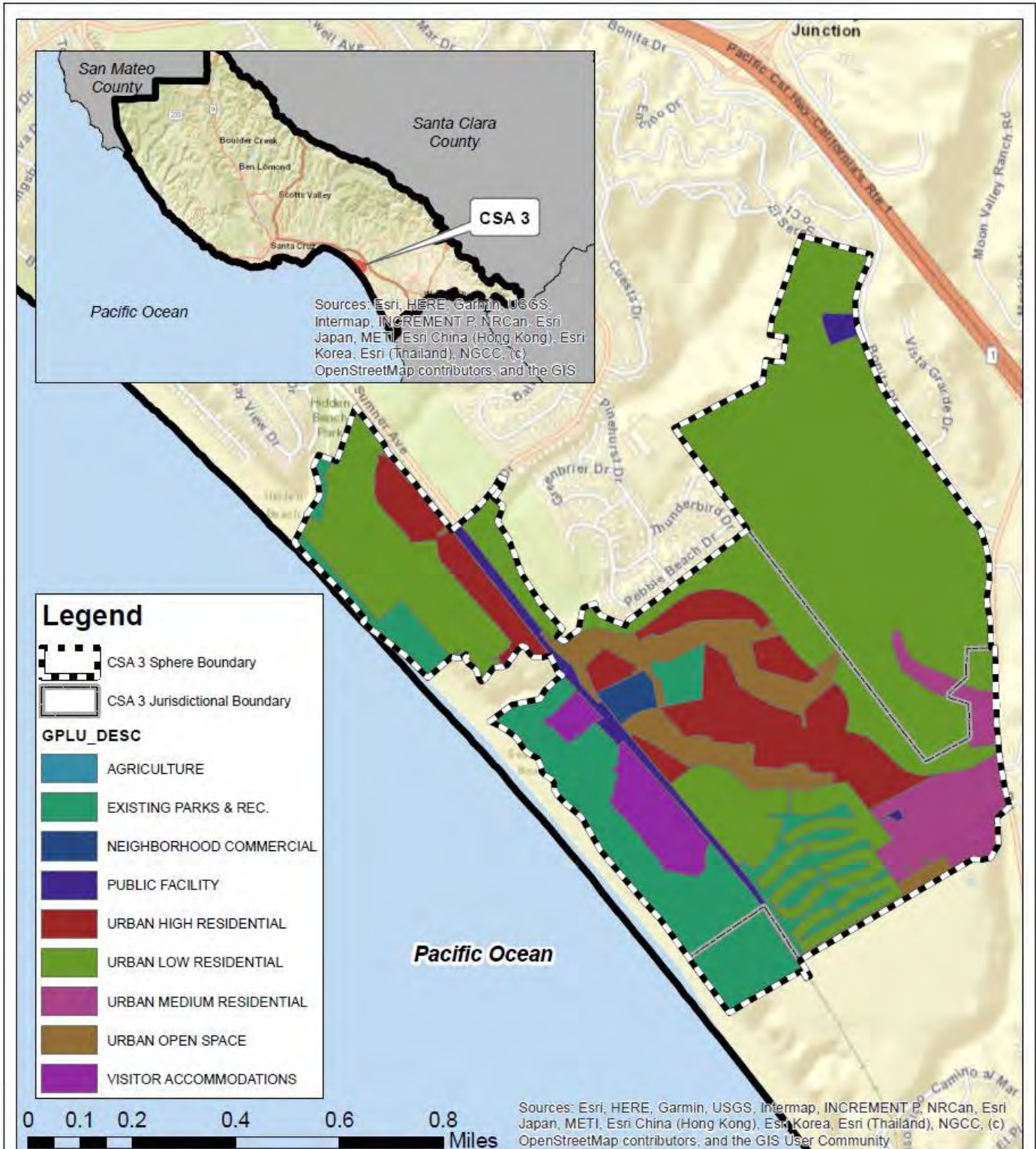
Table 2: Annual Charges

Benefit Assessment Structure	Current Rates (since 1996)	Proposed Rates (failed in 2023)
Residential, Vacant	\$50	\$150
Duplex	\$100	\$300
Three-Unit Condo	\$150	\$450
Fourplex, Retirement Home	\$200	\$600
Minor Commercial, Affordable Housing, Hotel, Swim/Tennis Club	\$400	\$1,200

Footnote: Rates have remained the same for almost 30 years without any changes or adjustments

¹ LAFCO Reso No. 198 officially created CSA 3, however, a copy of the resolution was not available

Figure 2: Land Use Map



County Service Area 3 (Aptos Seascapes) Service and Sphere Boundaries



Map created on 2/26/24

CSA 3 provides several services to appx. 24,000 residents. There are 1,663 parcels within its service area and an additional 96 parcels in its sphere boundary.

Population & Growth

Based on staff's analysis, the population of CSA 3 in 2020 was estimated to be 24,000. The Association of Bay Area Governments (ABAG) and the Association of Monterey Bay Area Governments (AMBAG) provide population projections for cities and counties in the Coastal Region. Official growth projections are not available for special districts. In general, the Coastal Region is anticipated to have a slow growth over the next fifteen years. **Table 3** shows the anticipated population for the CSA. The average rate of change within CSA 3 is 0.86%.

Population Projection

Based on the projections for Santa Cruz County, LAFCO staff was able to develop a population forecast for CSA 3 by increasing the CSA's 2020 population amount by 0.86% for the next fifteen years. Under this assumption, LAFCO staff projects that the entire population of the CSA will be approximately 25,000 by 2040.

Table 3: Projected Population

	2020	2025	2030	2035	2040
Unincorporated County Territory	136,891	137,896	139,105	140,356	141,645
CSA 3 (Aptos Seascapes)	23,974	24,179	24,387	24,596	24,807

Disadvantaged Unincorporated Communities

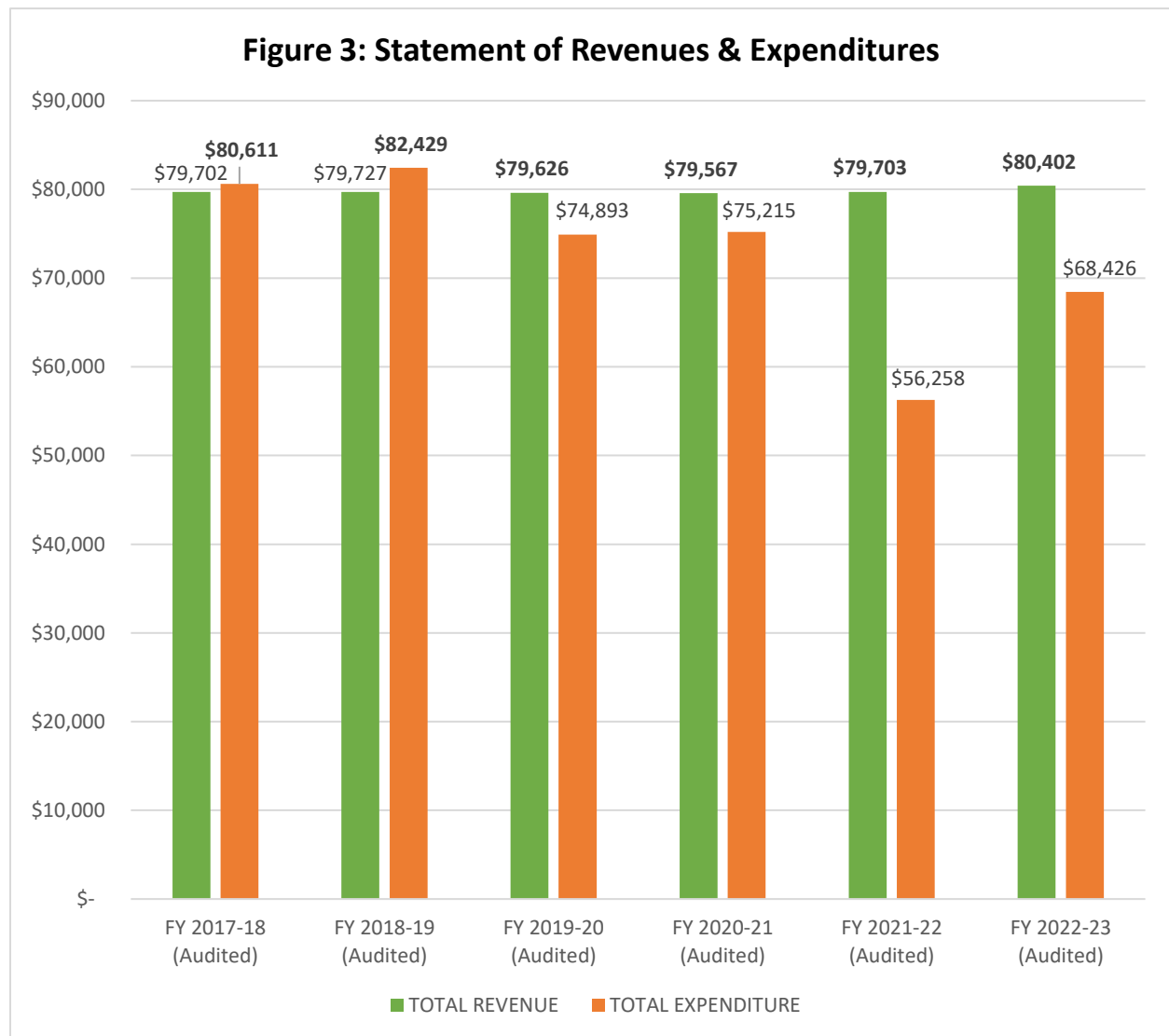
In accordance with Senate Bill 244, which became effective on January 1, 2012, state law requires the identification and description of all "disadvantaged unincorporated communities" (DUCs) located within or contiguous to the existing spheres of influence of cities and special districts which provide fire protection, sewer, and/or water services (Government Code Section 56046). DUCs are defined as inhabited unincorporated areas with an annual median household income that is 80% or less than the statewide annual median household income.

In 2020, the California statewide annual median household income was \$78,672, and 80% of that was \$62,938. LAFCO staff utilized the ArcGIS mapping program to locate potential DUCs in Santa Cruz County. Based on the criteria set forth by SB 244, in conjunction with further evaluation of these areas, staff determined that there are no disadvantaged unincorporated communities within CSA 3 at this time.

FINANCES

This section will highlight the CSA’s audited financial performance during the most recent fiscal years. Fiscal Year 2022-23 is the latest audited financial statement publicly available. A comprehensive analysis of the CSA’s financial performance during the past six years is shown in **Table 7** on page 12.

At the end of FY 2022-23, the total revenue collected by the CSA was approximately \$80,400, representing a 1% increase from the previous year (\$79,700 in FY 2021-22). Total expenses for FY 2022-23 were approximately \$68,400, which increased from the previous year by 22% (\$56,300 in FY 2021-22). As shown in **Figure 3**, the CSA’s total revenues have been more than total expenditures each year since FY 2019-20. The positive balance is a result of the County’s action to reduce or in some cases discontinue provisions of certain services due to its inability to increase the current benefit assessment rates. These rates have not changed for almost 40 years even though annual costs and inflation have increased during the same time period. That is why total revenue from charges for services has been restricted to \$79,695 each fiscal year as shown in the following tables on pages 11 and 12.



Revenues

CSA 3's primary source of revenue is charges for services. Since rates have not changed since 1996, CSA 3 is limited to receiving the same amount each year (\$79,596). Less than one percent comes from the Interest made from their account balance, which has only earned between \$30 to \$700 in the last six years. **Table 4** highlights the limited revenue sources since 2017.

Table 4: Total Revenue

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
REVENUE						
Charges for Services	\$79,596	\$79,596	\$79,596	\$79,478	\$79,596	\$79,695
<i>Change (%)</i>		0.0%	0.0%	-0.1%	0.1%	0.1%
Interest	\$106	\$131	\$30	\$89	\$107	\$707
<i>Change (%)</i>		23.6%	-77.1%	196.7%	20.2%	560.7%
Total Revenue	\$79,702	\$79,727	\$79,626	\$79,567	\$79,703	\$80,402
<i>Change (%)</i>		0.0%	-0.1%	-0.1%	0.2%	0.9%

Expenditures

CSA 3's total expenditures involve landscape maintenance, street sweeping, beach patrol, utilities, accounting, and other miscellaneous costs. However, all these expenses are shown under one budget line item in the County's audited financial statements as "Service & Supplies." **Table 5** distinguishes the cost and percentage since 2017.

Table 5: Total Expenditure

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
EXPENDITURE						
Services & Supplies	\$ 80,611	\$ 82,429	\$ 74,893	\$ 75,215	\$ 56,258	\$ 68,426
<i>Change (%)</i>		2.3%	-9.1%	0.4%	-25.2%	21.6%
Total Expenditure	\$ 80,611	\$ 82,429	\$ 74,893	\$ 75,215	\$ 56,258	\$ 68,426
<i>Change (%)</i>		2.3%	-9.1%	0.4%	-25.2%	21.6%

Fund Balance

As of June 30, 2023, the total fund balance was approximately \$47,000. The following table highlights the net position balance from 2017 to 2023. As shown in the table below, CSA 3's fund balance has fluctuated over the years, recently experiencing significant increases during the most recent years. It is LAFCO's understanding that since 2018, the County has reduced or in some cases discontinued the provision of certain services to ensure that enough revenue was available to cover anticipated expenses each year.

Table 6: Fund Balance/Net Position

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Net Position (Ending Balance)	\$4,908	\$2,206	\$6,939	\$11,292	\$34,736	\$46,712
Change in (\$) from previous year		-\$2,702	\$4,733	\$4,353	\$23,445	\$11,975
Change in (%) from previous year		-55%	215%	63%	208%	34%

Table 7: Total Revenues & Expenditures

COUNTY SERVICE AREA 3 (APTOS SEASCAPE)						
	FY 2017-18 (Audited)	FY 2018-19 (Audited)	FY 2019-20 (Audited)	FY 2020-21 (Audited)	FY 2021-22 (Audited)	FY 2022-23 (Audited)
REVENUE						
Charges for Services	\$ 79,596	\$ 79,596	\$ 79,596	\$ 79,478	\$ 79,596	\$ 79,695
Interest	\$ 106	\$ 131	\$ 30	\$ 89	\$ 107	\$ 707
TOTAL REVENUE	\$ 79,702	\$ 79,727	\$ 79,626	\$ 79,567	\$ 79,703	\$ 80,402
EXPENDITURE						
Services & Supplies	\$ 80,611	\$ 82,429	\$ 74,893	\$ 75,215	\$ 56,258	\$ 68,426
TOTAL EXPENDITURE	\$ 80,611	\$ 82,429	\$ 74,893	\$ 75,215	\$ 56,258	\$ 68,426
Surplus / (Deficit)	\$ (909)	\$ (2,702)	\$ 4,733	\$ 4,352	\$ 23,445	\$ 11,976
FUND BALANCE						
Ending Balance	\$ 4,908	\$ 2,206	\$ 6,939	\$ 11,292	\$ 34,736	\$ 46,712
Change (\$)		\$ (2,702)	\$ 4,733	\$ 4,353	\$ 23,445	\$ 11,975
Change (%)		-55%	215%	63%	208%	34%

GOVERNANCE

CSA 3 is a dependent special district governed by the County Board of Supervisors. All CSAs are formed and operate pursuant to the County Service Area Law (Government Code Section 25210 et seq.). County Supervisors receive no additional compensation for their CSA responsibilities. The County’s Community Development & Infrastructure Department (previously known as the Planning and Public Works Departments) manages the services related to CSA 3. The Board of Supervisors holds public hearings when considering any annual charges and/or work programs overseen by the Board.

Local Accountability & Structure

The current Board is as follows:

Table 8: Board of Directors

Board Member	Supervisory District	Term of Office
Manu Koenig	First District (Live Oak, Soquel, Summit, Santa Cruz Gardens, Carbonera, and parts of Scotts Valley & Capitola)	First Elected: 2020 Next Election: Primary 2024
Zach Friend	Second District (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2012 Next Election: Primary 2024
Justin Cummings	Third District (Santa Cruz, Bonny Doon, North Coast)	First Elected: 2022 Next Election: Primary 2026
Felipe Hernandez	Fourth District (Pajaro Valley, Watsonville)	First Elected: 2022 Next Election: Primary 2026
Bruce McPherson	Fifth District (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2012 Next Election: Primary 2024

Challenges and Opportunities

Both independent and dependent special districts are tasked with operating in an efficient and transparent manner on a regular basis. LAFCO staff has taken the position that public agencies should always prepare and consider future opportunities and potential challenges in order to properly provide and sustain adequate services to their constituents. The following section explores possible actions that should be considered by the CSA.

Financial Transparency

CSA 3 has the legal authority to provide five service provisions. While the adopted annual budgets and actual expenses on the County website do not breakout the “Services & Supplies” expense more specifically, the CSA 3 representatives are provided financial reports twice annually which do breakout the costs for specific types of services. These detailed financial documents are not publicly available at this time. It may be beneficial to include these financial documents on the County’ website for further transparency..

LAFCO Staff Recommendation: *The CSA should consider having financial statements accessible online for more transparency.*

Financial Stability / Zones of Benefit

As previously stated, CSA 3 has been given the legal authority to provide five different services; however, certain services have been reduced or discontinued by the County due to lack of proper funding. It is LAFCO’s understanding that the community has expressed interest in forming a zone of benefit to adequately provide funding towards beach maintenance and patrol. While LAFCOs have no purview over the formation of zones of benefit, creating a zone or several zones may address the current financial structure which is currently outdated and not sustainable.

LAFCO Staff Recommendation: *The County should explore forming one or several zones to adequately fund the existing services based on location and/or need.*

Open Space Maintenance Service

In 2006, the County submitted an application to activate a new service under CSA 3: *Open Space Landscaping Maintenance*. LAFCO approved the activation of this new provision in December 2006 with the condition that the County begin providing this service by December 2008 (two-year deadline). The service was not initiated or implemented within the two-year period, and therefore, not an official service responsibility under CSA 3. The Commission should formally make this determination as part of this service review. **Appendix D** provides more background information on the 2006 effort and expiration deadline.

LAFCO Staff Recommendation: *The Commission should formally determine that the two-year deadline passed without the implementation of the open space maintenance service. Therefore, this service is officially not under CSA 3’s scope of work.*

Website Requirements

Senate Bill 929 was signed into law in September 2018 and requires all independent special districts to have and maintain a website by January 1, 2020. SB 929 identifies several components that must be found within an agency's website. Additionally, the Special District Leadership Foundation (SDLF), an independent, non-profit organization formed to promote good governance and best practices among California's special districts, has also outlined recommended website elements as part of its District Transparency Certificate of Excellence. This program was created as an effort to promote transparency in the operations and governance of special districts to the public.

Based on SB 929's criteria and the recommendations set by the SDLF; LAFCO conducted a thorough review of the CSA's website even though said law only applies to independent special districts. **Table 9** summarizes staff's findings on whether the website is meeting the statutory requirements. At present, the CSA does not meet the statutory requirements under SB 929 and SDLF's website transparency criteria. In fact, LAFCO could not find any reference to CSA 3 on the County's website. The financial information used to conduct LAFCO's analysis for this service review was available within the County's budget and audit webpages, but were retrieved after a thorough examination of the fiscal documentations. There is currently no financial information available exclusively for CSA 3 at this time. It is LAFCO's recommendation that the County provide more information for CSA 3. This recommendation is consistent with previous requests for other CSAs within Santa Cruz County.

Table 9: Website Transparency

Website Components	Checkmark (Yes)
Required Items (SB 949 Criteria and SDLF Benchmarks)	
1. Names and Contact Information of Board Members*	
2. Board Member Term Limits	
3. Names of Key Staff, including General Manager	
4. Contact Information for Staff	
5. Election/Appointment Procedure & Deadlines	
6. Board Meeting Schedule*	
7. Mission Statement	
8. Description of District's Services/Functions and Service Area	
9. Authorizing Statute/Enabling Act	
10. Adopted District Budgets*	
11. Financial Audits*	
12. Archive of Board Meeting Agendas & Minutes*	
13. Link to State Controller's Webpages for District's reported Board Member and Staff Compensation	
14. Link to State Controller's Webpages for District's reported Financial Transaction Report	
15. Reimbursement & Compensation Policy / Annual Policies	
16. Home Page Link to Agendas/Board Packets	
17. SB 272 - Compliance-Enterprise Catalogs	
18. Machine Readable/Searchable Agendas	
19. Recipients of Grant Funding or Assistance	
20. Link or Copies of LAFCO's Service & Sphere Reviews	
Total Score (out of a possible 20)	0 (0%)

Additional Items (SDLF's Recommended Elements)	
1. Board Member Ethics Training Certificates	
2. Picture, Bio, and Email Addresses of Board Members	
3. Last Three Years of Audits	
4. Financial Reserves Policy	
5. Online/Downloadable Public Records Act Request Form	
6. Audio or Video Recordings of Board Meetings	
7. Map of District Boundaries/Service Area	
8. Link to CSDA Mapping Program	
9. General Description of Special Districts or Link to www.districtmakethedifference.org	
10. Link to Most Recently Filed to FPPC Forms	
Total Score (out of a possible 10)	0 (0%)

*Footnote: Senate Bill 929 Statutory Requirements

LAFCO Staff Recommendation: While CSA 3 is not subject to SB 929, LAFCO encourages more transparency from CSA 3 by sharing online information on how residents can participate in the CSA's decision-making process and future actions.

SPHERE OF INFLUENCE

Cortese-Knox-Hertzberg Act

City and special district spheres of influence define the probable physical boundaries and service area of a local agency, as determined by the Commission (Government Code Section 56076). The law requires that spheres be updated at least once every five years either concurrently or subsequently in preparation of Municipal Service Reviews. Spheres are determined and amended solely at the discretion of the Commission. In determining the sphere of influence for each local agency, the Commission is required by Government Code Section 56425(e) to consider certain factors, including:

- The present and planned uses in the area, including agricultural and open space lands;
- The present and probable need for public facilities and services in the area;
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
- The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency; and
- For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere.

Sphere Boundary

CSA 3's original sphere was adopted on February 2, 1983 and includes 96 parcels (totaling 67 acres) beyond the CSA's jurisdictional boundary, as shown in **Figure 1** on page 3 and **Figure 4** on page 18. Since then, the sphere has remained unchanged for over 40 years without a single annexation. The intent of this sphere boundary was for the County to eventually annex these parcels, most residential, and provide the same services as the rest of the Seascape community. Due to the lack of activity to add territory into the CSA based on the sphere boundary, staff is recommending that the sphere of influence be reduced and be coterminous with the CSA's current service area, as shown in **Figure 5** on page 19.



Figure 4: Current Sphere Map

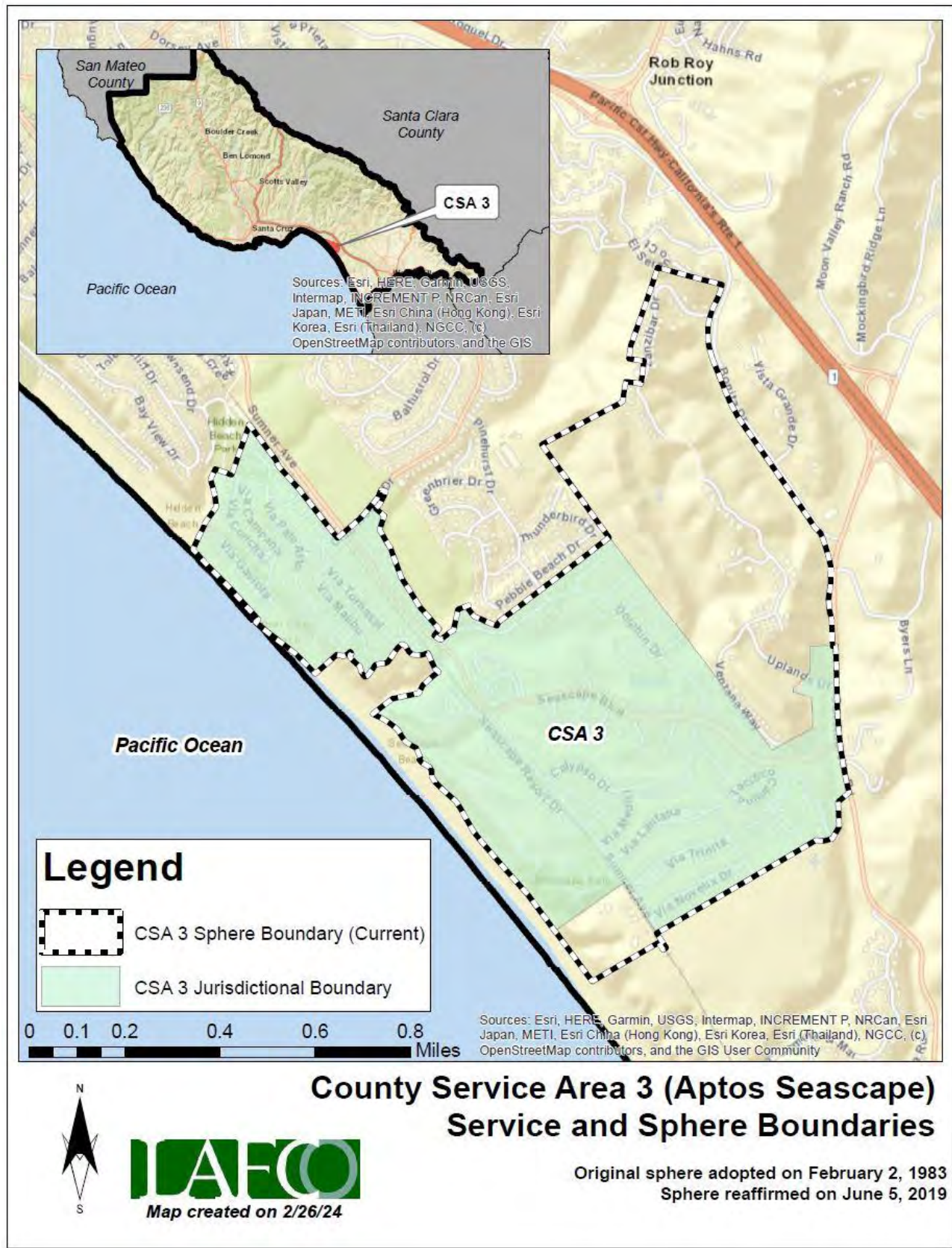


Figure 5: Proposed Sphere Map



DISTRICT SUMMARY

CSA 3 (Aptos Seascapes)	
Formation	California Government Code, Section 25210 et seq. (County Service Area Law)
Board of Trustees	County Board of Supervisors; five members; elected at-large to a four-year term
Contact Person	Matt Machado, Deputy Chief Administrative Officer and Director of Community Development & Infrastructure
Employees	Zero full-time employees
Facilities	N/A
District Area	376 acres (0.59 square miles)
Sphere of Influence	The sphere boundary goes beyond the jurisdictional boundary.
FY 2022-23 Audit	Total Revenue = \$80,402 Total Expenditure = \$68,426 Projected Net Position (Ending Balance) = \$46,712
Contact Information	Mailing Address: 701 Ocean Street, Room 410 Santa Cruz CA 95060 Phone Number: 831-454-2160 Email Address: dpwcsa@santacruzcountyca.gov Website: https://www.dpw.co.santa-cruz.ca.us/Home/CSAs.aspx <i>(no website/webpage currently dedicated to CSA 3)</i>
Public Meetings	Annual public meeting is held by the Board of Supervisors to adopt annual charges.
Mission Statement	N/A

SERVICE AND SPHERE REVIEW DETERMINATIONS

The following service and sphere review determinations fulfill the requirements outlined in the Cortese-Knox-Hertzberg Act.

Service Provision Determinations

Government Code Section 56430 requires LAFCO to conduct a municipal service review before, or in conjunction with, an action to establish or update a sphere boundary. Written statements of determination must be prepared with respect to each of the following:

1. Growth and population projections for the affected area.

CSA 3 encompasses the community of Seascapes within Aptos (unincorporated county territory). It is estimated that approximately 24,000 residents currently live within the CSA's jurisdiction. LAFCO staff projects that the CSA's population may reach 25,000 by 2040.

2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

In 2020, the California statewide median household income was \$78,672, and 80% of that was \$62,938. Based on LAFCO's analysis, there are no disadvantaged unincorporated communities within or contiguous to the District's sphere boundary.

3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

CSA 3 does not provide water, sewer, or fire protection to the Seascapes community.

4. Financial ability of agencies to provide services.

CSA 3's primary source of revenue is from service charges. CSA 3's fund balance ended with approximately \$47,000 in FY 2022-23. The CSA is currently solvent; however, benefit assessments have not changed since 1996, which has limited the amount of revenue collected to cover annual expenses.

5. Status of, and opportunities for, shared facilities.

The County should consider utilizing its existing website to promote and share more information about CSA 3's finances, activities, and governance.

6. Accountability for community service needs, including governmental structure and operational efficiencies.

LAFCO encourages more transparency from CSA 3 by sharing online information on how residents can participate in the CSA's decision-making process and future actions.

7. Any other matter related to effective or efficient service delivery, as required by commission policy.

No additional local LAFCO policies are specifically relevant to this service review.

Sphere of Influence Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres of influence in concert with conducting municipal service reviews. Spheres are used as regional planning tools to discourage urban sprawl and encourage orderly growth. Written statements of determination must be prepared with respect to each of the following:

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

The present and planned land uses are based on the general plan from the County, which range from urban to rural uses. The general plan anticipates growth centered on existing urban areas and the maintenance of agricultural production, rural residential uses, and environmental protection in rural areas.

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

It is LAFCO's understanding that the residents within CSA 3 have expressed interest in forming a zone of benefit to adequately fund beach maintenance and patrol. However, the last several attempts to increase rates have failed. The County should coordinate with the community to jointly determine what services are most needed within CSA 3.

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

CSA 3 has the legal authority to provide five service provisions: (1) Beach Access Maintenance, (2) Road Median Landscaping Maintenance, (3) Street Sweeping, (4) Beach Litter Control, and (5) Beach Patrol. Open Space Landscaping Maintenance was approved as a new service in 2006 but it was never implemented within the two-year deadline and therefore not an official service under CSA 3. It is also LAFCO's understanding that the County has reduced or discontinued certain services due to lack of proper funding. Benefit assessments have not increased since 1996.

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

CSA 3 has a governing board comprised of residents as well as a homeowner's association. These bodies should continue coordinating with the County to educate the community about its current financial restrictions and service provisions.

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

In 2020, the California statewide median household income was \$78,672, and 80% of that was \$62,938. Based on LAFCO's analysis, there are no disadvantaged unincorporated communities within or contiguous to the District's sphere boundary.

APPENDICES

Appendix A: 1965 Formation Resolution

Appendix B: List of Boundary Changes (1965 to 2006)

Appendix C: 1983 Sphere Adoption Resolution

Appendix D: 2006 Introduction of New Service (Expiration Condition)



APPENDIX A:

1965 Formation Resolution



RESOLUTION NO. 696-65

On the motion of Supervisor **Black**
duly seconded by Supervisor **Silliman**
the following resolution is adopted:

A RESOLUTION ESTABLISHING
APTOS SEASCAPE COUNTY SERVICE AREA NO. 3

APTOS SEASCAPE

RESOLVED, by the Board of Supervisors of the County
of Santa Cruz, California, that

WHEREAS, this Board did on the 10th day of August,
1965, adopt Resolution No. 609-65 of Intention for the
Establishment of a County Service Area, under the terms
of Chapter 2.2 of Title 3 of the Government Code of the
State of California;

WHEREAS, it appears that notices of said hearing
were duly and regularly mailed and published in the time,
form and manner required by said Act, as evidenced by the
affidavits on file with said County Clerk, whereupon said
hearing was duly and regularly held at the time and place
stated in said notices; and

WHEREAS, no interested persons or taxpayers for or
against the establishment of the area, the extent of said
area or the furnishing of said extended services, filed
written protests with the County Clerk of said County at
or before the time set for hearing, and all persons inter-
ested desiring to be heard were given an opportunity to be
heard, and all matters and things pertaining to the estab-
lishment of said County Service Area were fully heard and
considered by this Board, and said Board has acquired juris-
diction to establish said County Service Area, and to fi-
nally determine and establish the boundaries thereof and
designate the types of services to be performed therein.

NOW, THEREFORE, said Board does hereby FIND,
DETERMINE and ORDER, as follows:

1. That Aptos Seascapes County Service Area No. 3 is hereby established pursuant to Chapter 2.2 of Title 3 of the Government Code in the unincorporated area of Santa Cruz County, the exterior boundaries of which are herein determined and established and are more particularly described in Exhibit "A" attached hereto and incorporated by reference herein.

2. The types of extended county services to be provided within the area pursuant to Chapter 2.2 of Title 3 of the Government Code are (a) the development and maintenance of parkway facilities, (b) the development and maintenance of street utility facilities, (c) the development and maintenance of drainage facilities, and (d) any other governmental services, hereinafter referred to as miscellaneous extended services, which the County is authorized by law to perform and which the County does not also perform on a countywide basis both within and without cities, and, except where funds are otherwise available, a tax sufficient to pay for all such services furnished on an extended basis will be annually levied upon all taxable property within said area.

PASSED and ADOPTED by the Board of Supervisors
of the County of Santa Cruz, State of California,
this 14th day of September, 1965, by the
following vote:

AYES: SUPERVISORS **Black, Burton, Silliman, Locatelli
and McCallie**
NOES: SUPERVISORS **None**
ABSENT: SUPERVISORS **None**

RUSS McCALLIE

Chairman of said Board

ATTEST: **TOM M. KELLEY**
Clerk of said Board

DISTRIBUTION: Auditor-Controller
County Counsel

Approved as to form

WILLIAM B. CAUD
County Counsel

STATE OF CALIFORNIA] SS
COUNTY OF SANTA CRUZ]

I, TOM M. KELLEY, County Clerk and ex-officio
Clerk of the Board of Supervisors of the County of
Santa Cruz, State of California, do hereby certify that
the foregoing is a true and correct copy of a resolution
passed and adopted by and entered in the minutes of
the said Board.

In Witness whereof I have hereunto set my hand and
affixed the seal of the said Board, on Sept 17, 1965

TOM M. KELLEY, County Clerk

By Wm. Davis, Deputy

APPENDIX B:

Past Boundary Changes (1965 to Present)

Project Number	Proposal Title	Action Date
198	Formation of Aptos Seascape CSA 3	12/14/1965
158	Seascape Beach Estates No. 4 Annexation to CSA 3	4/16/1969
159	Aptos Seascape / Leonard Annexation to CSA 3	4/16/1969
126	Seascape Beach Estates Annexation to Aptos Seascape CSA 3	3/20/1968
639	Aptos Seascape Unit 16 Annexation to CSA 3	2/2/1983
651	Aptos Seascape CSA 3 SOI	2/2/1983
749	Benchlands / Seascape Greens / School Site Annexation to Aptos Seascape CSA 3	6/7/1989
912	Extend Scope of Services CSA 3 Aptos Seascape	12/6/2006

APPENDIX C:

1983 Sphere Adoption Resolution

RESOLUTION NO. 651

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

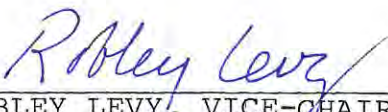
RESOLUTION OF THE
SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
ADOPTING THE 1990 SPHERE OF INFLUENCE FOR
APTOS SEASCAPE COUNTY SERVICE AREA NO. 3

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

1. The Commission has initiated the Aptos Seascape County Service Area Sphere of Influence Study pursuant to Section 54774 of the Government Code.
2. The Executive Officer has given notice of public hearing by this Commission upon the Aptos Seascape County Service Area Sphere of Influence in the form and manner prescribed by law.
3. The public hearing was held by this Commission on February 2, 1983, and at the hearing this Commission heard all interested persons.
4. The Commission has considered the Negative Declaration dated January 14, 1983 together with the comments received during the public review process, and approves the Negative Declaration. The Commission finds that adopting this sphere of influence will not have a significant effect on the environment.
5. The Commission adopts the Sphere of Influence Findings listed in the Executive Officer's Report dated January 27, 1983.
6. The Commission hereby adopts the Sphere of Influence for the Aptos Seascape County Service Area to include the territory shown on the map designated Exhibit "A" attached hereto, and to be subject to the following policies: None.


PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this second day of February 1983 by the following vote:

AYES: COMMISSIONERS JOHNSTON, PULLEY, NIELSEN, LEVY
NOES: COMMISSIONERS PATTON
ABSENT: COMMISSIONERS NONE



ROBLEY LEVY, VICE-CHAIRMAN
Santa Cruz Local Agency
Formation Commission

Attest:



Patrick M. McCormick
Executive Officer

SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 749

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

MAKING DETERMINATIONS AND AUTHORIZING PROCEEDINGS
TO ANNEX TERRITORY DESIGNATED AS
BENCHLANDS/SEASCAPE GREENS/SCHOOL SITE NO. 749
TO COUNTY SERVICE AREA 3

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

1. A resolution for the proposed annexation of certain territory to County Service Area 3 (Aptos Seascape) was heretofore filed with the Executive Officer of this Commission pursuant to the Cortese-Knox Local Government Reorganization Act of 1985 (Government Code Section 56000 et seq.); said territory is assigned the short term designation of "Benchlands/Seascape Greens/School Site No. 749".
2. The Executive Officer of the Commission has examined said application, has prepared a report including his recommendations thereon, and has presented the same before this Commission for consideration.
3. The public hearing by this Commission was held on June 7, 1989 and at such hearing this Commission heard and received all oral and written protests, objections, and evidence which were made, presented, or filed.
4. Said territory includes approximately 150 acres and is found to be inhabited for purposes of annexation.
5. The boundaries of the areas proposed to be annexed are approved as submitted (see Exhibit A).
6. The approval of such annexation is conditioned upon the following terms and conditions: a) The proponent shall provide a legal map, description, and fees to meet State Board of Equalization requirements.
7. The Commission has considered the Negative Declaration dated May 17, 1989 together with the comments received during the public review process, and approves the Negative Declaration.
8. Pursuant to Board of Supervisors Resolution No. 342-89 adopted May 23, 1989, there will be no exchange of property tax revenues.
9. The approval is consistent with the adopted Sphere of Influence for County Service Area 3.
10. The Commission hereby approves this proposal and authorizes the Santa Cruz

County Board of Supervisors to conduct annexation proceedings in compliance with this resolution and state law.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this 7th day of June, 1989 by the following vote:

AYES: COMMISSIONERS WORMHOUDT, PATTON, GARCIA, MURPHY, LEVY

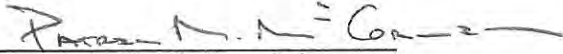
NOES: NONE

ABSENT:



ROBLEY LEVY, CHAIRPERSON
Santa Cruz Local Agency Formation
Commission

Attest:



Patrick M. McCormick
Executive Officer

Approved as to form:



LAFCO Counsel

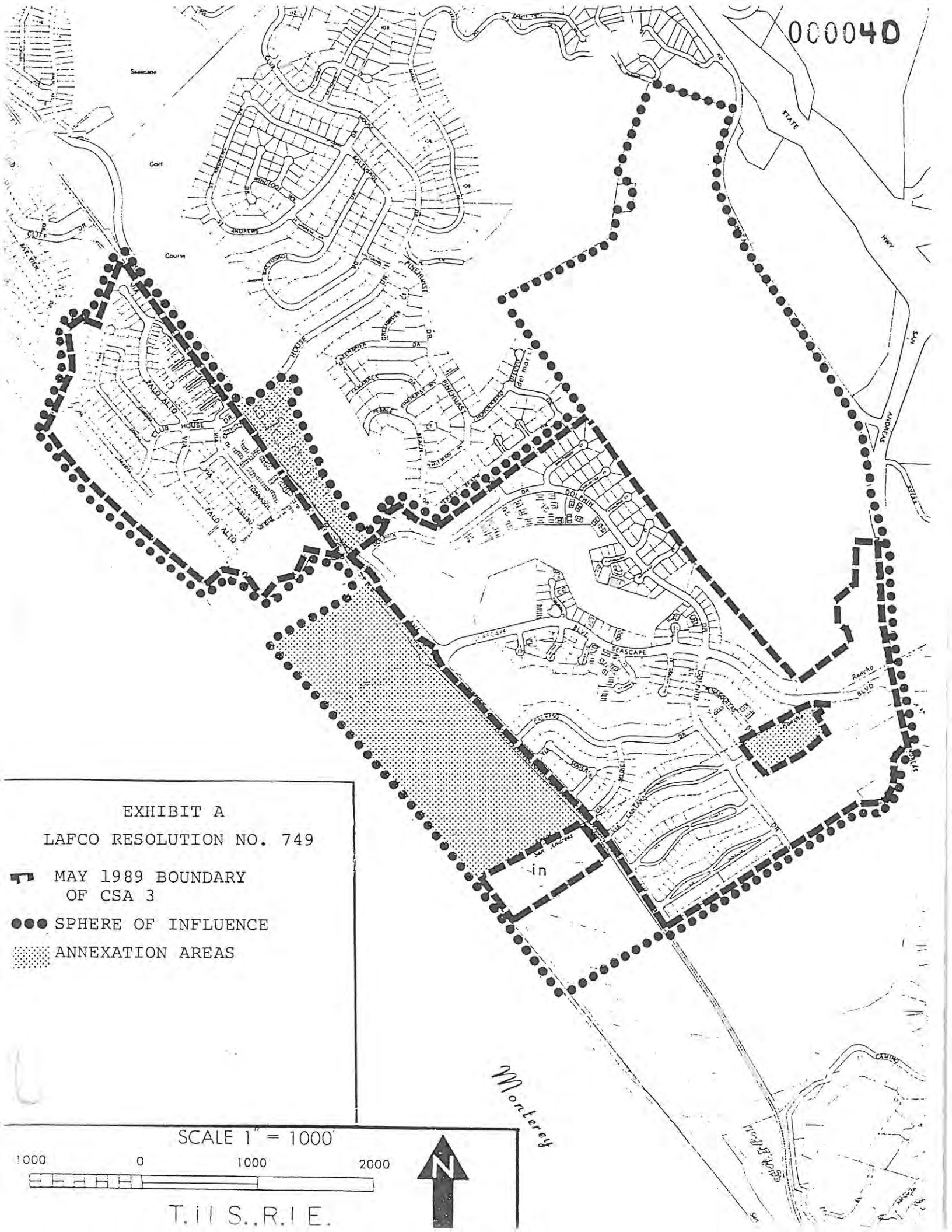






EXHIBIT A
LAFCO RESOLUTION NO. 749

-  MAY 1989 BOUNDARY OF CSA 3
-  SPHERE OF INFLUENCE
-  ANNEXATION AREAS

SCALE 1" = 1000'

1000 0 1000 2000



N

T.I.S.R.I.E.

APPENDIX D:

2006 Introduction of New Service (Expiration Date)



Executive Officer's Report
November 29, 2006 for December 6th Agenda

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

000014

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

Subject: Adding Open Space Landscaping Maintenance to Services Performed by County
Service Area 3, Aptos Seascap
LAFCO Application Number 912

Summary: County Service Area 3, which provides specialized services in Aptos Seascap, is requesting authorization to begin a new service: open space landscaping maintenance.

Recommendation: Staff recommends that the Commission, by motion, authorize, County Service Area 3 to provide open space landscaping maintenance services.

Members of the Commission:

The Santa Cruz County Department of Public Works has submitted an application on behalf of County Service Area 3 to expand the list of services that the County Service Area is authorized to provide. State laws ("enabling acts") contain a list of services that each type of district may provide. As part of the formation proceedings, the formation documents identify which types of services a district will actually provide. If the district wants to add a new type of service, Government Code Section 56824.14 requires LAFCO authorization for a new service. The reason for this law is so that LAFCO can review the private and public options for providing the service to assure that the public service is needed and the proposed district is an efficient means of providing the service.

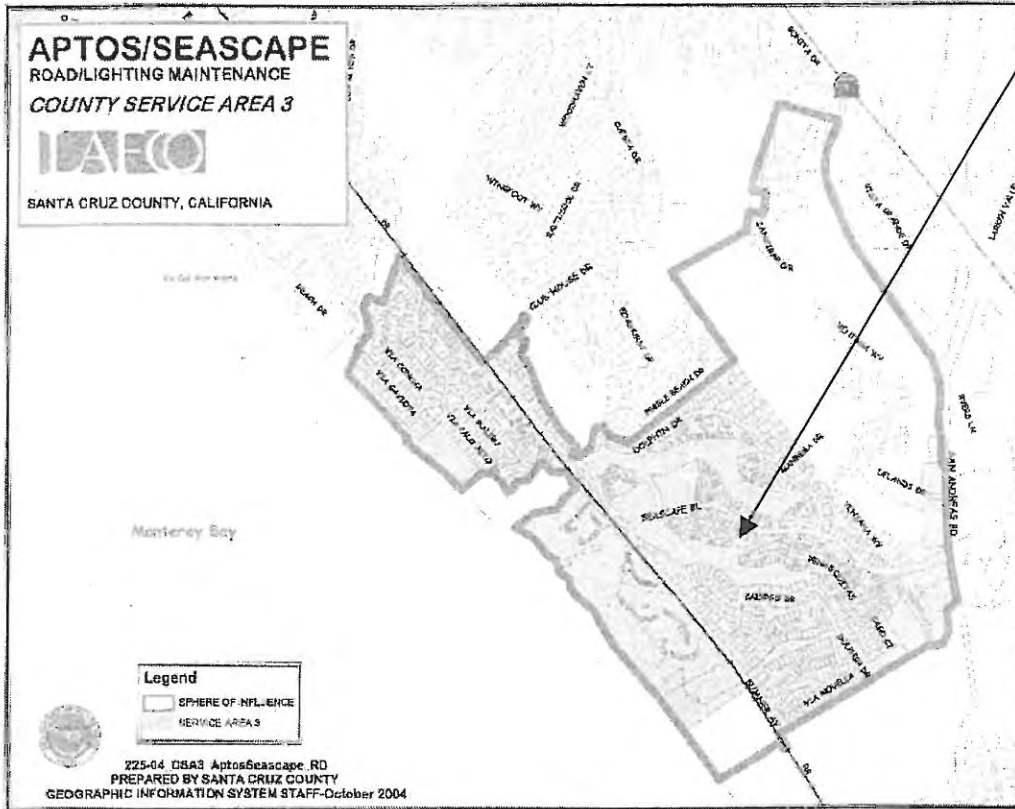
County Service Area 3 was formed in 1965 during the initial development of the Aptos Seascap community. Upon formation (LAFCO No. 198), the County Service Area was authorized to provide three services:

- Development and maintenance of parkway facilities,
- Development and maintenance of street utility facilities,
- Development and maintenance of drainage facilities.

In 1994, the County Service Area added another service:
Beach security patrol and litter control.

The County Service Area 3 is located in the coastal area of Aptos Seascap between San Andreas Road and Monterey Bay.

County Service Area Boundaries (green) and Sphere of Influence (red line). Canyon.



Aerial Photo. Canyon runs west-east across lower center of photo.



The current proposal is to add open space landscaping maintenance services such as brush cutting, tree trimming, mowing, and ground cover maintenance. The planned location for these activities is a canyon between Seascap Boulevard and Calypso Drive (map attached). This 16-acre canyon parcel (APN 054-121-02) is owned by the Seascap Improvement Association, a non-profit organization funded by voluntary contributions. The County General Plan designation for the parcel is urban open space, and the zoning is PR for parks and recreation. The canyon is surrounded by developed residential parcels, and the Seascap community is now built out to the zoning. The principal purpose of the open space maintenance would be to reduce the fire hazard with minor landscape maintenance activities that do not degrade the natural character of the canyon.

Photo of canyon from Seascap Blvd., houses to left, canyon to right.



000017

Canyon from Sumner Avenue



The area is currently being maintained by the Seascape Improvement Association, a non-profit organization funded through voluntary contributions from businesses, property owners, and residents in the Seascape area. The reason the proponents are asking the County Service Area to assume the maintenance responsibility is that the Seascape Improvement Association is not raising adequate funding on a regular basis, and that the voluntary nature of the contributions results in some property owners who benefit from the maintenance not paying for the service. The proponents state that nearby homeowners' associations have been approached about the maintenance, and the homeowners' associations do not want the liability that comes with maintaining the open space.

If the proposed service is authorized by LAFCO, the County will proceed to establish a zone of benefit within County Service Area 3, to prepare a budget for the new services, and to conduct an assessment election (see attached letter from Tom Bolich, County Director of Public Works).

Budget

The CSA 3 budget from LAFCO's 2005 Countywide Service Review is summarized below. There are 1632 parcels in the CSA with a single-family residence paying \$50 per year. A preliminary estimate by County staff is that the annual cost of the new service would be \$3000. If the Board of Supervisors sets up a zone with 150 parcels, the new assessment would be approximately \$15-20 per residence.

CSA 3 Aptos Seascape – Financial Summary

Index 622100	FY 2002-2003 (Actual)	FY 2003-2004 (Actual)	FY 2004-2005* (Budget)
Revenue			
District Service Charges	\$79,053	\$79,052	\$79,051
Interest	\$146	\$249	\$500
Other Revenue	(\$579)		
Total Revenue	\$78,621	\$79,301	\$79,551
Expenditures			
Summary Total (prior years)	\$62,866	\$74,971	
Landscape Maint/Renovation			\$50,000
Street Sweeping			\$20,000
Beach Patrol			\$30,000
Misc. Services			\$3,369
Utilities			\$7,000
Accounting / Audit Fees			\$500
Contingencies			(\$8,071)
Total Expenditures	\$62,866	\$74,971	\$102,798
Net Income	\$15,755	\$4,330	\$23,247
Fund Balance, at year end	\$18,917	\$22,229	

Environmental Review

The LAFCO staff has issued a Categorical Exemption (Class 4--Minor Alterations to Land). No additional environmental analysis needs to be done to comply with the California Environmental Quality Act.

Alternatives

The Commission may:

- Approve the proposed new service,
- Deny the proposal, or
- Continue its consideration of the application to a future meeting.

Recommendation

The staff recommends that the Commission, by motion, approve the proposed new open space maintenance service, with a deadline of two years (December 6, 2008) to begin the new service. If the service is not initiated in this time period, LAFCO's authorization expires. By operation of law, if the service is initiated, it may be continued indefinitely and extended to other properties in the County Service Area without returning for LAFCO's authorization. This two-year period will allow for two budget cycles to get funding in place.

The proposed open space maintenance activities have a sufficient public purpose that the County Service Area may perform the service. It does not appear that any private maintenance activities are likely to raise sufficient funds for reliable open space maintenance activities.

Note that the Board of Supervisors solely controls the establishment of the funding mechanism, including any zone of benefit; LAFCO does not regulate either budget or zones of benefit.

Respectfully submitted,



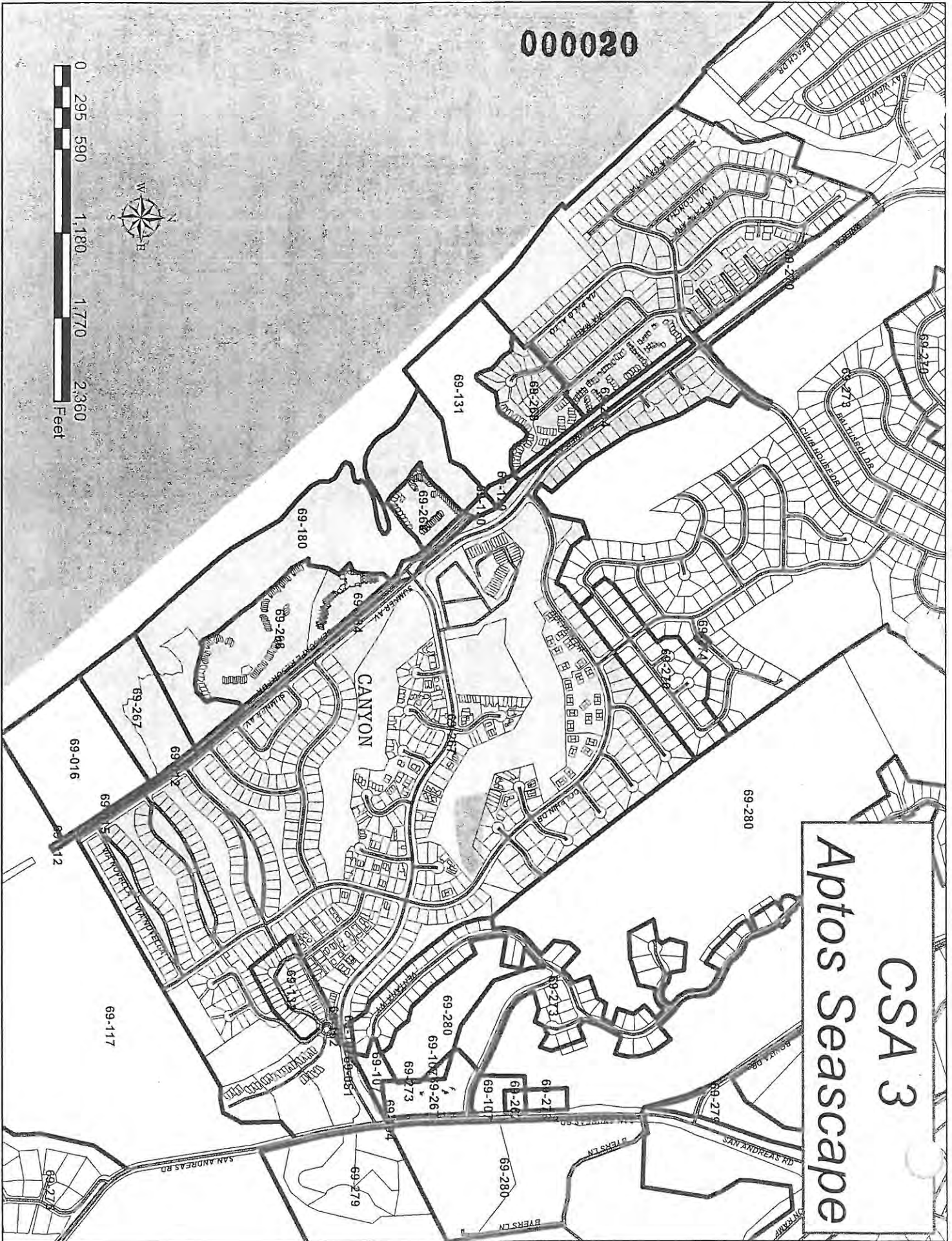
Patrick M. McCormick
Executive Officer

Attachments

- CSA Map
- Potential Zone Map
- Board of Supervisors Formation Resolution
- Transmittal Letter from County Director of Public Works

cc: Steve Byrd, Seascape Improvement Association
County Department of Public Works, Attention: Susann Rogberg
Aptos/La Selva Fire Protection District

000020



CSA 3
Aptos Seascapes

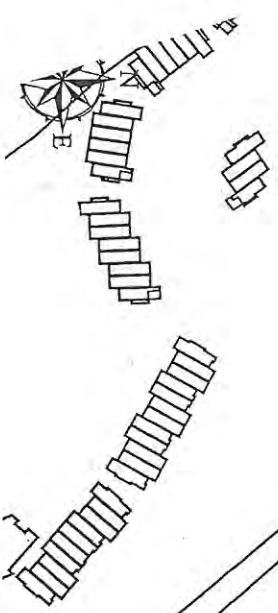


EXHIBIT B
 VILLAGE
CSA 3
APTOS SEASCAPE
ZONE A

000021

Exhibit B

054-121-02

CANYON

VIA SODERINI

VIA MEDICI

CAMPORIO DR

VIA LANTANA

BAR HARBOR CT

DON LORENZO CT

DOLPHIN DR

DOLPHIN DR

TIBURON CT

SEASCAPE RESORT DR

SEASCAPE DR

EXHIBIT B

000022

RESOLUTION NO. 696-65

On the motion of Supervisor **Black**
duly seconded by Supervisor **Silliman**
the following resolution is adopted:

A RESOLUTION ESTABLISHING
APTOS SEASCAPE COUNTY SERVICE AREA NO. [REDACTED]
APTOS SEASCAPE

RESOLVED, by the Board of Supervisors of the County
of Santa Cruz, California, that

WHEREAS, this Board did on the 10th day of August,
1965, adopt Resolution No. 609-65 of Intention for the
Establishment of a County Service Area, under the terms
of Chapter 2.2 of Title 3 of the Government Code of the
State of California;

WHEREAS, it appears that notices of said hearing
were duly and regularly mailed and published in the time,
form and manner required by said Act, as evidenced by the
affidavits on file with said County Clerk, whereupon said
hearing was duly and regularly held at the time and place
stated in said notices; and

WHEREAS, no interested persons or taxpayers for or
against the establishment of the area, the extent of said
area or the furnishing of said extended services, filed
written protests with the County Clerk of said County at
or before the time set for hearing, and all persons inter-
ested desiring to be heard were given an opportunity to be
heard, and all matters and things pertaining to the estab-
lishment of said County Service Area were fully heard and
considered by this Board, and said Board has acquired juris-
diction to establish said County Service Area, and to fi-
nally determine and establish the boundaries thereof and
designate the types of services to be performed therein.

NOW, THEREFORE, said Board does hereby FIND,
DETERMINE and ORDER, as follows:

1. That Aptos Seascapes County Service Area No. 3 is hereby established pursuant to Chapter 2.2 of Title 3 of the Government Code in the unincorporated area of Santa Cruz County, the exterior boundaries of which are herein determined and established and are more particularly described in Exhibit "A" attached hereto and incorporated by reference herein. *see Cf "A" to Res. 609-65*

2. The types of extended county services to be provided within the area pursuant to Chapter 2.2 of Title 3 of the Government Code are (a) the development and maintenance of parkway facilities, (b) the development and maintenance of street utility facilities, (c) the development and maintenance of drainage facilities, and (d) any other governmental services, hereinafter referred to as miscellaneous extended services, which the County is authorized by law to perform and which the County does not also perform on a countywide basis both within and without cities, and, except where funds are otherwise available, a tax sufficient to pay for all such services furnished on an extended basis will be annually levied upon all taxable property within said area.

b) street utility:

gas
water
sewer

El

etc

PASSED and ADOPTED by the Board of Supervisors
of the County of Santa Cruz, State of California,
this 14th day of September, 1965, by the
following vote:

AYES: SUPERVISORS **Black, Burton, Silliman, Locatelli
and McCallie**
NOES: SUPERVISORS **None**
ABSENT: SUPERVISORS **None**

RUSS McCALLIE

Chairman of said Board

ATTEST: **TOM M. KELLEY**
Clerk of said Board

DISTRIBUTION: Auditor-Controller
County Counsel

Approved as to form

WILLIAM H. CARD
County Counsel

STATE OF CALIFORNIA COUNTY OF SANTA CRUZ]	SS
I, TOM M. KELLEY, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said Board.		
In Witness whereof I have hereunto set my hand and affixed the seal of the said Board, on <u>Sept 17</u> , 19 <u>65</u>		
TOM M. KELLEY, County Clerk		
By <u>Shirley Davis</u> , Deputy		



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

000025

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

January 6, 2006

PATRICK MC CORMICK
LOCAL AGENCY FORMATION COMMISSION
701 Ocean Street, Room 318-D
Santa Cruz, CA 95060

SUBJECT: COUNTY SERVICE AREA NO. 3 - APTOS SEASCAPE

Dear Mr. McCormick:

County Service Area (CSA) No. 3 was formed in 1965 as a condition of the development of the Aptos Seascape Assessment District. Attached for your information and use is a copy of Resolution No. 696-65 establishing the CSA for the following services: development and maintenance of parkway facilities; development and maintenance of street utility facilities; development and maintenance of drainage facilities; and other governmental services. Also attached is a copy of Resolution No. 313-94 which extended services for beach security patrol and litter control.

Currently, the CSA is providing street sweeping services, beach patrol and litter clean-up, payment of utilities for the irrigation system and landscaping services for islands located on Seascape Boulevard, Sumner Avenue, and Club House Drive west of Sumner Avenue. The landscape services include turf maintenance (mowing, edging of sidewalks and other paved areas, clean-up and litter removal), shrub bed and ground cover maintenance (edging, weeding, removal of dead or diseased plants, pruning) and maintenance and repair of the irrigation system. In addition, tree trimming and tree removal are performed as needed.

Public Works has now received a request from CSA No. 3 to expand landscaping services to incorporate mowing of the canyon area situated between Calypso Drive and Seascape Boulevard and Dolphin Drive to Sumner Avenue.

Public Works is proposing that a separate zone within the CSA be established to fund extended landscaping services to the canyon area. This zone would be comprised of the 200 or so parcels that surround the canyon area. Additional fees would be assessed to the parcels within this zone expressly for mowing of the canyon area if approved by the affected property owners.



000026

Public Works anticipates starting the process of establishing the canyon zone and election of the assessment in time to be included in fiscal year 2006/07 charges. Please advise if establishment of this zone falls within the current Local Agency Formation Commission approval or if other procedures are required.

Yours truly,



THOMAS L. BOLICH
Director of Public Works

NMH:bbs

SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 749

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

MAKING DETERMINATIONS AND AUTHORIZING PROCEEDINGS
TO ANNEX TERRITORY DESIGNATED AS
BENCHLANDS/SEASCAPE GREENS/SCHOOL SITE NO. 749
TO COUNTY SERVICE AREA 3

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

1. A resolution for the proposed annexation of certain territory to County Service Area 3 (Aptos Seascape) was heretofore filed with the Executive Officer of this Commission pursuant to the Cortese-Knox Local Government Reorganization Act of 1985 (Government Code Section 56000 et seq.); said territory is assigned the short term designation of "Benchlands/Seascape Greens/School Site No. 749".
2. The Executive Officer of the Commission has examined said application, has prepared a report including his recommendations thereon, and has presented the same before this Commission for consideration.
3. The public hearing by this Commission was held on June 7, 1989 and at such hearing this Commission heard and received all oral and written protests, objections, and evidence which were made, presented, or filed.
4. Said territory includes approximately 150 acres and is found to be inhabited for purposes of annexation.
5. The boundaries of the areas proposed to be annexed are approved as submitted (see Exhibit A).
6. The approval of such annexation is conditioned upon the following terms and conditions: a) The proponent shall provide a legal map, description, and fees to meet State Board of Equalization requirements.
7. The Commission has considered the Negative Declaration dated May 17, 1989 together with the comments received during the public review process, and approves the Negative Declaration.
8. Pursuant to Board of Supervisors Resolution No. 342-89 adopted May 23, 1989, there will be no exchange of property tax revenues.
9. The approval is consistent with the adopted Sphere of Influence for County Service Area 3.
10. The Commission hereby approves this proposal and authorizes the Santa Cruz

County Board of Supervisors to conduct annexation proceedings in compliance with this resolution and state law.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this 7th day of June, 1989 by the following vote:

AYES: COMMISSIONERS WORMHOUDT, PATTON, GARCIA, MURPHY, LEVY

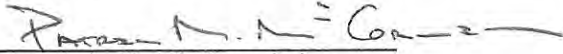
NOES: NONE

ABSENT:



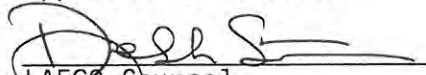
ROBLEY LEVY, CHAIRPERSON
Santa Cruz Local Agency Formation
Commission

Attest:



Patrick M. McCormick
Executive Officer

Approved as to form:



LAFCO Counsel

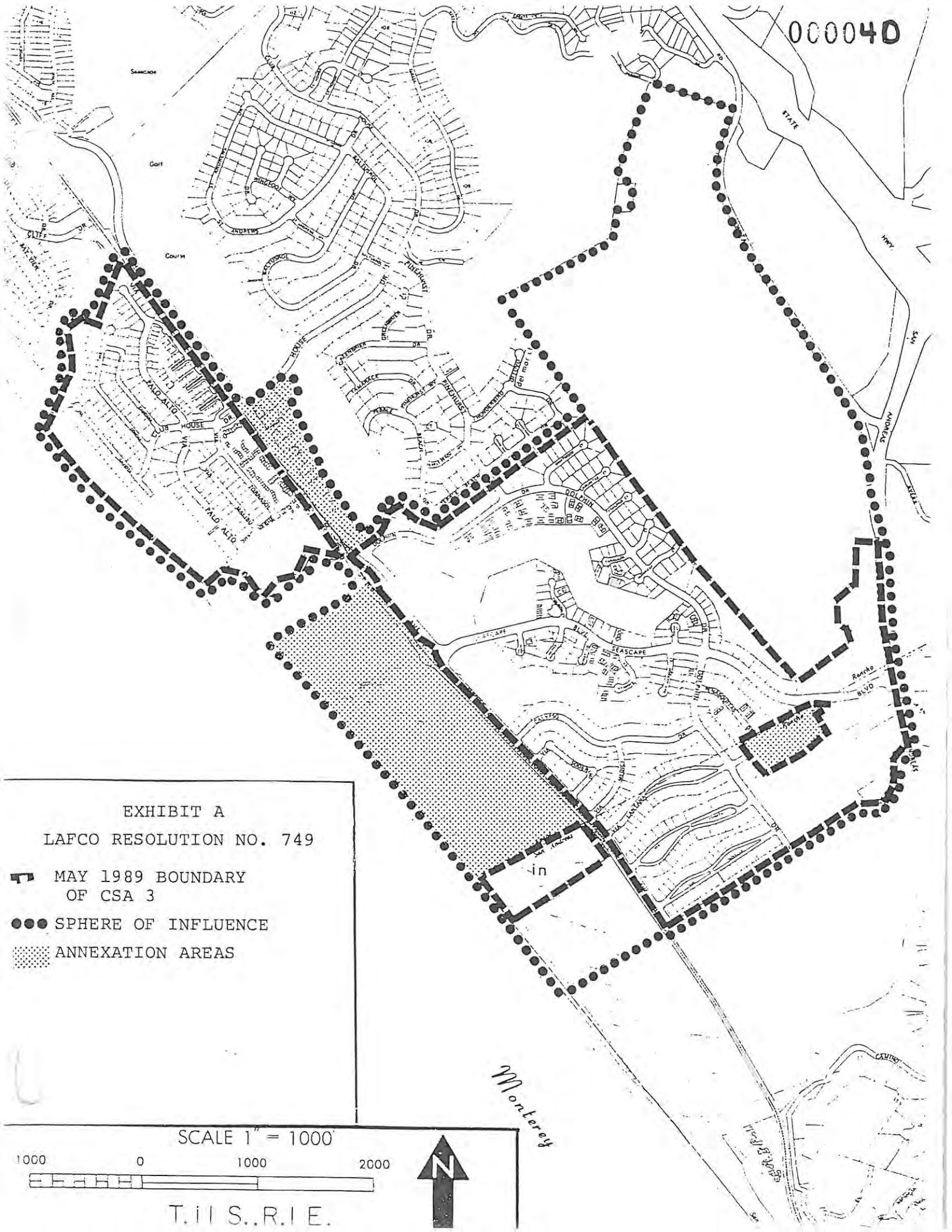






EXHIBIT A
LAFCO RESOLUTION NO. 749

-  MAY 1989 BOUNDARY OF CSA 3
-  SPHERE OF INFLUENCE
-  ANNEXATION AREAS

SCALE 1" = 1000'

1000 0 1000 2000



N

T.I.S.R.I.E.

Monterey

000027

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 313-94

On the motion of Supervisor Symons
duly seconded by Supervisor Beautz
the following resolution is adopted:

RESOLUTION ESTABLISHING ADDITIONAL EXTENDED SERVICES
IN COUNTY SERVICE AREA NO. 3, APTOS SEASCAPE

WHEREAS, this Board by its Resolution 219-94 adopted
May 10, 1994, declared its intention to provide Beach Security
and Litter Control as an additional extended service in County
Service Area No. 3, Aptos Seascape, and for that purpose fixed a
time and place for public hearing on said resolution; and

WHEREAS, the public convenience and necessity require the
Beach Security Patrol and Litter Control be provided as an extended
service within said area; and

WHEREAS, this Board finds that notice of the hearing has been
given as required by law and that the proceedings prior to adoption
of this Resolution have been valid and in conformity with the
requirements of County Service Area Law; and

WHEREAS, the Board determines that no protest has been
submitted or that all protests should be overruled.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of
Supervisors of the County of Santa Cruz, State of California, that
said Board of Supervisors does hereby so declare and determine that
Beach Security Patrol and Litter Control is hereby established as
an authorized service to be provided in County Service Area No. 3,
Aptos Seascape.