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

********SPECIAL LOCATION********

Wednesday, February 4, 2026 at 9:00 a.m.
(hybrid meeting may be attended remotely or in-person)

Attend Meeting by Internet: **https://us02web.zoom.us/j/84673049008**
(Password 408013)

Attend Meeting by Conference Call: **Dial 1-669-900-6833 or 1-253-215-8782**
(Webinar ID: 846 7304 9008)

Attend Meeting In-Person: **Capitola City Chambers**
(420 Capitola Avenue, Capitola CA 95010)

HYBRID MEETING PROCESS

LAFCO has established a hybrid meeting process in accordance with AB 2449:

a) Commission Quorum: State law indicates that a quorum must consist of Commissioners in person pursuant to AB 2449.

b) Public Comments: For those wishing to make public comments remotely, identified individuals will be given up to three (3) minutes to speak. Staff will inform the individual when one minute is left and when their time is up. For those attending the meeting remotely, please click on the "Raise Hand" button under the "Reactions Tab" to raise your hand. For those joining via conference call, pressing *9 will raise your hand. The three (3) minute limit also applies to virtual public comments.

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, but require special assistance in order to participate, please contact the staff at (831) 454-2055 at least 24 hours in advance of the meeting to make the appropriate arrangements. Persons with disabilities may also 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 Process

The Commission will receive an update on the hybrid meeting process.

Recommended Action: No action required; Informational item only.

b. Welcome New Commissioners

The Commission will welcome the new representatives on LAFCO.

Recommended Action: No action required; Informational item only.

3. ADOPTION OF MINUTES

The Commission will consider approving the minutes from the November 5, 2025 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.

a. "San Andreas Mutual Water Company Extraterritorial Service Agreement"

The Commission will consider the extraterritorial service agreement request between a private water system and the Soquel Creek Water District under Government Code Section 56133. If approved, a Notice of Exemption will be recorded to fulfill the requirements under the California Environmental Quality Act.

Recommended Action: Adopt the draft resolution (No. 2026-01) approving the extraterritorial service agreement involving the Soquel Creek Water District for an emergency intertie connection.

b. Comprehensive Sanitation Service and Sphere Review (Continued Item)

The Commission will consider the adoption of a service and sphere of influence review for 10 sanitation districts: Bear Creek Estates Wastewater System, County Service Area 2 (Place de Mer), County Service Area 5 (Sand Dollar/Canon del Sol), County Service Area 7 (Boulder Creek), County Service Area 10 (Rolling Woods/Graham Hill), County Service Area 20 (Trestle Beach), Davenport County Sanitation District, Freedom County Sanitation District, Salsipuedes Sanitary District, and Santa Cruz County Sanitation District.

Recommended Actions:

1) Find, pursuant to Section 15061(b)(3) of the State CEQA Guidelines, that LAFCO determined that the service and 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, that LAFCO is required to develop and determine a sphere of influence for the 10 sanitation districts, and review and update, as necessary;

3) Determine, pursuant to Government Code Section 56430, that LAFCO 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 the draft resolution (LAFCO No. 2025-11) approving the 2026 Comprehensive Sanitation Service and Sphere Review, with the following terms and conditions:

   a. Reaffirm sphere of influence boundary for the following: Bear Creek Estates Wastewater System, CSA 2, CSA 5, CSA 10, CSA 20, and Freedom County Sanitation District;

   b. Amend the sphere of influence boundary to be coterminous with the jurisdictional boundary for the following: CSA 7, Salsipuedes Sanitary District, and Santa Cruz County Sanitation District;

   c. Expand the sphere of influence boundary for the Davenport County Sanitation District to include the existing extraterritorial service agreement; and

   d. Direct the Executive Officer to distribute a copy of the adopted service and sphere review to the 10 sanitation districts and any other interested or affected parties, including but not limited to the County Department of Community Development & Infrastructure (formally known as Public Works), the County Administrative Office, and the four cities (Capitola, Santa Cruz, Scotts Valley, and Watsonville).

6. OTHER BUSINESS

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

a. Appoint New Chair and Vice-Chair

The Commission will consider selecting its new Chair and Vice-Chair for LAFCO.

Recommended Action: Select Chair and Vice-Chair for the 2026 calendar year.

b. Appoint New Personnel Committee

The Commission will consider selecting members for the personnel committee.

Recommended Action: Assign at least two Commissioners to be part of LAFCO's Personnel Committee for a two-year term (ending in December 2027).

c. Shared Services Agreement – Placer LAFCO

The Commission will consider providing temporary recruitment support to Placer LAFCO to search for and select a new executive officer.

Recommended Action: Adopt the draft contract approving the temporary assistance to Placer LAFCO.

d. CALAFCO Update

The Commission will review an update on upcoming meetings and membership actions.

Recommended Actions:

1) Discuss the upcoming special meeting and the proposed amendments to CALAFCO's policies and bylaws;

2) Designate a voting delegate for the February 23rd Special Meeting; and

3) Provide direction to the voting delegate(s) and staff on how to vote on the upcoming election

e. Fire-Related Projects (Status Update)

The Commission will receive an update on the ongoing reorganization efforts involving CSA 48 and other fire agencies.

Recommended Actions:

1) Receive and file the status updates and supplemental documents;

2) Form an ad-hoc committee to assist in the ongoing fire-related projects; and

3) Direct staff to coordinate with the Pajaro Valley Fire Protection District, CAL FIRE, and the County to begin conducting educational workshop and inform the Pajaro Valley community about the proposed reorganization, service delivery levels, and fiscal impacts.

f. Comprehensive Quarterly Report – Second Quarter (FY 2025-26)

The Commission will receive an update on active proposals, scheduled service reviews, budgetary performance, and other LAFCO activities.

Recommended Action: No action required; Informational item only.

7. WRITTEN CORRESPONDENCE

LAFCO staff receive 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 November 2025 to January 2026

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 a Commission majority. The public may address the Commission on these informational matters.

10. ADJOURNMENT

LAFCO's next regular meeting is scheduled for Wednesday, March 4, 2026 at 9:00 a.m. (Capitola City Chambers).

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 $500 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 LAFCO staff 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 $500 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 Local Agency Formation Commission of Santa Cruz County 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 will require special assistance in order to participate, please contact the LAFCO office at 831-454-2055 at least 24 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, #318-D, 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 staff 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, November 5, 2025
Start Time - 9:00 a.m.

1. ROLL CALL

Chair Manu Koenig called the meeting of the Local Agency Formation Commission of Santa Cruz County (LAFCO) to order at 9:04 a.m. and welcomed everyone in attendance. He asked staff to conduct a roll call.

The following Commissioners were present:

- Commissioner Jim Anderson
- Commissioner Roger Anderson
- Commissioner Joe Clarke
- Commissioner Justin Cummings
- Commissioner Manu Koenig *(Chair)*
- Commissioner Rachél Lather *(Vice Chair)*
- Commissioner Eduardo Montesino *(arrived at 9:34 a.m.)*
- Alternate Commissioner Lani Faulkner
- Alternate Commissioner John Hunt

The following LAFCO staff members were present:

- LAFCO Analyst, Francisco Estrada
- Legal Counsel, Joshua Nelson
- Executive Officer, Joe Serrano

2. EXECUTIVE OFFICER'S MESSAGE

2a. Virtual Meeting Process

Executive Officer Joe Serrano welcomed everyone to the City of Watsonville chambers and indicated that the meeting was being conducted through a hybrid approach with Commissioners and staff attending in-person while members of the public have the option to attend virtually or in-person.

Additionally, Executive Officer Serrano reported on the CALAFCO Annual Conference and spoke on the upcoming city seat appointments for the LAFCO Commission in 2026.

Commissioner Roger Anderson provided comments on his experience at the CALAFCO Annual Conference.

Commissioner John Hunt provided comments on the appointment of Commissioner Roger Anderson and Executive Officer Joe Serrano to the CALAFCO Board of Directors.

Chair Manu Koenig moved on to the next agenda item.

3. ADOPTION OF MINUTES

Chair Manu Koenig requested public comments on the draft minutes. **Executive Officer Joe Serrano** noted no public comment on the item. Chair Koenig closed public comment.

Chair Manu Koenig called for a motion. **Commissioner Roger Anderson** motioned for approval of the October 1st Meeting Minutes and **Commissioner Jim Anderson** seconded the motion.

Chair Manu Koenig called for a voice vote on the approval of the draft minutes.

MOTION: **Roger Anderson**
SECOND: **Jim Anderson**
FOR: **Jim Anderson, Roger Anderson, Joe Clarke, Justin Cummings, Manu Koenig, and Rachél Lather.**
AGAINST: **None**
ABSTAIN: **None**

MOTION PASSES: 6-0

4. ORAL COMMUNICATIONS

Chair Manu Koenig requested public comments on any non-agenda items. **Executive Officer Joe Serrano** noted no public comment on the item.

Chair Manu Koenig closed public comment and moved on to the next agenda item.

5. PUBLIC HEARINGS

5a. "Pajaro Valley Health Care District and Sphere Review"

Chair Manu Koenig requested staff to provide a presentation on the draft service and sphere of influence review for the sole healthcare district in Santa Cruz County.

Executive Officer Joe Serrano provided an overview of the District and explained the purpose for its formation. The District serves over 93,000 residents living within the service area encompassing two neighboring counties, with Santa Cruz LAFCO acting as the Principal LAFCO. Staff considers the financial health of the agency to be "distressed" due to its fiscal struggles since its inception despite their significant progress over the last few years. Executive Officer Serrano noted the District is operating and adhering to transparency benchmarks and recommended expanding the current sphere to include an unrepresented area. Finally, it was recommended to adopt draft resolution No. 2025-14 approving the service review with several conditions.

Chair Manu Koenig opened the floor to Commission comments or clarifying questions. **Commissioner John Hunt** inquired about Senate Bill 418. **Executive Officer Joe Serrano** explained the purpose of providing annual reports to LAFCO.

Commissioner Jim Anderson inquired about additional revenue related to potential annexations. **Executive Officer Joe Serrano** stated that it would depend on a case-by-case basis. Commissioner Anderson asked a follow-up question on the profitability of health care districts. Executive Officer Serrano explained the revenue challenges experienced by struggling health care districts across the state.

Commissioner Justin Cummings noted the improving conditions under the new health care district administration and spoke on the need to support its success and longevity. **Executive Officer Joe Serrano** agreed and stated that LAFCO wants to be part of the solution after years of failed private ownership.

Commissioner Rachél Lather inquired about the locations and demographics for struggling health care districts throughout the state. **Executive Officer Joe Serrano** explained that he did not have specifics but added that those factors may contribute to the long-term financial outlook for any health care district.

Commissioner Roger Anderson asked about a potential supporting role for UC Santa Cruz. **Executive Officer Joe Serrano** clarified that reaching out can be added as a recommendation.

Commissioner John Hunt inquired about the proposed annexation area. **Executive Officer Joe Serrano** provided a description of the area which is located in the southeast portion of Santa Cruz County bordering the Counties of San Benito and Santa Clara.

Commissioner Lani Faulkner agreed with Roger Anderson's comment regarding UC Santa Cruz and commented on the financial standing of health care districts in California.

Chair Manu Koenig requested public comments on the item. **Executive Officer Joe Serrano** indicated that there were two requests to address the Commission.

Allyson Violante, Director of PVHCD Government Community Relations, spoke on the importance of the community hospital to the region, explained the financial outlook for the health care district and efforts to establish new partnerships to address sustainability.

Becky Steinbruner, a member of the public, spoke on her experience at Watsonville Community Hospital and provided suggestions regarding revenues, district boundaries, and potential partnerships.

Chair Manu Koenig closed public comment and requested a motion approving staff recommendation. **Commissioner Justin Cummings** made the motion and **Commissioner Roger Anderson** seconded the motion.

Chair Manu Koenig called for a voice vote on staff recommendation: **Adopt the draft resolution (No. 2025-14) approving the 2025 Service and Sphere Review for the healthcare district with its identified conditions.**

MOTION: **Justin Cummings**
SECOND: **Roger Anderson**
FOR: **Jim Anderson, Roger Anderson, Joe Clarke, Justin Cummings, Manu Koenig, Rachél Lather, and Eduardo Montesino.**
AGAINST: **None**
ABSTAIN: **None**

MOTION PASSES: 7-0

6. OTHER BUSINESS

6a. LAFCO Meeting Schedule (2026 Calendar Year)

Chair Manu Koenig requested staff to provide a presentation on next year's meeting schedule.

Executive Officer Joe Serrano provided an explanation for the proposed 2026 meeting schedule. One thing to note is the ongoing renovations to the Board of Supervisors chambers which will continue into early next year.

Chair Manu Koenig opened the floor to Commission comments or clarifying questions on the item. There were no requests from the Commission.

Chair Manu Koenig requested public comments on the item. **Executive Officer Joe Serrano** noted a request to address the Commission.

Becky Steinbruner, a member of the public, provided comments on the proposed schedule of meetings for 2026.

Chair Manu Koenig closed public comment and requested a motion approving staff recommendation. **Commissioner Eduardo Montesino** motioned to approve staff recommendation and **Commissioner Justin Cummings** seconded the motion.

Chair Manu Koenig called for a voice vote on the motion: **Adopt the meeting schedule for the 2026 calendar year.**

MOTION: **Eduardo Montesino**
SECOND: **Justin Cummings**
FOR: **Jim Anderson, Roger Anderson, Joe Clarke, Justin Cummings, Manu Koenig, Rachél Lather, and Eduardo Montesino.**
AGAINST: **None**
ABSTAIN: **None**

MOTION PASSES: 7-0

6b. Fire-Related Projects (Status Update)

Chair Manu Koenig requested staff to provide an update on the ongoing reorganization efforts involving CSA 48 and other fire agencies.

Executive Officer Joe Serrano provided updates on various fire-related projects including but not limited to the following items. Executive Officer Serrano informed the Commission that the application submitted by the Pajaro Valley Fire Protection District to dissolve and concurrently annex the service area into County Service Area 48 (CSA 48) is underway but still in the preliminary stage of the LAFCO process. A parallel yet separate reorganization involving the conversion of CSA 48 into an independent special district has slowed down due to turnover in County leadership. A proposed MOU between Central Fire District, the City of Santa Cruz, and Scotts Valley Fire Protection District did not move forward, but staff from all agencies continue to meet to explore potential alternatives. The upcoming countywide fire report, which is scheduled to be published in June 2026, will provide the Commission with an opportunity to make appropriate recommendations. Finally, the Felton Fire Protection District (FFPD) has decided to focus on a potential benefit assessment and/or parcel tax to remain as a standalone agency and discontinued its efforts to explore any reorganization effort until June 2026.

Chair Manu Koenig opened the floor to Commission comments or clarifying questions on the item. **Commissioner Jim Anderson** provided clarification on a potential funding mechanism for Felton FPD.

Commissioner Lani Faulkner had questions about fire coverage for the PVFPD service area and on the potential fiscal impact of the proposed CSA 48 reorganization. **Executive Officer Joe Serrano** stated that a transition in fire service would not be difficult between PVFPD and CSA 48 since both contract with CAL FIRE for administrative support and fire protection.

Commissioner Eduardo Montesino inquired about further consolidation or collaboration between fire agencies throughout the County. **Executive Officer Joe Serrano** discussed shared service opportunities throughout the County and the importance of holding conversations that can later lead to exploring other governance options including but not limited to reorganizations or consolidations. Executive Officer Serrano stated that all affected parties must agree for any proposed changes in organization to occur but said he aims to have LAFCO at the table.

Commissioner Roger Anderson asked about timelines for each project. **Executive Officer Joe Serrano** stated that staff will provide timelines for the next fire-related update.

Chair Manu Koenig requested public comments on the item. **Executive Officer Joe Serrano** indicated that there were five requests to address the Commission.

Becky Steinbruner, a member of the public, commented on shared services between fire agencies, on fire service for the proposed battery storage facility on Minto Road, and the MOU between the City of Watsonville and PVFPD.

Ilo Nielson, a member of the public, spoke on her participation with the Felton Citizen's Fire Group and requested a feasibility study to consider the proposed reorganization options for FFPD.

Timothy Litgate, a member of the public, commented on a feasibility study to consider the governance options for the FFPD.

Jason Nee, Central Fire District Fire Chief, provided clarity on joint dispatch services in the County and on existing shared services with partner agencies countywide.

Rich Alter, a member of the public, asked about a potential feasibility study for FFPD.

Liz Taylor-Selling, a member of the public, spoke in favor of a feasibility study and informed the Commission of other fire-related meetings occurring at the same time.

Executive Officer Joe Serrano provided clarity regarding meeting held with the Felton Fire Citizen's Group and LAFCO's effort to spearhead a feasibility study with cooperation with FFPD, however, he noted that the District has decided to discontinue its efforts to explore reorganization options which limits LAFCO's ability to provide assistance.

Chair Manu Koenig closed public comments. **Commissioner Jim Anderson** provided clarification on meetings with PVFPD and SCI Consulting Group.

Commissioner Lani Faulkner agreed with Chief Jason Nee's comments regarding culture and politics when considering changes of reorganization.

Chair Manu Koenig moved to the next item since no Commission action was required.

6c. Comprehensive Quarterly Report – First Quarter (FY 2025-26)

Chair Manu Koenig requested staff to provide an update on all staff activities.

LAFCO Analyst Francisco Estrada 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. Estrada addressed these areas, highlighted meetings held and reported that approximately 21% of the Commission's anticipated annual expenditures had been incurred during the first three months of the fiscal year, reflecting a favorable budgetary position.

Chair Manu Koenig opened the floor to Commission comments or clarifying questions on the item. **Commissioner Justin Cummings** inquired about the shared services agreement with Monterey LAFCO. **Executive Officer Joe Serrano** provided an update on Monterey LAFCO's search for a new staff member. **LAFCO Analyst Francisco Estrada** provided details on his experience with Monterey LAFCO and indicated that our assistance under the agreement will end by December 2025.

Chair Manu Koenig requested public comments on the item. **Executive Officer Joe Serrano** indicated that there was a request to address the Commission.

Becky Steinbruner, a member of the public, inquired about a proposed countywide mosquito-vector district. **Executive Officer Joe Serrano** stated that LAFCO had not received an application for such a proposal.

Chair Manu Koenig closed public comments and moved to the next item since no Commission action was required.

6d. Legislative Update

LAFCO Analyst Francisco Estrada provided the Commission with a final update on the state legislative session and on proposed LAFCO-related bills being tracked by staff.

Chair Manu Koenig opened the floor to Commission comments or clarifying questions on the item. **Commissioner Rachél Lather** inquired about Davenport Sanitation District. **Executive Officer Joe Serrano** clarified that the sanitation district was not connected to any specific bill.

Chair Manu Koenig moved to the next item since no Commission action was required.

7. WRITTEN CORRESPONDENCE

Chair Manu Koenig inquired whether there was any written correspondence submitted to LAFCO. **Executive Officer Joe Serrano** indicated that two written correspondences had been submitted.

One correspondence was regarding Carlos Palacios' Retirement Party and the second was a copy of CALAFCO's statewide magazine known as The Sphere.

Chair Manu Koenig opened the floor to Commission comments or clarifying questions on the item. **Commissioner Roger Anderson** requested a copy of the letter submitted by the Felton Citizen's Fire Group.

Chair Manu Koenig moved to the next item since no Commission action was required.

8. PRESS ARTICLES

Chair Manu Koenig 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 Manu Koenig moved to the next item since no Commission action was required.

9. COMMISSIONERS' BUSINESS

Chair Manu Koenig inquired whether any Commissioner would like to share any information. There were no requests from the Commission.

Commissioner Rachél Lather inquired about a timeline for the comprehensive sanitation municipal service review ad-hoc group**. Executive Officer Joe Serrano** provided details on the process.

Commissioner Eduardo Montesino provided comments on his experience at the CALAFCO Annual Conference in San Diego.

Chair Manu Koenig moved to the next item since no Commission action was required.

10. ADJOURNMENT

Chair Manu Koenig adjourned the Regular Commission Meeting at 10:52 a.m. for the next regular LAFCO meeting scheduled for Wednesday, February 4, 2026 at 9:00 a.m. in the Watsonville City Chambers.

_____
MANU KOENIG, CHAIRPERSON

Attest:

_____
FRANCISCO ESTRADA, LAFCO ANALYST

DRAFT

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: "San Andreas Mutual Water Company Extraterritorial Service Agreement" with the Soquel Creek Water District (ESA 25-11)

SUMMARY OF RECOMMENDATION

LAFCO has received an application from the Soquel Creek Water District ("SqCWD" and "District") to provide water services under an extraterritorial service agreement. The proposed agreement would allow SqCWD to provide adequate water service to the San Andreas Mutual Water Company through an emergency intertie connection.

Staff is recommending that the Commission adopt the draft Resolution (No. 2026-01) approving the extraterritorial service agreement involving the Soquel Creek Water District.

EXECUTIVE OFFICER'S REPORT:

The Soquel Creek Water District submitted an application to provide water service under an extraterritorial service agreement ("ESA") to the San Andreas Mutual Water Company for an emergency intertie connection. The subject area is currently located outside SqCWD's jurisdictional and sphere boundaries. **Attachment 1** provides a map of the agency's current boundaries in relation to the location of the proposal area. Approval of the ESA request would allow the District to provide water service, on an emergency basis, from their existing nearby infrastructure to the private water system.

Proposal Overview

The San Andreas Mutual Water Company (SAMWC) is a private water system that serves a residential area west of San Andreas Road and south of La Selva Beach in Santa Cruz County (175 parcels with approximately 380 acres). As a mutual water company, it is owned by its shareholders (the property owners it serves) and governed by an elected board with a population of around 400 people. It is LAFCO's understanding that SAMWC applied for an emergency intertie with SqCWD in early-2024 resulting in the adoption of a Memorandum of Interest by the water district in 2025. The MOI is a mutual, non-binding interest between the two agencies to collaboratively explore the feasibility of establishing an emergency intertie connection between the respective water systems. The proposed ESA will reflect the anticipated collaboration and water connection between the two entities.

State Law

In accordance with State law, a city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the Commission (Government Code Section 56133). The Commission may authorize a city or district to provide new or extended services outside its jurisdictional boundary and outside its sphere of influence to respond to an existing or

impending threat to the health or safety of the public or the residents of the affected territory if both of the following requirements are met:

- The entity applying for approval has provided the Commission with documentation of a threat to the health and safety of the public or the affected residents; and

- The Commission has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with the Commission.

Commission Policy
In 2011, the Commission adopted the Extraterritorial Services Policy which outlined regulations for agencies to provide services outside their service and/or sphere boundaries. This policy is now available under one comprehensive handbook which contains all LAFCO policies and procedures[1]. Under this policy, the Commission typically limits its extraterritorial service authorizations to public health emergencies and three specific circumstances:

a) **Facilities are already in place.**
The District provides water services to properties directly adjacent to the proposal area, including several existing ESAs as shown in **Attachment 1**.

b) **Annexation would not be practical.**
Annexation is not practical at this time because neither affected party has expressed interest in consolidating the private water system with the water district. However, LAFCO will coordinate with SqCWD to determine if and when annexation of all existing ESAs may be completed.

c) **Cortese-Knox-Hertzberg Act Requirements.**
The proposed extraterritorial service agreement meets the statutory criteria outlined in LAFCO law, pursuant to Government Code Section 56133(c).

Pursuant to the Commission's policy, individual requests for extraterritorial service shall be filed with the Executive Officer on a prescribed application form. The applicant is responsible for paying the costs of processing the application as specified in the Commission's Schedule of Fees and Deposits. An application and fee deposit of $950 was submitted to LAFCO on May 19, 2025.

Application Packet
In accordance with LAFCO law and the Commission's adopted policy, this type of application requires several documents. The following section summarizes these items:

1) **Application Form** – Commission Policy requires a signed extraterritorial service agreement form. A signed application was submitted on May 19, 2025.

2) **Consent Letter** – Commission Policy requires documentation showing consent from the affected property owner(s) as part of the application. The San Andreas Mutual Water Company is the applicant and submitted a signed application on May 19, 2025. **Attachment 2** provides a copy of the signed consent form.

[1] LAFCO Policies & Procedures Handbook: https://santacruzlafco.org/wp-content/uploads/2023/09/Santa-Cruz-LAFCO-Policy-Handbook-9-6-23.pdf

3) **District Support** – Government Code Section 56133 requires documentation from the affected agency indicating support and capacity to provide the requested service. SqCWD adopted a MOI on May 6, 2025 (**Attachment 3**).

4) **Notification to Alternative Service Provider** – Government Code Section 56133(c) requires the Commission to notify any alternative service provider that has filed a map and a statement of its service capabilities with the Commission. LAFCO staff has determined there are no alternative service providers nearby that can provide water service. However, a public notice was advertised in the Sentinel on January 13, 2026, as shown in **Attachment 4**.

5) **Environmental Document** – Commission Policy indicates that all matters that are reviewable pursuant to environmental regulations are subject to the applicable provisions of the California Environmental Quality Act. LAFCO, as the Lead Agency, will record a Notice of Exemption after Commission approval, pursuant to State CEQA Guidelines Section 15303(d), "New Construction or Conversion of Small Structures," because the project would request in the connection of an emergency intertie between the San Andreas Mutual Water Company and the Soquel Creek Water District (**Attachment 5**).

6) **Indemnification Agreement** – Commission Policy requires a signed indemnification agreement in the event a lawsuit is filed against LAFCO's action. A signed indemnification agreement was submitted on May 19, 2025 (**Attachment 6**).

7) **Fee Deposit** – Commission Policy requires a fee deposit of $950 for any proposed extraterritorial service request. A deposit was included with the application packet. Following the completion of the LAFCO process, staff will conduct a cost analysis and refund any remaining funds, if available.

Conclusion

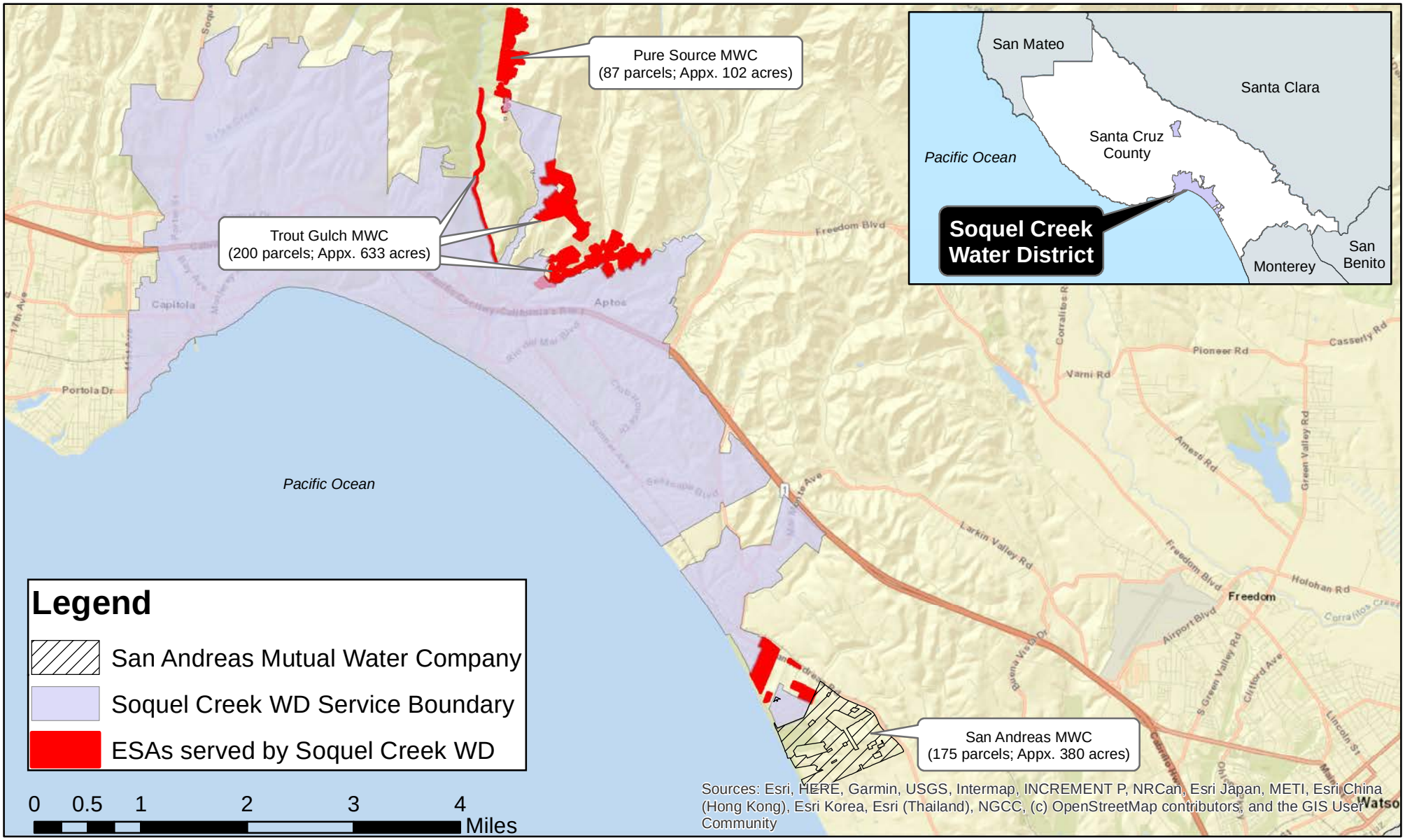
The primary goal of this collaborative effort is to ensure the delivery of adequate water service, in the case of an emergency, to a small community currently receiving services from a private water system. While LAFCO typically encourages boundary changes, such as annexations, when there is a request for municipal services, there are some cases in which annexation is not practical for various reasons. LAFCO staff evaluated this application and confirmed that the proposed extraterritorial service agreement meets all the requirements under State law and the Commission's adopted policy. Approval of the extraterritorial service agreement would reflect the collaboration between the two affected parties. The terms and conditions outlined in the draft resolution ensure that the emergency intertie is in LAFCO's records (refer to **Attachment 7**). LAFCO's Legal Counsel has also reviewed the draft resolution with the proposed terms and conditions. Therefore, staff is recommending that the Commission approve the attached resolution.

Respectfully Submitted,

Joe A. Serrano
Executive Officer

Attachments:
1. Proposal Area Map
2. Consent Form
3. Memorandum of Interest
4. Notice of Public Hearing
5. Notice of Exemption (CEQA)
6. Indemnification Agreement
7. Draft Resolution No. 2026-01

cc: San Andreas Mutual Water Company
Soquel Creek Water District



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LAFCO

Map created on 12/29/25

"San Andreas Mutual Water Company ESA" with the Soquel Creek Water District (LAFCO Project No. ESA 25-11)

Soquel Creek Water District currently has 5 ESAs on file. These ESAs provide water service to 290 parcels totaling appx. 790 acres. The proposed ESA would be consistent with SqCWD's collaboration with other neighboring private water systems.

ATTACHMENT 1

Property Owner Consent Form
(All legal owners must sign a consent form or submit a letter of signed consent.)

I, San Andreas Mutual Water Company, consent to an Extraterratorial Service Agreement between our water company, located at 166 Palm View Lane, La Selva Beach, CA 95076. with the Soquel Creek Water District.

San Andreas Mutual Water Company

Signature: _____ **Date:** January 20th, 2026

Paul G. Lego, Treasuer and Board Member

Address: 166 Palm View Lane,

City, State, Zip: La Selva Beach, CA 95076

(The information contained in this application may be subject to disclosure under the California Public Records Act Government Code Section 6250 et seq.)

MEMORANDUM OF INTEREST (MOI)

This Memorandum of Interest ("MOI") is entered into by and between the **Soquel Creek Water District** ("District") and the **San Andreas Mutual Water Company** ("SAMWC") (individually, a "Party" and collectively, the "Parties") to express their non-binding intention to work together in exploring an emergency intertie between their respective water systems.

1. Purpose

The purpose of this MOI is to outline the Parties' mutual interest in cooperating to assess the feasibility of establishing an emergency intertie. This exploration will involve:

- Evaluating the necessary permits and regulatory requirements, including potential LAFCO Extraterritorial Services Agreement (ESA) needs.
- Assessing the infrastructure requirements.
- Reviewing anticipated costs and financial implications.
- Identifying any additional technical, operational, or permitting considerations.

2. Scope of Collaboration

a. **Coordination:**
The Parties agree that their respective representatives will collaborate to investigate and document what would be required to establish an emergency intertie. Each Party will be responsible for its own staffing, consultant, or legal costs associated with any activities under this MOI.

b. **Evaluation Process:**
The investigation will include, but is not limited to, the review of:

- LAFCO Extraterritorial Services Agreement (ESA) requirements.
- Necessary infrastructure modifications or additions.
- Permitting and regulatory processes.
- Cost estimates and funding options.

c. **Future Agreement:**
Should the evaluation indicate that an emergency intertie is feasible and desirable, the Parties agree to consider negotiating a formal emergency intertie agreement in the future. Any such agreement will be subject to separate negotiations and approvals.

3. Non-Binding Nature

a. This MOI is intended solely as an expression of mutual interest and is non-binding.
b. Neither Party shall incur any obligation or liability, nor commit funds, unless and until a definitive, separate agreement is executed.

4. Duration and Termination

a. **Effective Period:**
This MOI shall be effective for a period of 12 months from the date of execution, unless extended by mutual written consent.

b. **Termination:**
Either Party may terminate this MOI at any time by providing written notice to the other Party. Termination of this MOI does not affect any rights or obligations incurred prior to such termination.

5. Future Agreements

In the event that the Parties, based on the outcomes of the exploration, determine that establishing an emergency intertie is both feasible and beneficial, they will negotiate in good faith to develop and execute a formal emergency intertie agreement outlining the specific terms, responsibilities, and financial commitments.

7. Signatures

This MOI is executed as a demonstration of the Parties' mutual interest and does not constitute a binding legal commitment.

Soquel Creek Water District

By: _____
Name: Rachél Lather
Title: Board President

Date: May-13-2025

San Andreas Mutual Water Company

By: _____
Name: Jay Zucca
Title: Board President

Date: Apr-24-2025

Audit Trail

Request Details

Request Title: 2025_04_XX_San Andreas Mutual _Memorandum of Interest

Request Status: Fully Signed

Sent On: 23-04-2025 21:22:52

Approver 1 Details

J J Zucca (jayzucca@gmail.com)

Authentication Type : Email/Link

Security Type : N/A

eSign T&C accepted on : 19-04-2025 00:27:32

Signature

Audit Details

Viewed By Signer jayzucca@gmail.com on 24-04-2025 19:21:52

IP : 206.0.69.62 Coordinates: 43.33068775434444,43.33068775434444

Signed By Signer jayzucca@gmail.com on 24-04-2025 19:25:06

IP : 206.0.69.62 Coordinates: 43.33068775434444,43.33068775434444

Audit Trail

Request Details

Request Title: 2025_05_XX_San Andreas Mutual _Memorandum of Interest_2

Request Status: Fully Signed

Sent On: 07-05-2025 08:16:01 PDT

Approver 1 Details

Rachel Lather (rachell@soquelcreekwater.org)

Authentication Type : Email/Link

Security Type : N/A

eSign T&C accepted on : 14-12-2024 07:25:28 PDT

Signature

Audit Details

Viewed By Signer rachell@soquelcreekwater.org on 13-05-2025 23:22:16 PDT

IP : 104.47.57.126 Coordinates: -

Viewed By Signer rachell@soquelcreekwater.org on 13-05-2025 23:22:18 PDT

IP : 98.151.144.133 Coordinates: 20.705766023502825,20.705766023502825

Viewed By Signer rachell@soquelcreekwater.org on 13-05-2025 23:22:30 (00h:00m:09s) PDT

IP : 135.232.20.104 Coordinates: -

Signed By Signer rachell@soquelcreekwater.org on 13-05-2025 23:23:36 PDT

IP : 98.151.144.133 Coordinates: 20.705766023502825,20.705766023502825

NOTICE OF PUBLIC HEARING
LOCAL AGENCY FORMATION COMMISSION

NOTICE IS HEREBY GIVEN that at 9:00 a.m., Wednesday, February 4, 2026, the Local Agency Formation Commission of Santa Cruz County (LAFCO) will hold public hearings on the following items:

- **"San Andreas Mutual Water Company Extraterritorial Service Agreement" with the Soquel Creek Water District:** Consideration of an extraterritorial service agreement request by a private water system to receive water services from a public water district through an emergency intertie connection. The proposal area involves 175 parcels and is located north of Sunset State Beach, east of the Pacific Ocean, south of La Selva Beach, and west of Highway 1. If approved, the ESA would fulfill the requirements under GCS 56133.

- **Comprehensive Sanitation Service and Sphere of Influence Review:** Consideration of a countywide service and sphere review for the following ten sanitation districts – Bear Creek Estates Wastewater System, Davenport County Sanitation District, Freedom County Sanitation District, Salsipuedes Sanitary District, Santa Cruz County Sanitation District, and County Service Areas 2, 5, 7, 10, and 20. This is a continued item from LAFCO's October 1, 2025 Commission Meeting.

In compliance with the California Environmental Quality Act (CEQA), LAFCO staff is scheduled to prepare a Categorical Exemption for the proposals listed above. Instructions for members of the public to participate in-person or remotely are available in the Agenda and Agenda Packet: https://santacruzlafco.org/meetings/. During the meeting, the Commission will consider oral or written comments from any interested person. Maps, written reports, environmental review documents and further information can be obtained by contacting LAFCO's staff at (831) 454-2055 or from LAFCO's website at www.santacruzlafco.org. 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 wish to attend this meeting and require special assistance in order to participate, please contact the LAFCO office at least 24 hours in advance of the meeting to make arrangements.

Joe A. Serrano
Executive Officer
Date: January 13, 2026

Notice of Exemption

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento CA 95814

From: (Public Agency)
Santa Cruz Local Agency Formation Commission
701 Ocean Street, Room 318-D
Santa Cruz CA 95060

To: ▨ Clerk of the Board
County of Santa Cruz
701 Ocean Street, Room 500
Santa Cruz CA 95060

Project Title: "San Andreas Mutual Water Company Extraterritorial Service Agreement" (ESA 25-11)

Project Location: The subject area is outside the Soquel Creek Water District's jurisdictional and sphere boundaries and is located north of Sunset State Beach, east of the Pacific Ocean, south of La Selva Beach, and west of Highway 1. Attached is a vicinity map of the subject area (refer to Attachment A).

Project Location City: N/A Project Location County: Santa Cruz

Description of Nature, Purpose, and Beneficiaries of Project: The proposal was initiated by the affected private water system. The subject area includes 175 parcels totaling approximately 380 acres. The purpose of the application is to reflect an emergency intertie between the San Andreas Mutual Water Company and the Soquel Creek Water District.

Name of Public Agency Approving Project: Local Agency Formation Commission of Santa Cruz County ("Santa Cruz LAFCO"). A public hearing on this proposal is scheduled for 9:00 a.m. on February 4, 2026. Additional information on the upcoming meeting is available on the LAFCO website (https://www.santacruzlafco.org).

Name of Person or Agency Carrying Out Project: Santa Cruz LAFCO

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c));
- X Categorical Exemption: State type and section number
- ☐ Statutory Exemptions: State code number
- ☐ Other: The activity is not a project subject to CEQA.

Reason Why Project is Exempt: Pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to: Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

Lead Agency Contact Person: Joe A. Serrano

Area Code/Phone Extension: 831-454-2055.

Signature:_____ Date: February 5, 2026
Joe A. Serrano, Executive Officer

▨ Signed by Lead Agency

DRAFT

ATTACHMENT 2

INDEMNIFICATION AND DEFENSE

The undersigned applicant for the above-referenced application ("Applicant"), as a condition of submission of this application, approval of the application and any subsequent amendment of the approval which is requested by the Applicant, hereby agrees to defend, using counsel reasonably acceptable to the Local Agency Formation Commission of Santa Cruz County ("LAFCO"), indemnify, and hold harmless LAFCO, its officers, employees, and agents, from and against any claim, demand, damages, costs or liability of any kind (including attorneys' fees) against LAFCO arising from or relating to this application or any approval or subsequent amendment to the approval thereof, subject to the conditions set forth below.

A) Notification and Cooperation
LAFCO shall notify the Applicant of any claim, action, or proceeding against which LAFCO seeks to be defended, indemnified, or held harmless. LAFCO shall reasonably cooperate in such defense.

B) Fees and Costs:
Nothing contained herein shall prohibit LAFCO from participating in the defense of any claim, action, or proceeding if either of the following occur:

1) LAFCO bears its own attorneys' fees and costs; or
2) LAFCO and the Applicant agree in writing to the Applicant paying part or all of the Commission's attorneys' fees and costs.

C) Settlement:
When representing LAFCO, the Applicant shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the approval without the prior written consent of LAFCO.

D) Successors Bound:
The obligations of the Applicant under this Indemnity and Defense agreement are specifically associated with and shall run with the land that is the subject of the application and/ or approval and shall be binding upon the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant in the land.

E) Recordation:
At any time after submission of the application, LAFCO may, at its sole option, record in the office of the Santa Cruz County Recorder a memorandum of agreement which incorporates the provisions of this condition, or this approval shall become null and void.

(Signature of LAFCO Executive Officer)	(Signature of Applicant)
Joe A. Serrano (Printed Name)	John T. "Jay" Fucca (Printed Name)
5/19/25 (Date)	5/13/25 (Date)

(The information contained in this application may be subject to disclosure under the California Public Records Act Government Code Section 6250 et seq.)

LOCAL AGENCY FORMATION COMMISSION OF SANTA CRUZ COUNTY
RESOLUTION NO. 2026

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

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
APPROVING THE SAN ANDREAS MUTUAL WATER COMPANY
EXTRATERRITORIAL SERVICE AGREEMENT WITH THE
SOQUEL CREEK WATER DISTRICT (LAFCO PROJECT NO. ESA 25-11)

****

WHEREAS, an application for an extraterritorial service agreement involving the San Andreas Mutual Water Company (the "proposal") was submitted and accepted for filing by the Executive Officer of this Local Agency Formation Commission ("LAFCO" or "Commission"); and

WHEREAS, the proposal area is outside Soquel Creek Water District's ("District") jurisdictional and sphere boundaries, and located north of Sunset State Beach, east of the Pacific Ocean, south of La Selva Beach, and west of Highway 1, as shown in Exhibit A; and

WHEREAS, the subject area involves a private water system. The San Andreas Mutual Water Company ("SAMWC") has three active groundwater wells and serves approximately 400 individuals within 175 parcels totaling approximately 380 acres. SAMWC entered into a Memorandum of Interest with the District to establish an emergency intertie for future usage when necessary; and

WHEREAS, in accordance with Government Code Section 56133, a city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the Commission; and

WHEREAS, in accordance to Government Code Section 56133(c), the Commission may authorize a city or district to provide new or extended services outside its jurisdictional boundary and outside its sphere of influence to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory, if both of the following requirements are met:

- The entity applying for approval has provided the Commission with documentation of a threat to the health and safety of the public or the affected residents, and

- The Commission has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with the Commission.

WHEREAS, the District and SAMWC determined that the existing water system may benefit in connecting to the District's system through an emergency intertie; avoiding a threat to the health and safety of the public; and

WHEREAS, the Executive Officer determined there are no alternate service providers of water near the subject territory; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56133 and the Commission's Extraterritorial Services Policy, determined that the proposal met the statutory requirements and set February 4, 2026, as the hearing date on this proposal and provided public notice as required by law; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56665, has reviewed this proposal and prepared a report, including recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, this Commission, on February 4, 2026, heard from interested parties and considered the proposal and the report of the Executive Officer, and considered the factors determined by the Commission to be relevant to this proposal.

NOW, THEREFORE, the Local Agency Formation Commission of Santa Cruz County does HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. Compliance with the California Environmental Quality Act (CEQA) has been met by a categorical exemption pursuant to State CEQA Guidelines Section 15303, "New Construction or Conversion of Small Structures," because the project would discontinue the failing water system and connect to a public agency's reliable and sustainable water infrastructure. The Commission, as a lead agency, shall file a Notice of Exemption.

Section 3. The Commission considered the requirements set forth for extraterritorial services in the Cortese-Knox-Hertzberg Act, Government Code Section 56133, and found the proposal to be consistent with those requirements as outlined below:

a) Health & Safety Issue: Government Code Section 56133(c) requires documentation of a threat to the health and safety of the public or the affected residents. The District and SAMWC entered into a Memorandum of Interest on May 13, 2025 and April 24, 2025 respectively to explore and consider an emergency intertie, as shown in Exhibit B.

b) Notification to Alternative Service Provider: Government Code Section 56133(c) requires the Commission to notify any alternative service provider that has filed a map and a statement of its service capabilities with the Commission. LAFCO staff has determined that there are no alternative service providers for water service.

Section 4. The Commission determined that the proposal is consistent with the Policies and Procedures Relating to Extraterritorial Services as outlined below:

a) Agency Endorsement: The Executive Officer shall not file the application unless the affected public agency has submitted a written endorsement indicating its willingness to provide the service if the Commission approves the request. The District executed a Memorandum of Interest with the private water system on May 13, 2025.

b) Fee Deposit: The applicant shall pay the costs of processing the application as specified in the Commission's Schedule of Fees and Deposits. SAMWC, as the applicant, submitted a fee deposit of $950 as part of the application packet.

c) Commission Hearing: The Commission shall consider the request after it has been placed on an agenda of a Commission meeting. After deeming the proposal complete, the Executive Officer advertised the proposal in the Santa Cruz Sentinel newspaper on January 13, 2026, and scheduled the proposal for Commission consideration on February 4, 2026.

Section 5. The applicant shall agree, as a condition of the approval of the application for an extraterritorial service agreement, to be bound by the LAFCO Indemnification and Defense Form signed on May 13, 2025. The applicant, on behalf of itself and future owners and assigns, further agrees to annex the subject area to the District as determined by the District and LAFCO as set forth above.

Section 6. The District and LAFCO must coordinate to discuss annexation of existing extraterritorial service agreements in the foreseeable future.

Section 7. The Certificate of Completion for the extraterritorial service agreement shall not be issued until all terms and conditions are met.

Section 8. The proposed extraterritorial service agreement shall be effective as of the date of recordation of the Certificate of Completion.

Section 9. The Commission shall approve, disapprove, or approve with conditions the extended services. If the new or extended services are disapproved or approved with conditions, the applicant may request reconsideration, citing the reasons for reconsideration. If the Commission denies a request, a similar application cannot be re-filed for one year unless the Commission grants an exception to this rule.

Section 10. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Government Code Section 56882.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this 4th day of February 2026.

AYES:

NOES:

ABSTAIN:

_____
MANU KOENIG, CHAIRPERSON

Attest:

_____
Joe A. Serrano
Executive Officer

Approved as to form:

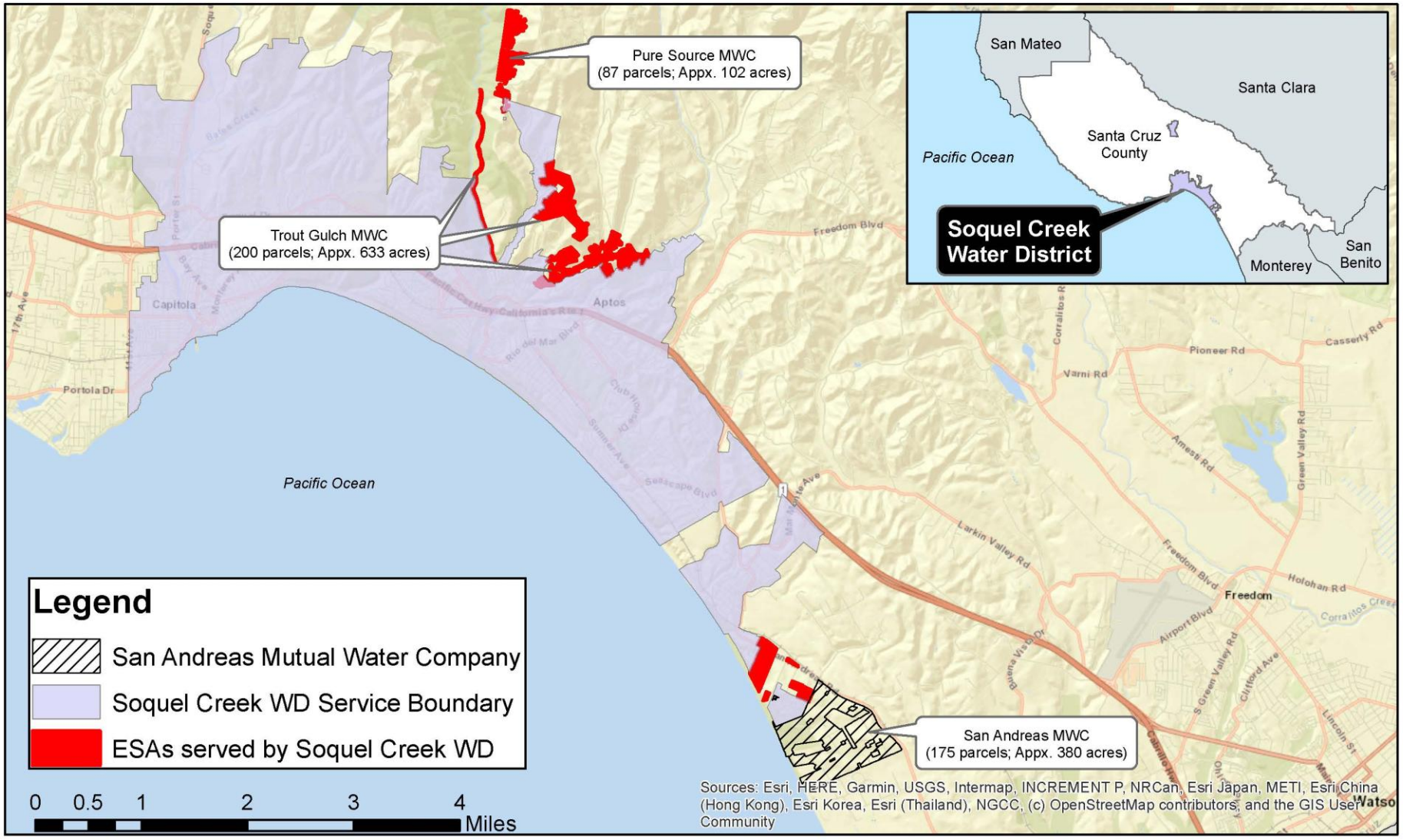
_____
Joshua Nelson
LAFCO Counsel

DRAFT

EXHIBIT A

VICINITY MAP

DRAFT



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Map created on 12/29/25

"San Andreas Mutual Water Company ESA" with the Soquel Creek Water District (LAFCO Project No. ESA 25-11)

Soquel Creek Water District currently has 5 ESAs on file. These ESAs provide water service to 290 parcels totaling appx. 790 acres. The proposed ESA would be consistent with SqCWD's collaboration with other neighboring private water systems.

EXHIBIT B

SOQUEL CREEK WATER DISTRICT'S MEMORANDUM OF INTEREST WITH THE SAN ANDREAS MUTUAL WATER COMPANY

DRAFT

SOQUEL CREEK WATER DISTRICT

MEMORANDUM OF INTEREST (MOI)

This Memorandum of Interest ("MOI") is entered into by and between the **Soquel Creek Water District** ("District") and the **San Andreas Mutual Water Company** ("SAMWC") (individually, a "Party" and collectively, the "Parties") to express their non-binding intention to work together in exploring an emergency intertie between their respective water systems.

1. Purpose

The purpose of this MOI is to outline the Parties' mutual interest in cooperating to assess the feasibility of establishing an emergency intertie. This exploration will involve:

- Evaluating the necessary permits and regulatory requirements, including potential LAFCO Extraterritorial Services Agreement (ESA) needs.
- Assessing the infrastructure requirements.
- Reviewing anticipated costs and financial implications.
- Identifying any additional technical, operational, or permitting considerations.

2. Scope of Collaboration

a. **Coordination:**
The Parties agree that their respective representatives will collaborate to investigate and document what would be required to establish an emergency intertie. Each Party will be responsible for its own staffing, consultant, or legal costs associated with any activities under this MOI.

b. **Evaluation Process:**
The investigation will include, but is not limited to, the review of:

- LAFCO Extraterritorial Services Agreement (ESA) requirements.
- Necessary infrastructure modifications or additions.
- Permitting and regulatory processes.
- Cost estimates and funding options.

c. **Future Agreement:**
Should the evaluation indicate that an emergency intertie is feasible and desirable, the Parties agree to consider negotiating a formal emergency intertie agreement in the future. Any such agreement will be subject to separate negotiations and approvals.

3. Non-Binding Nature

a. This MOI is intended solely as an expression of mutual interest and is non-binding.
b. Neither Party shall incur any obligation or liability, nor commit funds, unless and until a definitive, separate agreement is executed.

4. Duration and Termination

a. **Effective Period:**
This MOI shall be effective for a period of 12 months from the date of execution, unless extended by mutual written consent.

b. **Termination:**
Either Party may terminate this MOI at any time by providing written notice to the other Party. Termination of this MOI does not affect any rights or obligations incurred prior to such termination.

5. Future Agreements

In the event that the Parties, based on the outcomes of the exploration, determine that establishing an emergency intertie is both feasible and beneficial, they will negotiate in good faith to develop and execute a formal emergency intertie agreement outlining the specific terms, responsibilities, and financial commitments.

7. Signatures

This MOI is executed as a demonstration of the Parties' mutual interest and does not constitute a binding legal commitment.

Soquel Creek Water District

By: _____
Name: Rachél Lather
Title: Board President

Date: May-13-2025

San Andreas Mutual Water Company

By: _____
Name: Jay Zucca
Title: Board President

Date: Apr-24-2025

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: Comprehensive Sanitation Service & Sphere Review

SUMMARY OF RECOMMENDATION

LAFCO periodically performs municipal service reviews and sphere of influence updates for each agency subject to LAFCO's boundary regulations. As part of the Commission's Multi-Year Work Program, LAFCO staff has drafted a service and sphere review for the 10 sanitation districts and scheduled a public hearing. **Figure A** on page 2 shows the jurisdictional boundary of each sewer agency.

It is recommended that the Commission take the following actions:

1. Find, pursuant to Section 15061(b)(3) of the State CEQA Guidelines, that LAFCO determined that the service and 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, that LAFCO is required to develop and determine a sphere of influence for the 10 sanitation districts, and review and update, as necessary;

3. Determine, pursuant to Government Code Section 56430, that LAFCO 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 the draft resolution (LAFCO No. 2025-11) approving the 2025 Comprehensive Sanitation Service and Sphere Review, with the following terms and conditions:

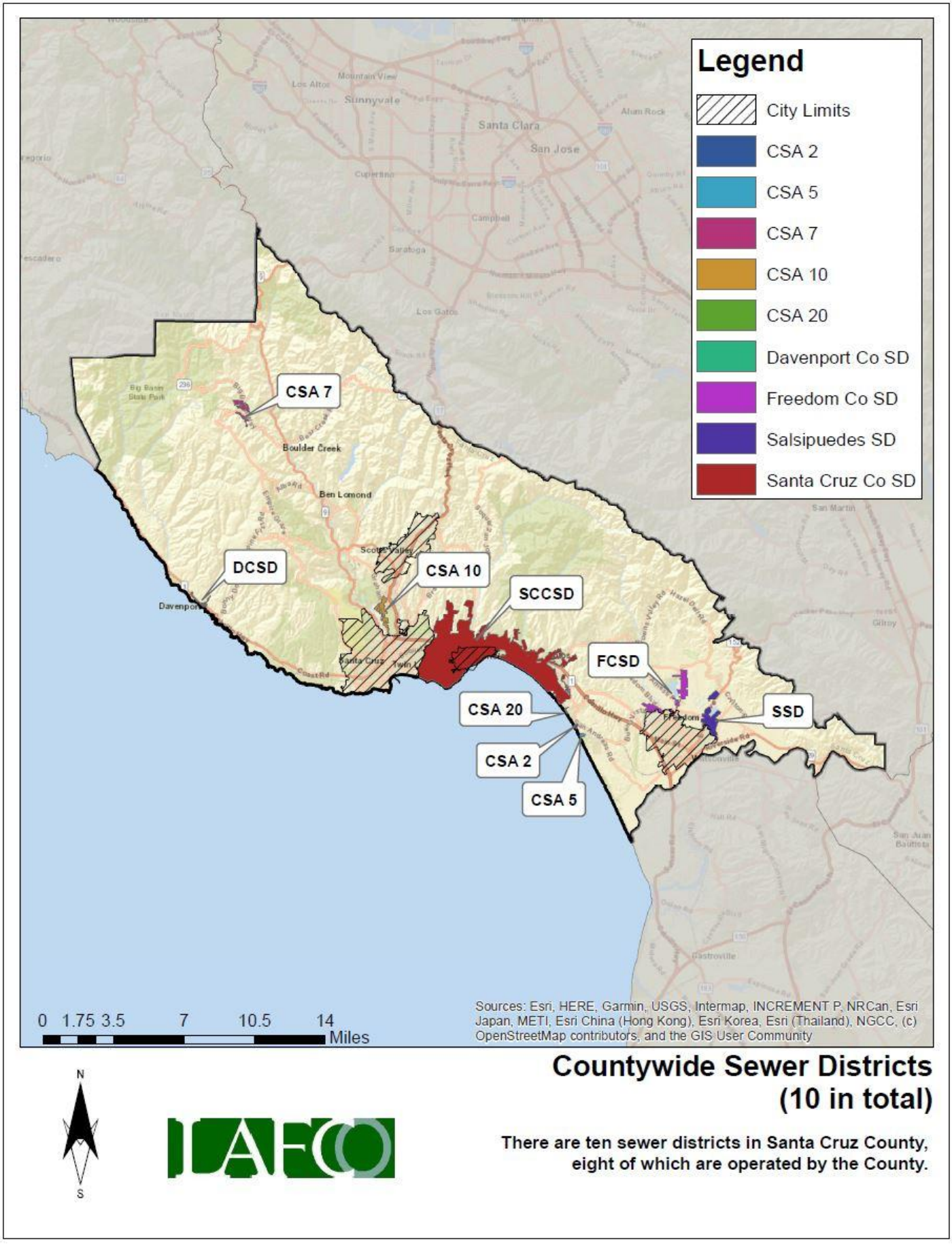
    a. Reaffirm sphere of influence boundary for the following: Bear Creek Estates Wastewater System, CSA 2, CSA 5, CSA 10, CSA 20, and Freedom County Sanitation District;

    b. Amend the sphere of influence boundary to be coterminous with the jurisdictional boundary for the following: CSA 7, Salsipuedes Sanitary District, and Santa Cruz County Sanitation District;

    c. Expand the sphere of influence boundary for the Davenport County Sanitation District to include the existing extraterritorial service agreement; and

    d. Direct the Executive Officer to distribute a copy of the adopted service and sphere review to the 10 sanitation districts and any other interested or affected parties, including but not limited to the County Department of Community Development & Infrastructure (formally known as Public Works), the County Administrative Office, and the four cities (Capitola, Santa Cruz, Scotts Valley, and Watsonville).

Figure A: Countywide Map (10 Sanitation Districts)



EXECUTIVE OFFICER'S REPORT:

LAFCO staff has prepared a service and sphere review for the 10 sewer districts (refer to **Attachment 1**). Key findings and recommendations are presented in the *Executive Summary* of the attached report. The review also includes an analysis of the agencies' ongoing operations, current financial performance, existing governance structure, ability to provide services, and its importance within its jurisdictional area. The attached report concludes with determinations required by State law.

Continued Discussion

The Commission originally considered this service review in October 2025[1] but deferred action until LAFCO and the County provided additional financial information on the County-operated sanitation districts. An ad-hoc committee was also developed with three commissioners (Commissioners Cummings, Koenig, and Lather) to help with this effort. The committee met with County representatives on November 20, 2025 to discuss the draft report and determine how the additional information would add value to the comprehensive analysis.

Updates to Draft Report

The ad-hoc committee met with County staff members on November 20, 2025 to address the Commission's request for more financial information. Afterwards, the committee and county representatives gathered the additional data and updated the report with the following information:

- Reserve Balances – the fiscal analysis of the County-managed sewer agencies has been expanded to include reserve balances as part of the audit review covering fiscal years 2013-14 through 2024-25;

- Flat Rate Comparison – the comparison of commercial and school rates for each County-managed sewer agency now incorporates average water usage, measured in hundred cubic feet (HCF), along with the corresponding HCF rates, to provide a more accurate representation of the charges assessed to constituents; and

- CSA Liaison Contact Information – the report now includes contact information for residents designated to represent their respective communities within the County-managed sewer agencies, thereby improving public access and facilitating direct communication with community representatives.

Environmental Review

LAFCO staff has conducted an environmental review for the report in accordance with the California Environmental Quality Act (CEQA). Staff has determined that the service and sphere review is exempt 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 (Section 15061[b][3]). A Notice of Exemption, as shown in **Attachment 2**, will be recorded after Commission action.

[1] 10/1/25 LAFCO Staff Report: https://santacruzlafco.org/wp-content/uploads/2025/09/5b.0-Sewer-MSR-Staff-Report_Hyperlinked.pdf

Agency Coordination and Public Notice
A hearing notice for this draft service review was originally published in the September 9th, 2025 issue of the Santa Cruz Sentinel (**Attachment 3**), and a subsequent notice was published in the January 13th, 2026 issue for full transparency. An administrative copy was shared with the general managers and staff of each sanitation district prior to publication of the final report. This allowed the agencies an opportunity to review LAFCO staff's findings and provide corrections and/or feedback before the report was finalized. As previously mentioned, the report was initially scheduled for consideration in October 2025, but additional time was needed for added clarity to LAFCO's evaluation. The assistance and support by all affected agencies, including our ad hoc committee, in completing the extensive countywide service review was greatly appreciated by LAFCO. In conclusion, staff is recommending that the Commission adopt the attached draft resolution (**Attachment 4**) approving the countywide report.

Respectfully Submitted,

Joe A. Serrano
Executive Officer

Attachments:
1. Service and Sphere Review – Administrative Draft
2. Environmental Determination – Categorical Exemption
3. Public Hearing Notice
4. Draft Resolution No. 2025-11

cc: County of Santa Cruz (DCSD, FCSD, SCCSD, CSAs 2, 5, 7, 10, and 20)
Salsipuedes Sanitary District
San Lorenzo Valley Water District (Big Creek Estates Wastewater System)

Local Agency Formation Commission
of Santa Cruz County

LAFCO

Comprehensive Sanitation Service and Sphere Review:

- BEAR CREEK ESTATES WASTEWATER SYSTEM
- COUNTY SERVICE AREAS – 2, 5, 7, 10, AND 20
- DAVENPORT COUNTY SANITATION DISTRICT
- FREEDOM COUNTY SANITATION DISTRICT
- SALSIPUEDES SANITARY DISTRICT
- SANTA CRUZ COUNTY SANITATION DISTRICT

Draft Version – September 22, 2025

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EXECUTIVE SUMMARY

Introduction

This Service and Sphere of Influence Review provides information about the services and boundaries of 10 sanitation districts located throughout Santa Cruz County. The purpose of the report is to allow the Local Agency Formation Commission to conduct a statutorily required review and update process. The Cortese-Knox-Hertzberg Act requires that the Commission conduct periodic reviews and updates of spheres of influence for all cities and special districts, including county service areas (CSAs), 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 countywide sewer analysis conducted for the 10 sanitation districts occurred on October 2, 2019.

The municipal 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 to the provisions of 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 to service delivery, government organization, or spheres of influence.

Service reviews are informational documents which are generally exempt from environmental review. LAFCO staff has conducted an environmental evaluation for this report pursuant to the California Environmental Quality Act (CEQA) and determined that this report is exempt from CEQA. Such 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]).

Structure of Report

This ***Executive Summary*** presents a brief overview of the service review, key findings, and recommended actions. The ***District Profile*** chapters contain individual evaluations for each of the 10 sanitation districts - highlighting specific characteristics, ongoing operations, current fiscal health, existing governance structure, ability to provide services, and its importance within its jurisdictional area. The profiles conclude with statutory determinations required for all service and sphere of influence reviews pursuant to the Cortese-Knox-Hertzberg Act. These chapters are followed by ***Appendices*** with sources used to conduct the service review.

Service Provision

Wastewater services within Santa Cruz County are provided by nine dependent special districts, three cities, and two independent special districts. Facilities range from individual or small community septic systems to local wastewater collection systems and regional treatment plants. Wastewater systems are closely regulated both for health and environmental concerns. The Regional Water Quality Control Board regulates operations and discharges from sewage systems.

In accordance to the Commission's Multi-Year Work Program adopted in 2024, the following 10 sanitation districts will be analyzed in this report. **Figure 1** on page 6 provides an overview map depicting the 10 subject agencies.

List of Subject Agencies:

1. Bear Creek Estates Wastewater System (San Lorenzo Valley Water District)
2. County Service Area 2 (Place de Mer)
3. County Service Area 5 (Sand Dollar/Canon del Sol)
4. County Service Area 7 (Boulder Creek Country Club)
5. County Service Area 10 (Rolling Woods)
6. County Service Area 20 (Trestle Beach)
7. Davenport County Sanitation District
8. Freedom County Sanitation District
9. Salsipuedes Sanitary District
10. Santa Cruz County Sanitation District

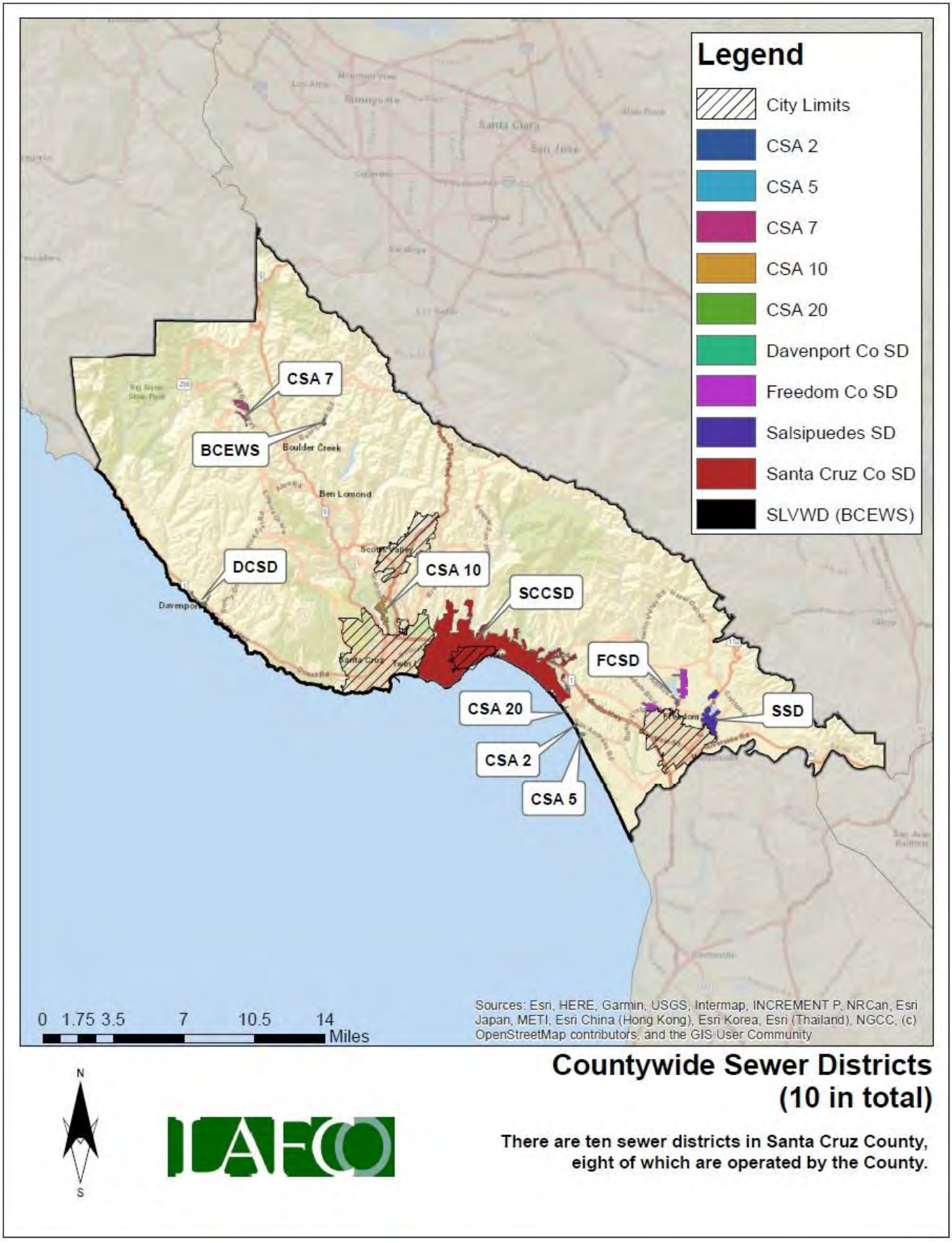
CSA 12 (Wastewater Management) and the Cities of Santa Cruz, Scotts Valley, and Watsonville were analyzed in the previous service review cycle and are excluded from this 2025 report. LAFCO's website contains the service reviews for these four additional wastewater providers: https://www.santacruzlafco.org/reviews/.

Regulatory Requirements

All federal and state agencies, municipalities, counties, districts, and other public entities that own or operate sanitary sewer systems greater than one mile in length, that collect and/or convey untreated or partially treated wastewater to a publicly owned treatment facility in the State of California, are required to comply with the terms of the State Water Resources Control Board's Statewide Sanitary Sewer Systems General Order. In 2023, the State Water Resources Control Board (State Water Board) adopted the existing Statewide Sanitary Sewer System Order. Through this General Order, the State Water Board began regulating the sanitary sewer systems designed to convey sewage. This General Order establishes statewide waste discharge requirements and supersedes the previous State Water Resources Control Board (State Water Board) Order from 2006 and amendments thereafter. All sections and attachments of the latest General Order are enforceable by the State Water Board and Regional Water Quality Control Boards (Regional Water Boards). Through this General Order, the State Water Board requires an Enrollee to:

- Comply with federal and state prohibitions of discharge of sewage to waters of the State, including federal waters of the United States;
- Comply with the specifications, and notification, monitoring, reporting and recordkeeping requirements of this General Order that relate to implementation of the federal Clean Water Act, the California Water Code (Water Code), water quality control plans (including Regional Water Board Basin Plans) and policies;
- Proactively operate and maintain resilient sanitary sewer systems to prevent spills;
- Eliminate discharges of sewage to waters of the State through effective implementation of a Sewer System Management Plan;
- Monitor, track, and analyze spills for ongoing system-specific performance improvements; and
- Report noncompliance with this General Order per reporting requirements.

Figure 1: Countywide Map (10 Sanitation Districts)



Growth and Population

The Association of Monterey Bay Area Governments (AMBAG) indicates that the unincorporated areas within Santa Cruz County will experience a slow growth over the next fifteen years. The 2018 AMBAG Regional Growth Forecast Report states that the population in unincorporated territory will grow at a rate of approximately 1% every five years. Based on this anticipated growth rate, LAFCO staff calculated the estimated population for each subject agency from 2025 to 2040, as shown below. These growth projections are using LAFCO's methodology and may differ from projections based on regional housing needs:

Table 1: Population Estimates

Sanitation District	2025	2030	2035	2040
Bear Creek Estates Wastewater System	186	188	189	191
CSA 2 (Place de Mer)	169	171	172	174
CSA 5 (Sand Dollar/Canon del Sol)	222	224	226	228
CSA 7 (Boulder Creek Country Club)	662	668	674	679
CSA 10 (Rolling Woods)	897	904	912	920
CSA 20 (Trestle Beach)	43	43	44	44
Davenport County Sanitation District	219	221	223	225
Freedom County Sanitation District	4,200	4,272	4,308	4,345
Salsipuedes Sanitary District	2,172	2,190	2,209	2,228
Santa Cruz County Sanitation District	73,894	74,756	75,628	76,510
Total Population Within the 10 Sewer Districts	**82,664**	**83,637**	**84,585**	**85,544**

Population growth will continue to affect the agencies providing wastewater services as they upgrade their systems to comply with regulatory changes and maintain service levels. In general, CSAs, small package treatment plants, and their wastewater disposal systems may not be an efficient method of providing wastewater service for the rural areas of the County due to three primary factors: (1) the rising costs of addressing aging infrastructure, (2) the lack of revenue streams to cover current and long-term liabilities, and (3) the reliability offered by larger agencies with established treatment plants. Based on the findings discussed in this report, all future dense developments should consider connecting to existing wastewater facilities rather than establishing small, limited sewer collection systems.

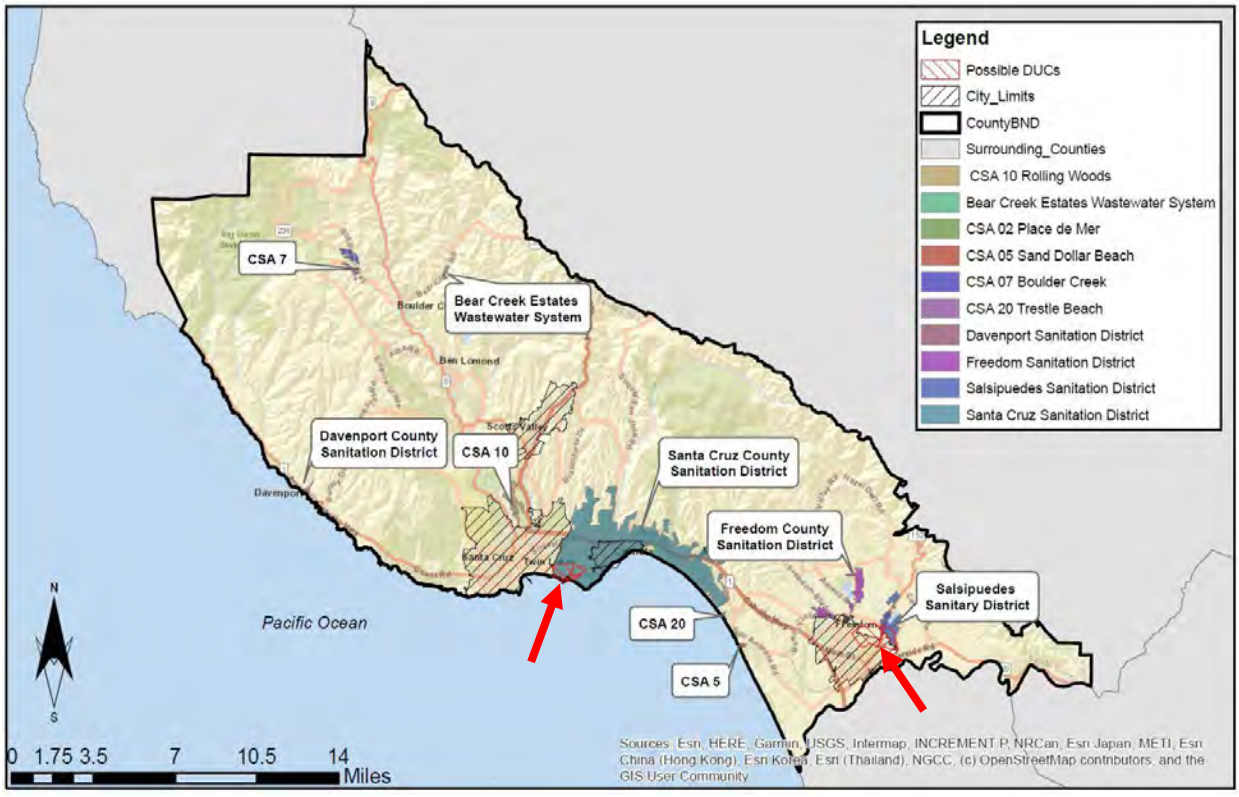
Disadvantaged Unincorporated Communities

In accordance to 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. The identified disadvantaged unincorporated communities must be addressed by LAFCO when:

- Considering a city annexation proposal involving 10 or more acres with an existing DUC located contiguous to the proposal area; and
- Approving sphere of influence and municipal service review determinations associated with the update or establishment of spheres of influence for local agencies subject to SB 244 requirements.

In 2025, the California statewide annual median household income was $109,266[1], and 80% of that is $87,413. LAFCO staff utilized the ArcGIS mapping program to locate potential DUCs in Santa Cruz County. Staff's analysis initially found two areas that may be considered DUCs in the Twin Lakes and Freedom area, as shown in **Figure 2**. Based on the criteria set forth by SB 244, in conjunction with further evaluation of these areas, staff determined that these areas are not disadvantaged unincorporated communities since the land use designation for the DUC in Freedom is for agriculture and the land use designation for the DUC in Twin Lakes is for mixed-use which includes both high-valued homes and commercial properties.

Figure 2: Disadvantaged Unincorporated Communities in Santa Cruz County



[1] 2019-2023 U.S. Census Bureau's American Community Survey (ACS) 2019-2023 5-year estimates

Infrastructure Components

Wastewater infrastructure includes septic systems, collection and sewer main lines, lift stations, treatment plants and recycled water treatment systems. The geography of the local area, water quality conditions, accessibility of treatment facilities, and funding considerations are factors in determining the type of system used and its infrastructure needs. Parcels that are not in proximity to a public sewer system and meet certain requirements may use individual septic systems; some geographically isolated communities share a community septic system or use an onsite package treatment plant. Developed areas are served by collection systems with treatment provided at local or regional facilities. One treatment plant, operated by the Davenport County Sanitation District, is currently producing recycled water.

The following table summarizes the wastewater infrastructure for the 10 sanitation districts:

Table 2: Wastewater Infrastructure Summary

Sanitation District	Formation Year	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
Bear Creek Estates	1985	Septic and Collection System	N/A	56	2	1.2
CSA 2	1968	Collection and Advanced Treatment	N/A	93	2	0.4
CSA 5	1972	Collection and Treatment	Secondary	184	2	1.15
CSA 7	1968	Collection and Treatment	Secondary	Zone 1: 254 Zone 2: 12	6	3.4
CSA 10	1970	Collection	N/A	157	1	3.5
CSA 20	1980	Collection, and Treatment	Secondary	22	1	0.3
Davenport Co	1979	Collection, Treatment, and Recycled Water	Tertiary	109	3	3.0
Freedom Co	1965	Collection	N/A	1,891	9	15.3
Salsipuedes	1965	Collection	N/A	512	2	7.0
Santa Cruz Co	1973	Collection	N/A	36,000	35	220.0

Footnote: Data from the County's 2022 Sewer System Management Plan and input from the subject agencies. CSA 7 Zone 2 was defined in 2024.

Aging infrastructure and the need for repair, replacement, or upgrades are a growing concern for most of the 10 sanitation districts. In some cases, a lack of funding has postponed certain capital improvement projects. Not all sanitation districts have an adopted capital improvement plan in place. The need for long-term maintenance planning should be considered and determined by all sanitation districts to identify adequate funding to address current and future maintenance, replacement needs, and/or upgrades to their aging infrastructure.

Funding Source

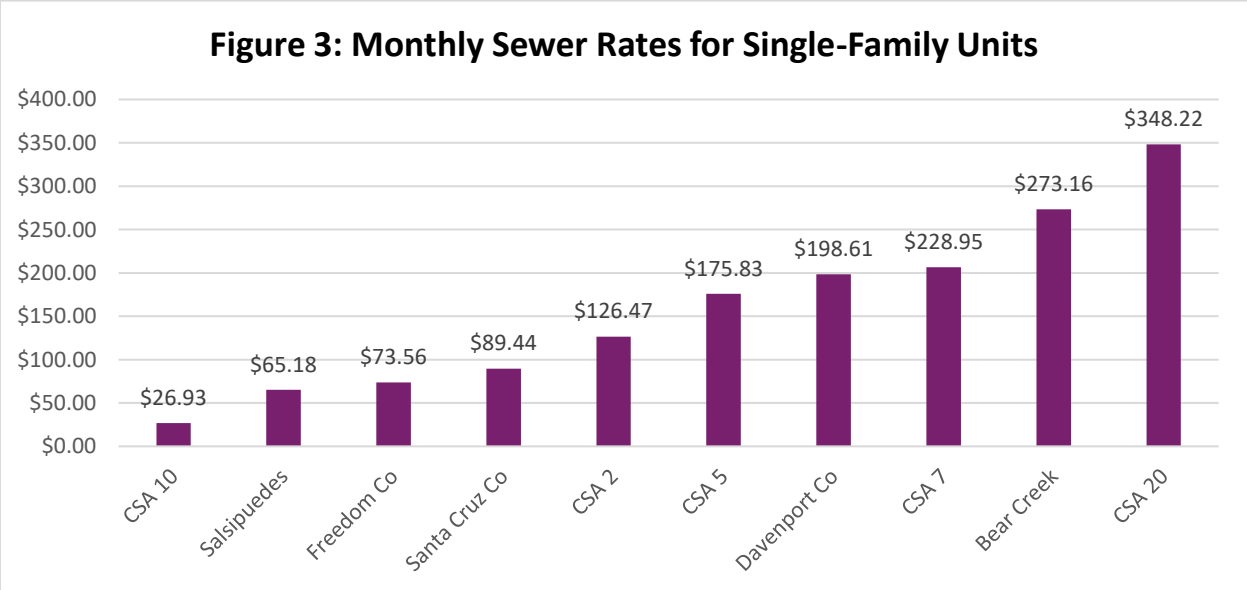
Wastewater services are primarily funded through sewer charges. Wastewater service rates include flat residential rates with commercial and institutional accounts being charged a base rate plus quantity charge. The following table summarizes the current annual wastewater rates. A full review of all wastewater rates for each sanitation district is discussed in the District Profile Chapters within the report.

Table 3: Annual Sewer Rates (FY 24-25 data)

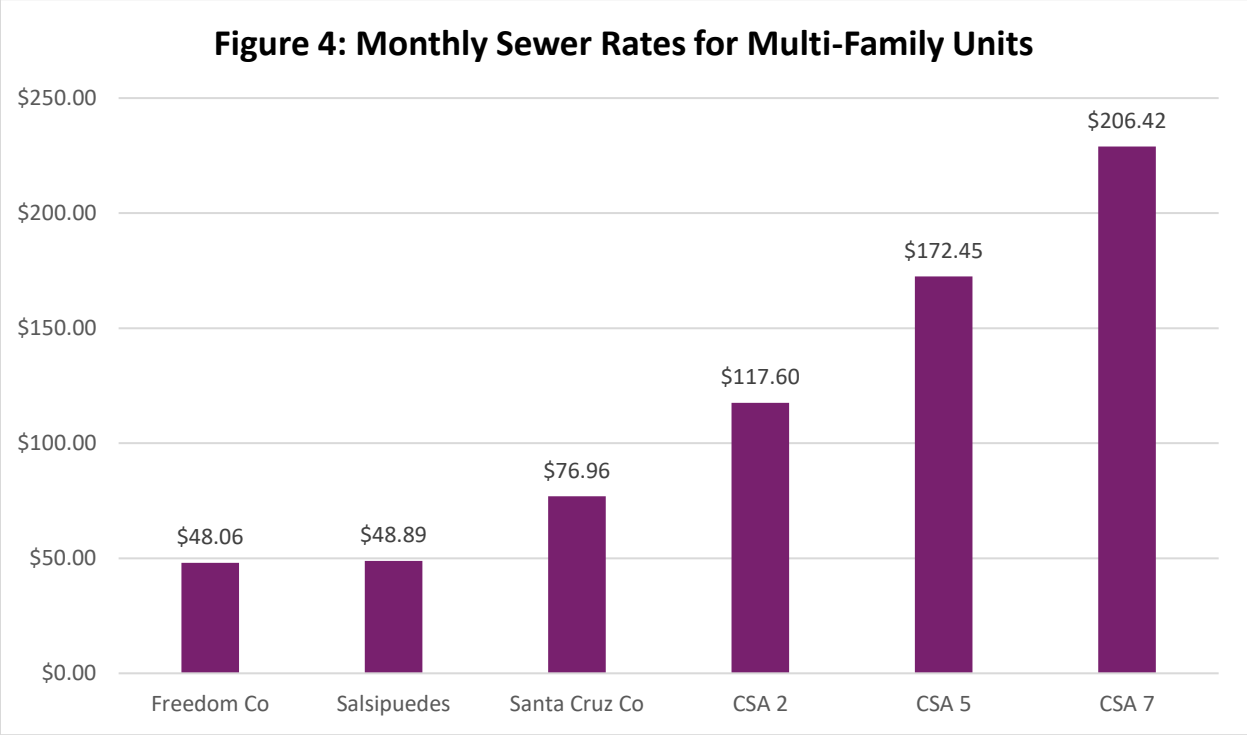
	Single Family	Multi Family	Mobile Home	Commercial Use	School Sites
Bear Creek	$3,277.92	-	-	-	-
CSA 2	$1,517.64	$1,411.19	-	-	-
CSA 5	$2,109.91	$2,069.37	-	-	-
CSA 7 Zone 1	$2,757.51	$2,477.10	-	$1,895.67 plus $8.65/HCF	-
CSA 7 Zone 2(1)	$3,728.81	-	-	$7,457.63 (2)	
CSA 10	$388.11 (3)	-	-	See Footnote (4)	-
CSA 20	$4,178.67	-	-	-	-
Davenport Co	$2,383.28	-	-	$749.72 plus $20.02/HCF	$749.72 plus $48.25/ADA
Freedom Co	$882.76	$576.66	$890.42	$198.92 plus $7.84/HCF	$198.92 plus $18/90/ADA
Salsipuedes	$782.16	$586.68	-	$152.88	$82.32
Santa Cruz County	$1,073.28	$923.52	$788.64	$427.08 plus volume fee (5)	$427.08 plus student count fee

Footnotes: (1) CSA 7 Zone 2 also has a "standby" charge for parcels that may connect once they have rebuilt after the CZU Fire. Standby charge is $932.20/parcel. (2) The only commercial user is a fire station and is charged as two single-family dwellings; it is not comparable with other commercial rates. (3) $323.11 paid to Santa Cruz County and $65.00 paid to City of Santa Cruz. (4) Pasatiempo Golf Course facility is the only commercial facility in CSA 10 and consists of multiple buildings/users$6,096.68 is paid annually as a flat rate to Santa Cruz County (per an agreement based upon water usage at the time of the agreement) and in 2024, $40,510 was paid to the City of Santa Cruz based on the amount of water used by Pasatiempo. (5) For list of volume and student count fees by user type see District website at: https://sccsd.wpcomstaging.com/rates-charges/

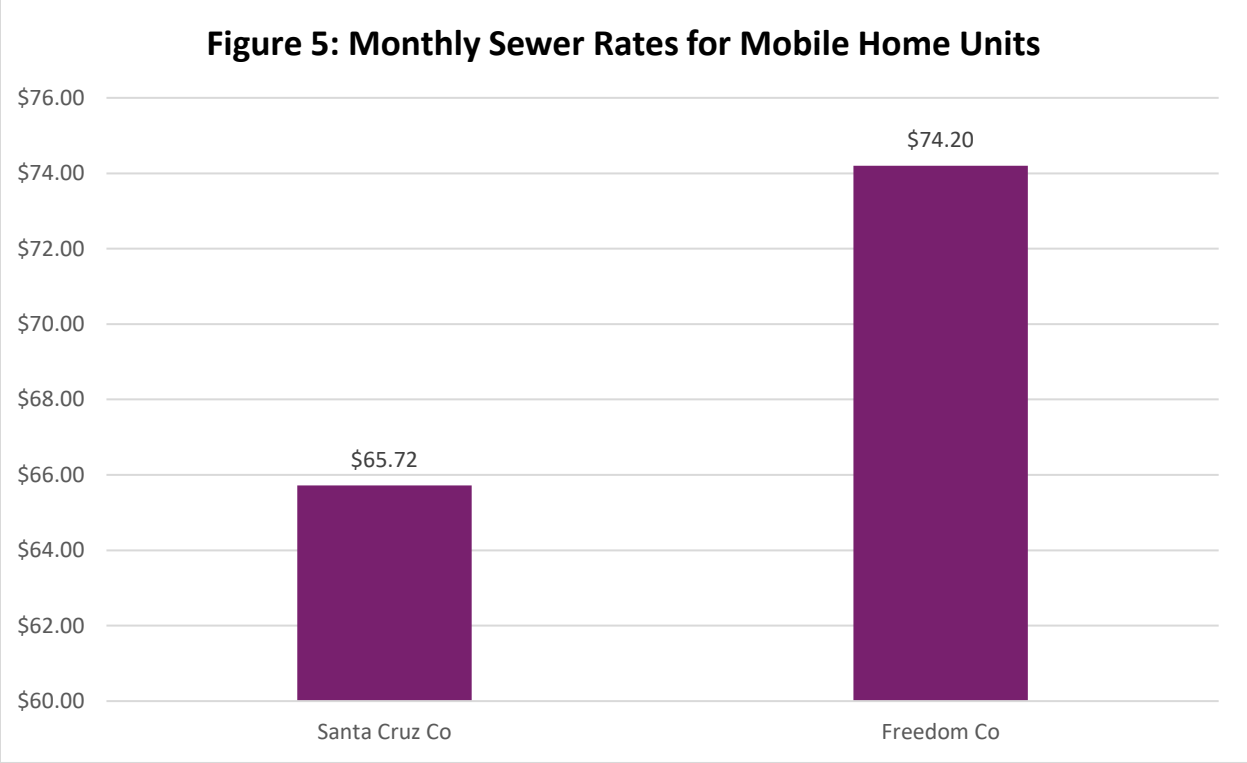
For comparison purposes, the following figures show the sewer rates by category and monthly costs (annual cost comparisons are shown in each individual agency chapter). All 10 sanitation districts have single family units within their jurisdiction. The lowest rate for single-family units is offered by CSA 10 ($26.93/month) and the highest is from CSA 20 ($348.22/month), as shown in **Figure 3**.



More than half of the 10 sanitation districts provide sewer service to multi-family residential units. The lowest rate for multi-family units is offered by Freedom County Sanitation District ($48.06/month) and the highest is from CSA 7 ($206.42/month), as shown in **Figure 4**.

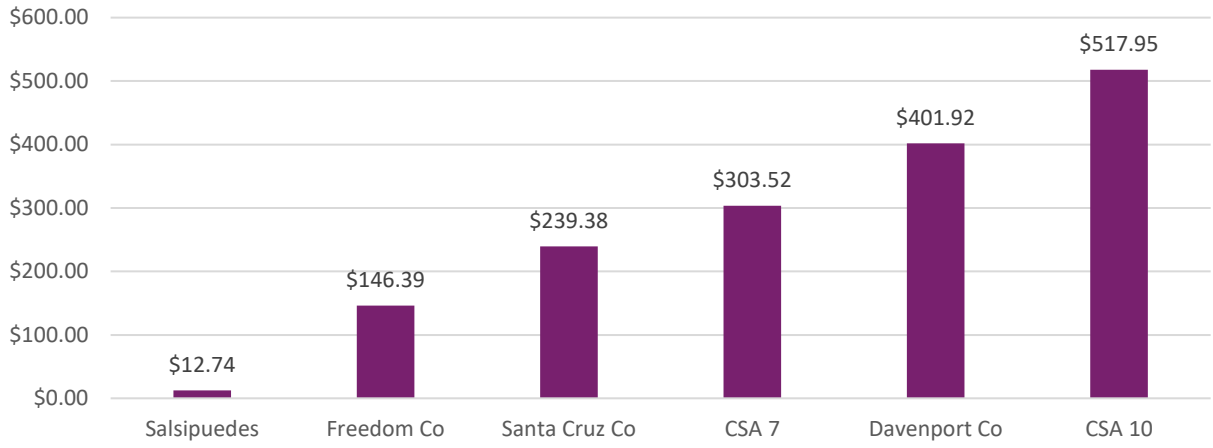


Only 2 of the 10 sanitation districts provide sewer service to mobile home units. Santa Cruz County Sanitation District currently offers the lowest sewer rate ($65.72/month) when compared to Freedom County Sanitation District's sewer rates for mobile home units ($74.20/month), as shown in **Figure 5**.



More than half of the 10 sanitation districts provide sewer service to commercial sites. Various districts' commercial rates are difficult to compare since there are some districts that have flat fees, plus fees based on their water usage. To make a near equivalent comparison the rate charged to a general business using 192 hundred cubic feet (typical average water usage for this type of business) of water each year in each District is compared in **Figure 6**. However, it is important to note that only one site is billed as commercial in CSA 10 (Pasatiempo golf course and county club) and they pay one flat rate for their entire facility to CSA 10 and a flat and usage fee to the City of Santa Cruz; this is not comparable to the general business rates from the other districts.

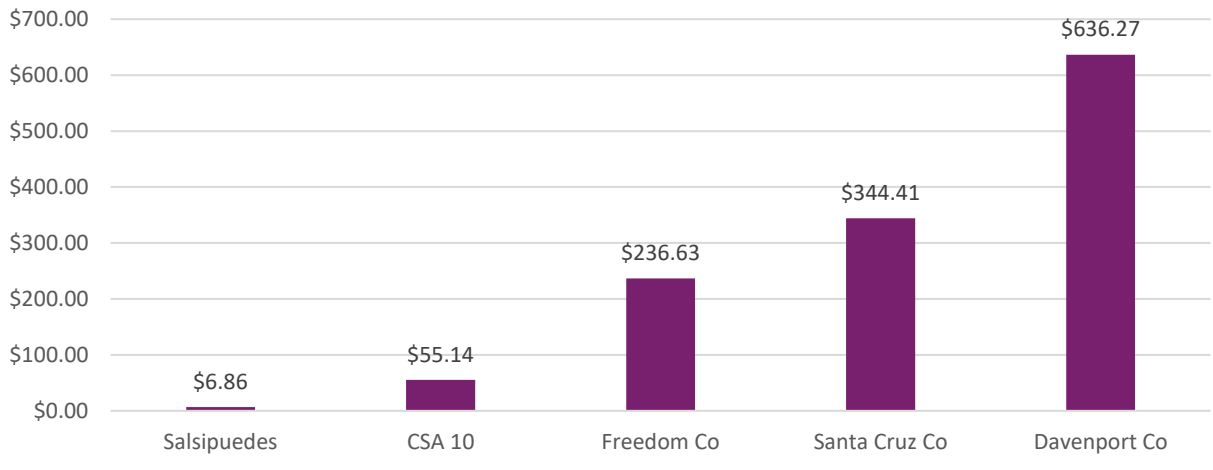
Figure 6: Monthly Sewer Rates for Commercial Sites



Footnote: Salsipuedes Sanitary District data only includes flat rate and does not include the average water use measured in hundred cubic feet (HCF) & its associated HCF rate when compared to the other agencies.

Half of the 10 sanitation districts provide sewer service to school sites. Various districts' school rates are difficult to compare since the schools have flat rate and usage fees. To allow for a near equivalent comparison rates for a school with 135 students were calculated for each sanitation district, as shown in **Figure 7**.

Figure 7: Monthly Sewer Rates for School Sites



Footnote: Salsipuedes Sanitary District data only includes flat rate and does not include the average water use measured in hundred cubic feet (HCF) & its associated HCF rate or student rate when compared to the other agencies. Also, this compares average daily attendance (ADA) rates from the elementary/junior high user category for SCCSD to all other school's elementary ADA user category rate. CSA 10 bills Brook Knoll School as two single family dwellings.

Financial Health

The sanitation districts are primarily funded through service charges. **Table 4** highlights whether districts annual revenue was enough to cover annual expenses for FY 2023-24. Where deficits are shown in Table 4, it may not indicate a true deficit as often times budgets are set with more expenditures than revenues if there is sufficient beginning balances to cover the difference. This is done by sewer system managers to keep rates low for rate payers and is not necessarily a reflection of financial health of the CSA or District. It is only when districts have a large unanticipated expense do actual deficits occur; there is not a trend of this happening in CSA 2 or CSA 7. A full review of all revenue funds for each district during the past decade is discussed in the *Profile Chapters* within this report.

Table 4: Total Revenue vs. Total Expense (FY 2023-24)

Sanitation Districts	Total Revenue	Total Expense	Surplus/(Deficit)	Net Position
Bear Creek Estates	$173,021	$121,827	**$51,194**	$337,241
CSA 2	$115,389	$154,154	**-$38,765**	$295,746
CSA 5	$410,724	$350,377	**$60,347**	$749,716
CSA 7 (Zone 1)	$568,219	$608,415	**-$40,196**	5,690,019
CSA 10	$122,037	$27,123	**$94,914**	1,115,134
CSA 20	$84,779	$83,827	**$952**	$5,925
Davenport Co	$329,068	$295,935	**$30,554**	$762,535
Freedom Co	$5,391,911	$1,705,838	**$3,686,073**	14,581,389
Salsipuedes	$537,297	$329,870	**$208,427**	$2,858,033
Santa Cruz Co	$34,729,590	$30,885,553	**$3,844,037**	$3,551,916

Footnote: Surplus/(Deficit) amounts are before any year-end adjustments

Potential Countywide Coordination

Out of the 10 sanitation districts being analyzed in this report, it is noteworthy to highlight that the County manages and operates 8 of these agencies. More importantly, there is an overall coordination between the 10 sanitation districts and other regional treatment plant operators, including the Cities of Santa Cruz and Watsonville.

- **City of Santa Cruz** operates and maintains a regional wastewater treatment and disposal facility. Wastewater treatment and ocean outfall disposal are provided for the City of Santa Cruz and the Santa Cruz County Sanitation District, which include Live Oak, Capitola, Soquel and Aptos. Ocean outfall disposal is provided for the City of Scotts Valley.

- **City of Watsonville** operates as a regional treatment plant service for the City, the Freedom County Sanitation District, Pajaro Dunes, the Salsipuedes Sanitary District, and the Pajaro County Sanitation District in Monterey County. Additionally, Watsonville has partnered with Pajaro Valley Water Management Agency in treating municipal wastewater through their Water Recycle Plant. The treated water is mixed with well water, delivered through the PVWMA's coastal distribution system, and used for crop irrigation.

These partnerships are based on separate contracts and agreements. It may be beneficial to explore opportunities to combine or establish a regional agreement through a Countywide Memorandum of Understanding or the creation of a Joint Powers Authority.

- **Memorandum of Understanding (MOU)** – A Memorandum of Understanding describes an agreement between two or more parties: in this case, the local agencies that provide sewer services in Santa Cruz County. The MOU expresses a convergence of wills between the parties, specifying an intended common line of action or goal. The purpose of a MOU is to formally agree on the objectives, roles and ground rules of the partnership between the local governments that holds the mandate for service provision and the implementing organization. Establishing a clear agreement can help prevent conflict and reputational harm because expectations discussed, agreed upon and documented at an early stage leaves less room for misinterpretation. It also increases transparency in the relationship with the public authority and allows holding either party accountable to their commitments[2].

- **Joint Powers Authority (JPA) –** defined by the California State Legislature Senate Local Government Committee, is a formal, legal agreement between two or more public agencies that share a common jurisdictional power and want to jointly implement programs, build facilities, or deliver services. Officials from those public agencies must formally approve a cooperative arrangement. JPAs offer another way for governments to deliver services. With a JPA, a member agency agrees to be responsible for delivering a service on behalf of the other member agencies. For example, Marin County, City of Larkspur, and other special districts formed a JPA to plan, acquire, construct, maintain and operate facilities, for either joint or sole use, for the collection, treatment, reclamation and disposal of sewage and other wastewater for the benefit of lands and inhabitants within the collective boundaries[3].

Sphere of Influence

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 with the preparation of service and sphere 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 & planned uses in the area, including agricultural & 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
- ❖ An update on a sphere of influence for 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.

[2] Definition and purpose provided by the Water Integrity Network: https://www.waterintegritynetwork.net/2018/03/23/11124/

[3] Information based on 2018 Joint Exercise of Powers Agreement: https://www.cmsa.us/assets/documents/administrative/2018%20CMSA%20JPA%20with%20Exhibits.pdf

Sphere Determinations

Most of the spheres of influence for each sewer district were originally adopted between 1975 to 1991. Since then, the sphere boundaries have been evaluated during the last two cycles of service reviews in 2016 and 2019. **Table 5** shows the past and proposed sphere determinations for each district. A full discussion about the proposed sphere determinations is available in each agencies' profile chapter as part of this report.

Table 5: Sphere Designations (1988 to 2025)

Sanitation District	Original Adoption (Years Vary)	Previous Sphere Review (2019)	Current Sphere Review (2025)
Bear Creek	Zero Sphere (2019)	Established Sphere	**Proposed:** Reaffirm Zero Sphere
CSA 2	Coterminous Sphere (1988)	Reaffirmed Sphere	**Proposed:** Reaffirm Current Sphere
CSA 5	Coterminous Sphere (1988)	Reaffirmed Sphere	**Proposed:** Reaffirm Current Sphere
CSA 7	Sphere Smaller than District (1987)	Reaffirmed Sphere	**Proposed:** Amend Sphere to be Coterminous w/ District
CSA 10	Coterminous Sphere (1984)	Reaffirmed Sphere	**Proposed:** Reaffirm Current Sphere
CSA 20	Coterminous Sphere (2019)	Established Sphere	**Proposed:** Reaffirm Current Sphere
Davenport Co	Coterminous Sphere (1991)	Reaffirmed Sphere	**Proposed:** Expand Sphere to include Existing ESA
Freedom Co	Sphere Larger than District (1975)	Reaffirmed Sphere	**Proposed:** Reaffirm Current Sphere
Salsipuedes	Sphere Larger than District (1987)	Reaffirmed Sphere	**Proposed:** Amend Sphere to be Coterminous w/ District
Santa Cruz Co	Sphere Smaller than District (1983)	Reaffirmed Sphere	**Proposed:** Amend Sphere to be Coterminous w/ District

Key Findings

The following are key findings of the 2025 Comprehensive Sanitation Service and Sphere of Influence Review:

1. **The County governs most of the sanitation districts.**
   Santa Cruz County has 10 sanitation districts, eight of them are operated and governed by the County. Salsipuedes Sanitary District is the only independent special district that provides sewer service. San Lorenzo Valley Water District is the only water district that also provides sewer service to a small area of their jurisdiction. In total, approximately 60% of the entire county (83,000 people) receive sewer service from these 10 sanitation districts.

2. **The majority of the districts' financial health lacks stability.**
   LAFCO has determined that seven sanitation districts have ended with multiple annual deficits in the last six fiscal years, and six districts have ended with consecutive annual deficits in the same time span. Only three districts (CSA 10, Salsipuedes Sanitary District, and Santa Cruz County Sanitation District) have ended a fiscal year without a deficit between 2018 to 2024.

3. **Benefits assessments increase on a regular basis.**
   The 10 sanitation districts are primarily funded through service charges, specifically annual benefit assessments and sewer rates. It is LAFCO's understanding that these assessments are reviewed on a yearly basis by the County Board of Supervisors while Davenport, Freedom, and Santa Cruz County Sanitation Districts have their own boards. Sanitation Districts and CSAs operated by the county are governed by Proposition 218,, and have resolutions in place to ensure annual rate increases of at least Consumer Price Index (CPI).

4. **The sanitation districts are transparent.**
   State law requires independent special districts to maintain a robust website to ensure that constituents are aware of the local agencies' operations and finances. While the law does not apply to dependent special districts, LAFCO is impressed with the level of transparency from the 10 sanitation districts. The County has a webpage dedicated to all their sanitation districts which discloses financial information, board meeting agendas and minutes, vicinity maps, or scheduled capital improvement projects. San Lorenzo Valley Water District (for Bear Creek Estates) and Salsipuedes Sanitary District also have robust websites. Based on LAFCO's 2025 analysis, all 10 sanitation districts met most of the benchmarks used to measure online transparency.

5. **Certain sphere boundaries require amendments.**
   The original sphere boundaries for the Districts were primarily adopted between 1983 to 1991, with two being adopted in 2019 during LAFCO's last service review cycle. Based on LAFCO's 2025 analysis, the sphere boundaries for CSA 7, Davenport County Sanitation District, Freedom County Sanitation District, Salsipuedes Sanitary District, and Santa Cruz County Sanitation District require modifications to accurately reflect their service area. The remaining six spheres should be reaffirmed.

Recommended Actions

Based on the analysis and findings in the 2025 Comprehensive Sanitation Service and Sphere of Influence Review, 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 service and 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 the 10 sanitation districts, 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. 2025-11) approving the 2025 Comprehensive Sanitation Service and Sphere Review, with the following terms and conditions:

    a. Reaffirm sphere of influence boundary for the following: Bear Creek Estates Wastewater System, CSA 2, CSA 5, CSA 10, CSA 20, and Freedom County Sanitation District;

    b. Amend the sphere of influence boundary to be coterminous with the jurisdictional boundary for the following: CSA 7, Salsipuedes Sanitary District, and Santa Cruz County Sanitation District;

    c. Expand the sphere of influence boundary for the Davenport County Sanitation District to include the existing extraterritorial service agreement; and

    d. Direct the Executive Officer to distribute a copy of the adopted service and sphere review to the 10 sanitation districts and any other interested or affected parties, including but not limited to the County Department of Community Development & Infrastructure (formally known as Public Works), the County Administrative Office, and the four cities (Capitola, Santa Cruz, Scotts Valley, and Watsonville).

BEAR CREEK ESTATES WASTEWATER SYSTEM

District Overview

The Bear Creek Estates Wastewater System, operated by the San Lorenzo Valley Water District (SLVWD), provides wastewater collection and treatment for 56 parcels in a portion of the Bear Creek Estates subdivision (units 3, 4, and 5). The Bear Creek Estates Wastewater Treatment plant is located at 15900 Bear Creek Road, Boulder Creek, California. It was initially constructed in 1985 as a septic tank treatment system. It was designed to treat an average flow of 12,000 gallons per day (GPD) and a peak wet weather flow of 32,500 gallons per day (GPD). The System consists of two (2) cast-in-place, underground concrete tanks, four (4) above ground trickling media filters, an influent pump station, an effluent pump station, and a 2.3-acre leach field. **Figure 8**, on page 19, is a vicinity map of the service area. **Appendix A** provides a copy of the formation resolution.

Sewer Provision History

The Bear Creek Estates subdivision was first developed between 1963 and 1965 and expanded in 1975. Residential units were historically on private septic systems, and approximately half the units remained on private septic systems during the conversion to the sewer system. A private developer constructed the District's wastewater collection system and septic disposal system in 1985. The Wastewater System was acquired by SLVWD when the development requested annexation into the District's water system. There are no direct wastewater system employees. The system is operated on a routine or as needed basis with direct staff being allocated from the Water Fund Operations & Distribution or Supply & Treatment Departments.

Population & Growth

There are no growth projections available for the San Lorenzo Valley Water District or the Bear Creek Estates Wastewater System. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. LAFCO staff estimates that the population within the Bear Creek Estates Wastewater System was approximately 185 in 2020. Based on the slow growth rate of 0.86% for the unincorporated areas in the County, LAFCO staff projects that the System's entire population in 2040 may reach 191.

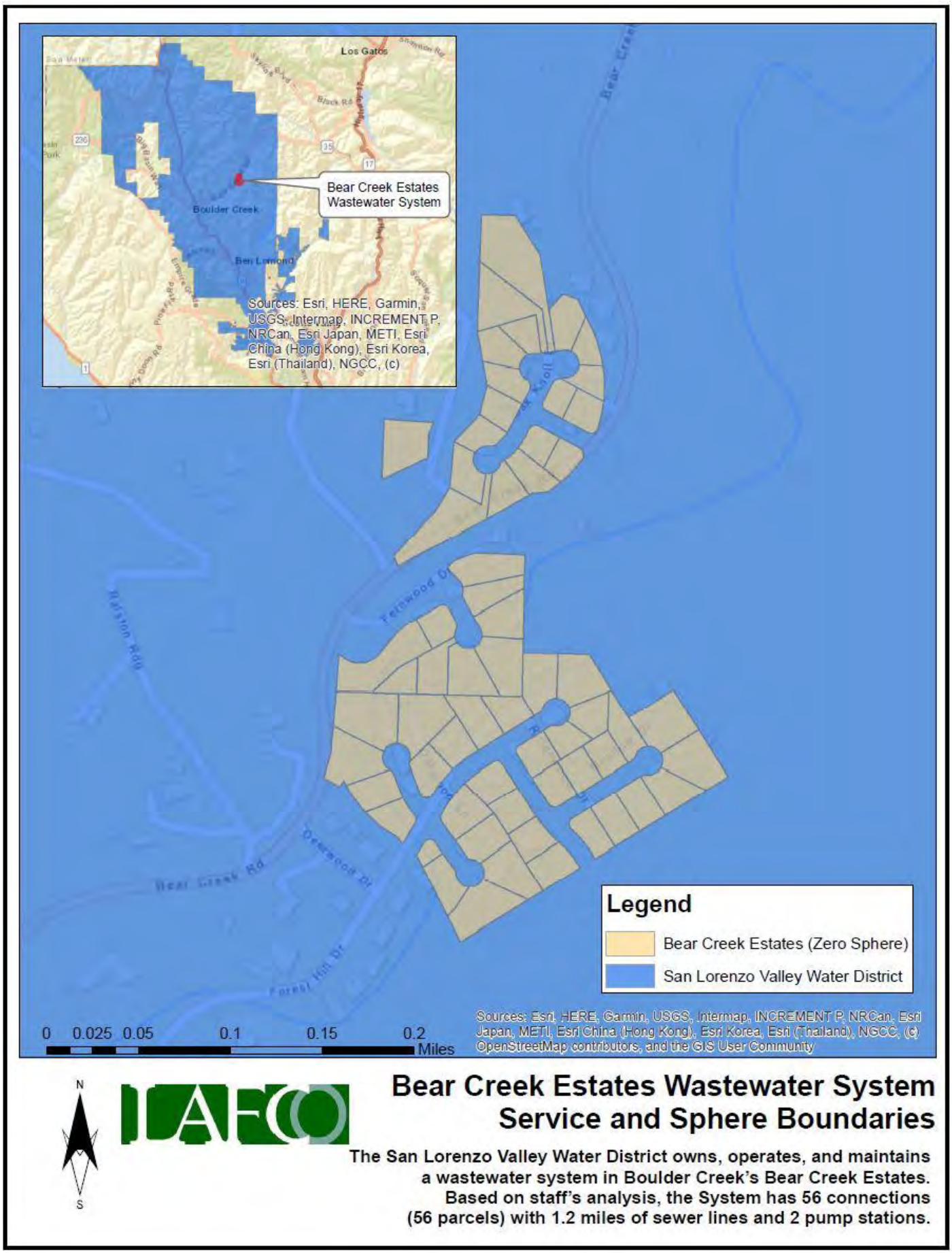
Under the assumed population growth, the projected population for the Bear Creek Estates Wastewater System for the next 15 years are as follows:

Table 6: Projected Population

	2020	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	136,891	137,896	139,105	140,356	141,645	0.86%
San Lorenzo Valley Water District	19,882	20,052	20,224	20,398	20,572	0.86%
Bear Creek Estates Wastewater System	**185**	**186**	**188**	**189**	**191**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Figure 8: Bear Creek Estates Wastewater System's Vicinity Map



Services & Operations

The San Lorenzo Valley Water District owns, operates, and maintains a wastewater system in Boulder Creek's Bear Creek Estates. Based on staff's analysis, the System has 56 connections with 1.2 miles of sewer lines and 2 pump stations. The System is operating on a routine or as needed basis with staff being allocated from the Operations & Distribution or Supply & Treatment Departments. An indirect allocation process is used based on number of overall customers to allocate indirect costs identified as being a shared benefit to all customers. The following are key highlights of the Bear Creek Estates Wastewater System:

- The system collects and treats domestic wastewater flow;
- The existing collection system consists of 19 manholes, 2 cleanouts, approximately 3,600 linear feet of gravity sewer, 2,600 linear feet of force mains, 2 sewer pump stations, and 56 laterals;
- From 2005 to 2013, the District completed several modifications aimed at achieving regulatory compliance and improved nitrogen removal efficiency. This resulted in the existing treatment septic system being modified to incorporate a 3-stage trickling filter system, new internal recirculation/splitter/ball valves, and new air blowers with high-capacity disc diffusers in the clarifier tanks; and
- Due to high regulatory requirements, there is still significant improvements needed for the wastewater system.

Sewer Rates

At present, the System's annual sewer rates derive from single-family units in the Bear Creek Estates subdivision. **Table 7** shows the gradual increase in annual rates during the last 12 years. The District recently conducted a rate study to implement new rates that would ensure adequate revenue was collected to cover annual expenses.

Table 7: Annual Sewer Rates

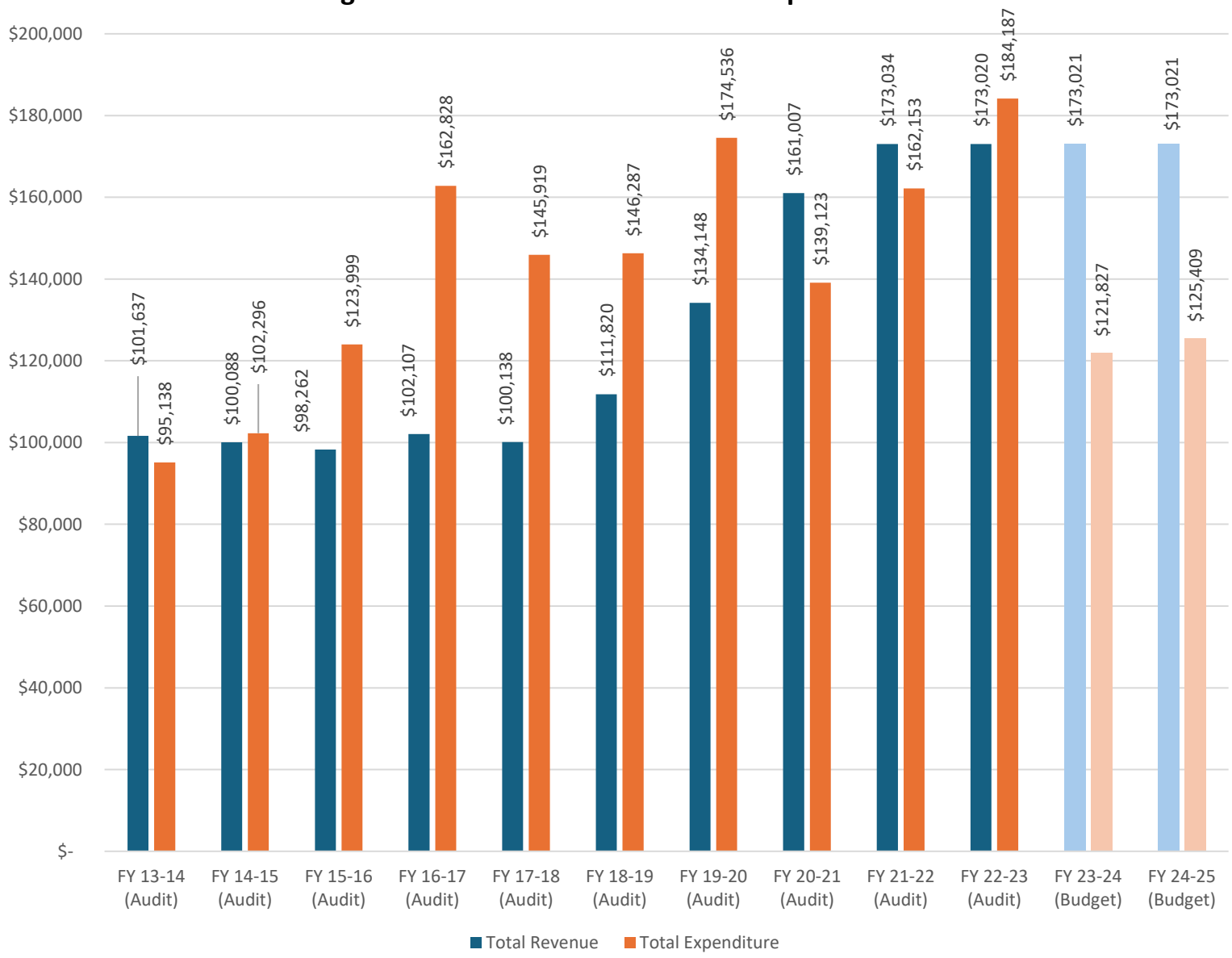
	FY 13-14 to FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Bear Creek Estates	$1,788.00	$1,788.00	$2,136.00	$2,574.72	$3,089.64	$3,089.64	$3,182.40
Monthly Rate	*$149.00*	*$178.00*	*$214.56*	*$257.47*	*$257.47*	*$265.20*	*$273.16*
Change (%)		*19%*	*21%*	*20%*	*0%*	*3%*	*3%*

Finances

This section will highlight the System's audited financial performance during the most recent fiscal years. Fiscal Year 2022-23 is the latest audited financial statement available. A comprehensive analysis of the System's financial performance during the past 12 years is shown in **Table 9**, on page 23.

At the end of Fiscal Year 2022-23, total revenue collected was approximately $173,000, which was virtually the same from the previous year ($173,034 in FY 21-22). Total expenses for FY 2022-23 were approximately $184,000, which increased from the previous year by approximately $22,000 ($162,153 in FY 21-22). During LAFCO's last service review analysis in 2019, the System experienced annual deficits in four of the five fiscal years (FY 13-14 to FY 17-18). During this service review cycle, the System experienced three annual deficits in the past five years (FY 18-19 to FY 22-23), as shown in **Figure 9** below. However, based on the two recently adopted budgets and the upcoming rate increases, LAFCO staff believes that the District may now have enough revenue to offset annual expenses.

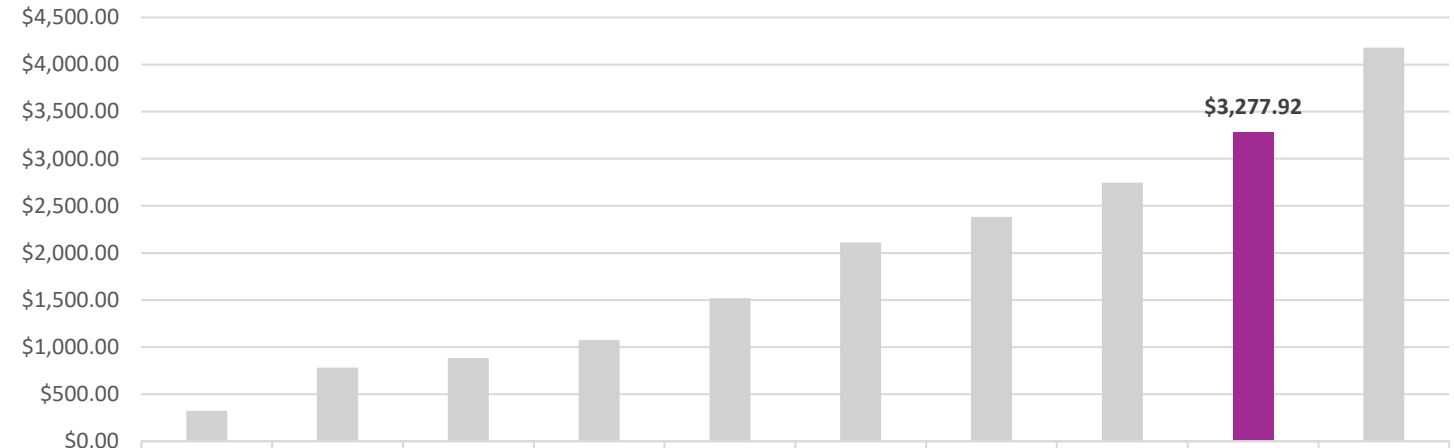
Figure 9: Statement of Revenues & Expenditures



District Revenues

The Bear Creek Estates Wastewater System's only source of revenue is from Wastewater Service Fees. On average, the System receives approximately $125,500 each year in service fees. When comparing the sewer rates with the other sanitation districts analyzed in this report, the Bear Creek Estates Wastewater System is ranked the second highest in charges for single-family units ($3,277.92/year), as shown in **Figure 10**.

Figure 10: Annual Sewer Rates for Single-Family Units

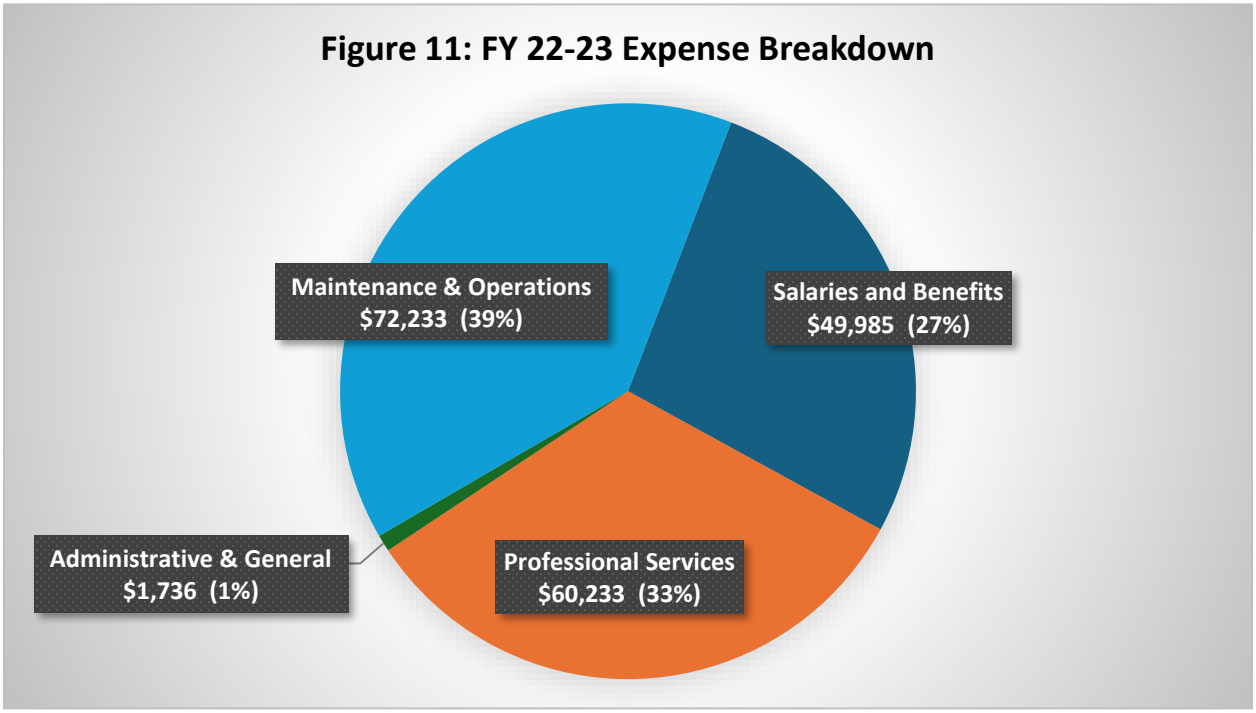


	CSA 10	Salsipuedes	Freedom Co	Santa Cruz Co	CSA 2	CSA 5	Davenport Co	CSA 7	Bear Creek	CSA 20
Single Family	$323.11	$782.16	$882.76	$1,073.28	$1,517.64	$2,109.91	$2,383.28	$2,747.51	$3,277.92	$4,178.67

District Expenditures

The Bear Creek Estates Wastewater System's total expenditures can be categorized into 4 budgetary groups: Salaries & Benefits, Administrative & General, Professional Services, and Maintenance & Operations. **Figure 11** distinguishes the cost and percentage per category. As shown below, maintaining and operating the sewer infrastructure was the highest expenditure during FY 2022-23.

Figure 11: FY 22-23 Expense Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance was approximately $337,000. The following table highlights the Fund Balance from 2018 to 2025. As **Table 8** shows below, the fund balance has fluctuated in recent years. On average, total reserves has decreased by approximately $14,000 or 3% since FY 2013-14. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown in **Table 9**.

Table 8: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Budget)	FY 24-25 (Budget)
Net Position (Ending Balance)	**$304,837**	**$264,449**	**$286,333**	**$297,214**	**$286,047**	**$337,241**	**$384,853**
Change in ($) from previous year		$(40,388)	$21,884	$10,881	$(11,167)	$51,194	$47,612
Change in (%) from previous year		-13.25%	8.28%	3.80%	-3.76%	17.90%	14.12%

Table 9: Total Revenues & Expenditures (12 Year Overview)

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Budget)	FY 24-25 (Budget)
REVENUE												
Wastewater Service	$ 101,637	$ 100,088	$ 98,262	$ 102,107	$ 100,138	$ 111,820	$ 134,148	$ 161,007	$ 173,034	$ 173,020	$ 173,021	$ 173,021
Total Revenue	**$ 101,637**	**$ 100,088**	**$ 98,262**	**$ 102,107**	**$ 100,138**	**$ 111,820**	**$ 134,148**	**$ 161,007**	**$ 173,034**	**$ 173,020**	**$ 173,021**	**$ 173,021**
EXPENDITURE												
Salaries and Benefits	$ 12,954	$ 7,213	$ -	$ -	$ 47,796	$ 48,499	$ 44,296	$ 34,608	$ 48,591	$ 49,985	$ 33,919	$ 34,371
Professional Services	$ 5,406	$ 21,500	$ 33,791	$ 66,751	$ 28,423	$ 28,744	$ 62,178	$ 35,527	$ 43,079	$ 60,233	$ 39,231	$ 39,197
Operational	$ 10,620	$ 2,453	$ 12,285	$ 18,319	$ 16,116	$ 15,211	$ 11,228	$ 13,661	$ 15,213	$ 26,589	$ 32,074	$ 34,074
Maintenance	$ 280	$ -	$ -	$ -	$ 1,106	$ 1,140	$ 1,503	$ 1,356	$ 1,392	$ 1,477	$ 2,984	$ 3,705
Facilities	$ 8,769	$ 8,608	$ 15,486	$ 8,403	$ 8,384	$ 9,085	$ 11,816	$ 10,390	$ 8,745	$ 8,940	$ 12,273	$ 12,708
General and Administrativ	$ 15,336	$ 20,749	$ -	$ -	$ 1,738	$ 1,607	$ 1,515	$ 1,580	$ 1,650	$ 1,736	$ 1,346	$ 1,354
Overhead Adsorption	$ -	$ -	$ 22,987	$ 26,998	$ -	$ -	$ -	$ -	$ -	$ (8,331)	$ -	$ -
Depreciation	$ 41,773	$ 41,773	$ 39,450	$ 42,357	$ 42,356	$ 42,001	$ 42,000	$ 42,001	$ 43,483	$ 43,558	$ -	$ -
Total Expenditure	**$ 95,138**	**$ 102,296**	**$ 123,999**	**$ 162,828**	**$ 145,919**	**$ 146,287**	**$ 174,536**	**$ 139,123**	**$ 162,153**	**$ 184,187**	**$ 121,827**	**$ 125,409**
Surplus/(Deficit)	**$ 6,499**	**$ (2,208)**	**$ (25,737)**	**$ (60,721)**	**$ (45,781)**	**$ (34,467)**	**$ (40,388)**	**$ 21,884**	**$ 10,881**	**$ (11,167)**	**$ 51,194**	**$ 47,612**
Net Position - Beginning	$ 467,252	$ 473,751	$ 471,543	$ 445,806	$ 385,085	$ 339,304	$ 304,837	$ 264,449	$ 286,333	$ 297,214	$ 286,047	$ 337,241
Net Position - Ending	**$ 473,751**	**$ 471,543**	**$ 445,806**	**$ 385,085**	**$ 339,304**	**$ 304,837**	**$ 264,449**	**$ 286,333**	**$ 297,214**	**$ 286,047**	**$ 337,241**	**$ 384,853**

Governance

The San Lorenzo Valley Water District currently owns and operates the Bear Creek Estates Wastewater System. SLVWD is an independent special district governed by a five-member Board of Directors elected at-large by the voters within the District. When candidates run unopposed, they are appointed by the County Board of Supervisors in lieu of conducting the election. The current Board is as follows:

Table 10: Board of Directors

Board Member	Title	Term of Office
Mark Smolley	President	12/16/22 to 12/15/26
Alina Layng	Vice President	12/6/24 to 12/5/28
Bryan Largay	Director	12/6/24 to 12/5/28
Bob Fultz	Director	12/16/22 to 12/15/26
Jeff Hill	Director	12/16/22 to 12/15/26

The Board of Directors meet on the first and third Thursday of each month at 6:30 PM. Meetings are held at various locations throughout the San Lorenzo Valley. Public notice is provided through posting. The District also contracts for independent audits.

Capital Improvement Plan

The San Lorenzo Valley Water District has adopted a District-wide capital improvement plan. Based on staff's research, there are no capital improvement projects scheduled for the Bear Creek Estates Wastewater System. The District should consider adopting a long-term maintenance plan to ensure scheduled and unforeseen repairs, replacements, and installations are adequately funded.

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following:

- Sanitary Sewer Overflows are prohibited, and

- All Sanitary Sewer Overflow (SSOs), with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP).

The San Lorenzo Valley Water District has adopted an Urban Water Management Plan, which includes a description of the existing location and capacity of the Wastewater System. It is LAFCO staff's understanding that the District does not have an adopted SSMP.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

Based on SB 929's criteria and the recommendations set by the SDLF, LAFCO conducted a thorough review of the System's webpage. **Table 11** summarizes staff's findings on whether the website meets the statutory requirements. At present, the District almost meets all the statutory requirements under SB 929 and SDLF's website transparency criteria. The District is only missing access to LAFCO's adopted service and sphere reviews on their website. Overall, SLVWD has a transparent website filled with useful information and resources easily accessible to the public regarding its water and wastewater services.

Table 11: 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)	**19 (95%)**

Opportunities & Challenges

The Bear Creek Estates Wastewater System is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Governance Structure Options

The San Lorenzo Valley Water District has expressed a desire to transfer ownership and operation of the wastewater system to another agency, such as the County of Santa Cruz, which may be able to operate the system more efficiently. The District's 2016 Strategic Plan identifies specific steps to potentially transfer service provisions to another local agency. These steps include:

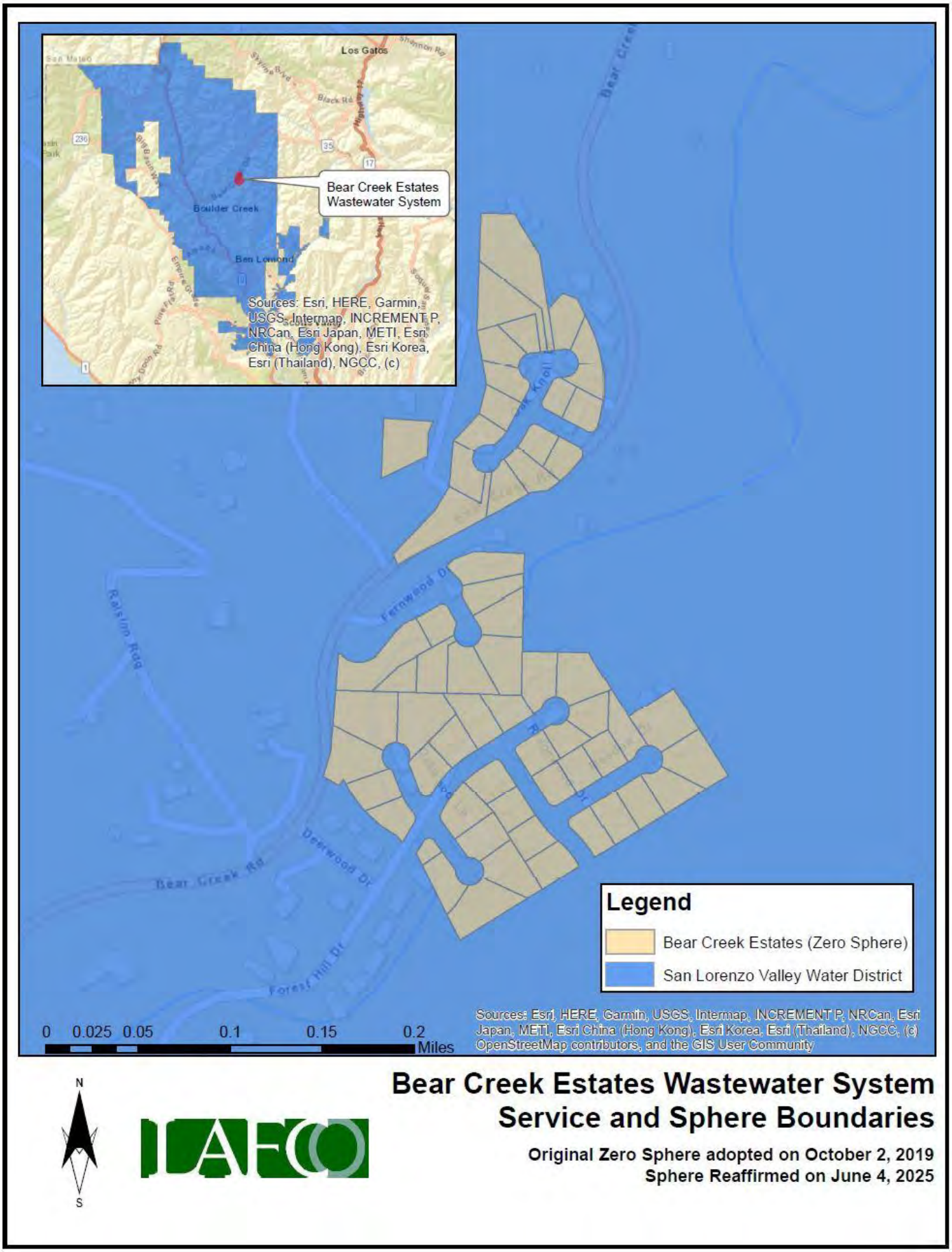
- Development of a rate-study that will establish operational and capital needs of the wastewater system;
- Implement a Proposition 218 rate increase process that will set rates appropriate to the operational and capital needs of the system; and
- Coordination with Bear Creek Estates residents, meeting with County representatives on a regular basis to discuss and move this idea forward, and collaboratively establish a plan with a timeline and key milestones.

LAFCO staff sees value in local agencies collaborating and exploring opportunities to improve delivery of municipal services. Now that the District has adopted new rates to ensure adequate revenue funds, this may be an opportunity to coordinate with the County to perhaps form a new county service area and transfer sewer responsibilities from SLVWD to the County. It is still unknown whether it is feasible for the County or another local service provider to assume responsibilities within this area. Therefore, LAFCO staff recommends that the District continue to discuss possible partnerships with the County and other neighboring agencies.

Sphere of Influence

LAFCO has established a zero sphere for the Bear Creek Estates Wastewater System in 2019. A "zero" sphere of influence designation (encompassing no territory) means that the public service functions of the agency are either: nonexistent, no longer needed, or should be reallocated to some other agency of government. The adoption of a "zero" sphere indicates the agency should transfer service responsibilities to another local agency. **Figure 12**, on page 27, shows the current sphere of influence boundary for the Bear Creek Estates Wastewater System. LAFCO staff is recommending that the Commission reaffirm the sphere boundary.

Figure 12: Current Sphere of Influence



District Summary

Bear Creek Estates Wastewater System (San Lorenzo Valley Water District)	
Formation	California Water Code, section 30,000 et seq.
Board of Directors	Five members, elected at-large to four-year terms
Contact Person	John Kunkel, General Manager
Employees	31 Full-Time Employees and 2 Part-Time Employees (entire SLVWD)
Facilities	19 manholes, 2 cleanouts, approximately 3,600 linear feet of gravity sewer, 2,600 linear feet of force mains, 2 sewer pump stations, and 56 laterals
District Area	18.44 acres (0.029 square miles)
Sphere of Influence	**Current Designation:** Zero Sphere of Influence **Proposed Designation:** Reaffirm Zero Sphere of Influence
FY 2024-25 Budget	Total Revenue = $173,021 Total Expenditure = $125,409 Projected Net Position (Beginning Balance) = $337,241
Contact Information	Mailing Address: 13060 Highway 9 Boulder Creek CA 95006 Phone Number: (831) 430-4636 Email Address: bod@slvwd.com Website: http://www.slvwd.com/_BearCreek.htm
Public Meetings	Meetings are typically held on the first and third Thursday of each month at 6:30 p.m.
Mission Statement	"Our mission is to provide our customers and all future generations with reliable, safe and high quality water at an equitable price; to create and maintain outstanding customer service; to manage and protect the environmental health of the aquifers and watersheds; and, to ensure the fiscal vitality of the San Lorenzo Valley Water District."

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   There are no growth projections available for the San Lorenzo Valley Water District or the Bear Creek Estates Wastewater System. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. LAFCO staff estimates that the System's entire population in 2040 will be around 190.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the Bear Creek Estates Wastewater System.

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.**
   Since the development of the Bear Creek Estates subdivision back in 1985, SLVWD has been providing sewer service to 56 connections under the governance of the Bear Creek Estates Wastewater System. This residential subdivision has approximately 183 residents and represents approximately 2% of the total population within the San Lorenzo Valley Water District. The District has expressed interest in transferring sewer service responsibilities to another local agency.

4. **Financial ability of agencies to provide services.**
   The Bear Creek Estates Wastewater System has experienced various annual deficits over the past 12 years. However, it is LAFCO's understanding that the District has implemented new rates to ensure that adequate revenue funds are being collected to offset increases in annual expenses.

5. **Status of, and opportunities for, shared facilities.**
   Several sanitation districts, including the Bear Creek Estates Wastewater System, have expressed interest in transferring sewer responsibilities to another agency due to funding issues, limited long-term planning, or lack of economies of scale. Establishment of a countywide memorandum of understanding or a joint powers authority may unify the already-established collaboration set by the sanitation providers in the county.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The San Lorenzo Valley Water District has adopted a District-wide capital improvement plan. Based on staff's research, there are no capital improvement

projects scheduled involving the Bear Creek Estates Wastewater System. The District should consider adopting a long-term maintenance plan to ensure scheduled and unforeseen repairs, replacements, and installations are adequately funded.

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 Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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 Bear Creek Estates Wastewater System's service area is built out with residential homes. There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   SLVWD has expressed interest in transferring sewer responsibilities to another local governmental entity. LAFCO may play a role in helping find a successor agency. The District's 2016 Strategic Plan identifies specific steps to potentially transfer service provisions to another local agency.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   SLVWD owns, operates, and maintains a wastewater system in Boulder Creek's Bear Creek Estates. The System has 56 connections with 1.2 miles of sewer lines and 2 pump stations. The System is operating on a routine or as needed basis with staff being allocated from the Operations & Distribution or Supply & Treatment Departments.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The Bear Creek Estates Wastewater System's service area is primarily single-family homes.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

COUNTY SERVICE AREA 2
(PLACE DE MER)

District Overview

County Service Area 2 serves the Place de Mer subdivision which encompasses 12.8 acres (0.02 square miles). The wastewater facility is a community advanced secondary treatment system (106 parcels) with 78 connections. The existing treatment system was required and approved by the State Water Board. The system was constructed in 2022 and was funded by the formation of the Assessment District No. 21-01. **Figure 13**, on page 32, is a vicinity map of the service area. **Appendix B** provides a copy of the formation resolution.

Population & Growth

The Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. There are no growth projections available for CSA 2. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 2's entire population in 2040 will be around 174. The projected population for CSA 2 are as follows:

Table 12: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
CSA 2	**169**	**171**	**172**	**174**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Services & Operations

CSA 2 Place De Mer has a new advanced secondary treatment system that services the privately-owned residential properties. The system is maintained by the County of Santa Cruz. Based on staff's analysis, CSA 2 has 78 connections with 0.4 miles of sewer lines and 2 pump stations. Fifteen parcels (Zone H) are on their own septic system and pay the CSA for park maintenance and security. Annual sewer charges are the District's primary source of revenue.

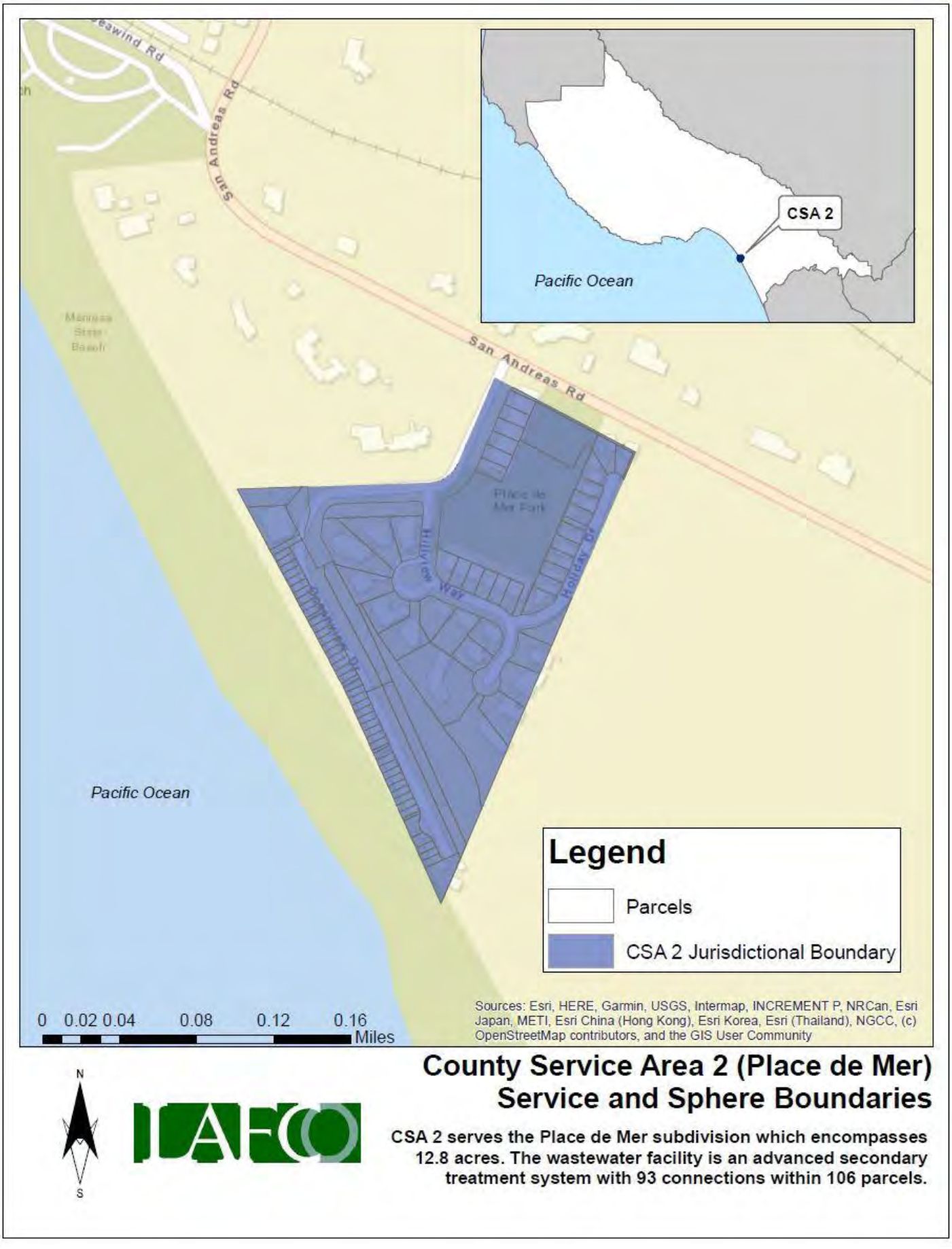
Infrastructure Summary

CSA 2 operates a two-pump station advanced secondary treatment system. It currently has 78 connections and approximately 0.4 miles of sewer line. **Table 13** provides an overview of the type of service and current infrastructure:

Table 13: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
CSA 2	Advanced Secondary Treatment	N/A	78	2	0.4

Figure 13: CSA 2's Vicinity Map



Sewer Rates

At present, CSA 2's annual sewer rates are based on four zones: Apartment (Zone A), Hill (Zone H), Park (Zone P), and Townhouse (Zone T). Each zone has its own sewer rate. **Table 14** shows the gradual increase in annual rates during the last seven years.

Table 14: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Zone A	$1,151.75	$1,203.57	$1,233.66	$1,258.33	$1,311.18	$1,375.43	$1,411.19
Zone H*	$97.38	$101.76	$104.30	$106.39	$110.86	$116.29	$119.31
Zone P	$1,151.75	$1,203.57	$1,233.66	$1,258.33	$1,311.18	$1,375.43	$1,411.19
Zone T	$1,238.62	$1,294.36	$1,326.72	$1,353.25	$1,410.09	$1,479.18	$1,517.64

Footnote: Zone H (individual septic)

Pursuant to Santa Cruz County Code Section 4.26, the Director of CDI must annually compute the benefit assessment/service charge rates for CSAs and submit a report to the Board of Supervisors describing each parcel of real property receiving the special benefit and the amount of the charge per CSA for each parcel for the upcoming fiscal year.

CSA fees are sewer rate charges, and any rate increase (except for preapproved annual Consumer Price Index (CPI) increases) must comply with Proposition 218 procedures. These procedures state that an increase is approved as long as it is not protested by 51% of the connected parcel owners. A public hearing must be held to consider any protests to the proposed increase. The following tables (**Tables 15 to 18**) depict the change in dollar amount and percentage for each specific zone.

Table 15: Zone A (Apartments) Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Zone A	**$1,151.75**	**$1,203.57**	**$1,233.66**	**$1,258.33**	**$1,311.18**	**$1,375.43**	**$1,411.19**	
Change ($)		*$51.82*	*$30.09*	*$24.67*	*$52.85*	*$64.25*	*$35.76*	*$37.08*
Change (%)		*4%*	*3%*	*2%*	*4%*	*5%*	*3%*	*3%*

Table 16: Zone H (Hill) Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Zone H	**$97.38**	**$101.76**	**$104.30**	**$106.39**	**$110.86**	**$116.29**	**$119.31**	
Change ($)		*$4.38*	*$2.54*	*$2.09*	*$4.47*	*$5.43*	*$3.02*	*$2.95*
Change (%)		*4%*	*2%*	*2%*	*4%*	*5%*	*3%*	*3%*

Table 17: Zone P (Park) Annual Sewer Rates Review

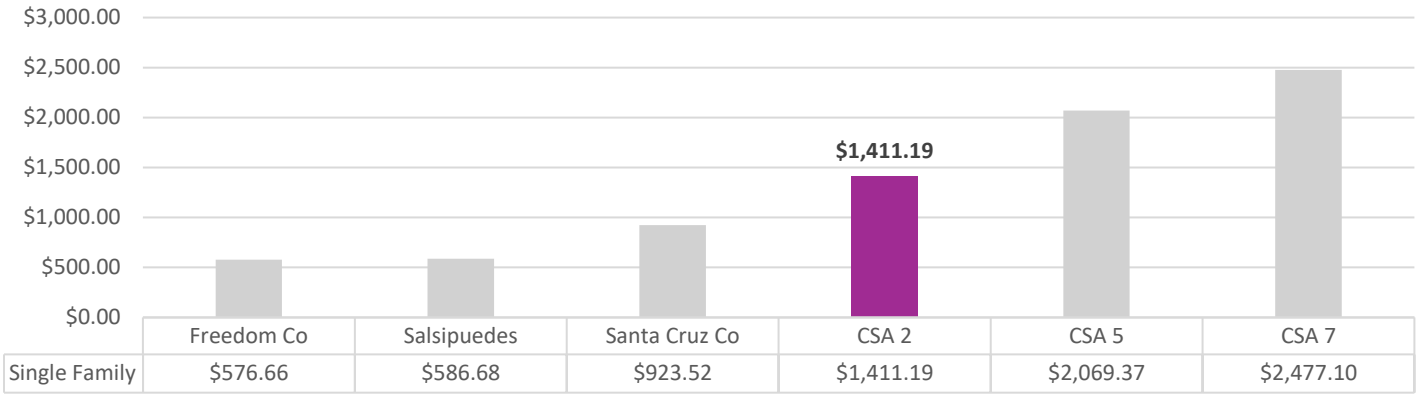
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Zone P	**$1,151.75**	**$1,203.57**	**$1,233.66**	**$1,258.33**	**$1,311.18**	**$1,375.43**	**$1,411.19**	
Change ($)		*$51.82*	*$30.09*	*$24.67*	*$52.85*	*$64.25*	*$35.76*	*$37.08*
Change (%)		*4%*	*3%*	*2%*	*4%*	*5%*	*3%*	*3%*

Table 18: Zone T (Townhouse) Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Zone T	**$1,238.62**	**$1,294.36**	**$1,326.72**	**$1,353.25**	**$1,410.09**	**$1,479.18**	**$1,517.64**	
Change ($)		*$55.74*	*$32.36*	*$26.53*	*$56.84*	*$69.09*	*$38.46*	*$39.88*
Change (%)		*5%*	*3%*	*2%*	*4%*	*5%*	*3%*	*3%*

When comparing the sewer rates with the other sanitation districts analyzed in this report, CSA 2's multi-family rates ($1,411.19/year and $1,517.64/year). rank in fourth place out of six. Sewer rate comparisons are shown in **Figure 14**.

Figure 14: Annual Sewer Rates for Multi-Family Units



Assessment District

In addition to the annual sewer rates, the formation of the Assessment District No. 21-01 charges between $1,679.48 to $2,676.00 annually to the parcel owners. Each zone is subject to various rates as shown below:

- Zone A $1,679.48
- Zone H -$0 (since these properties utilize septic systems)
- Zone P- $2,676.00
- Zone T - $1,804.86

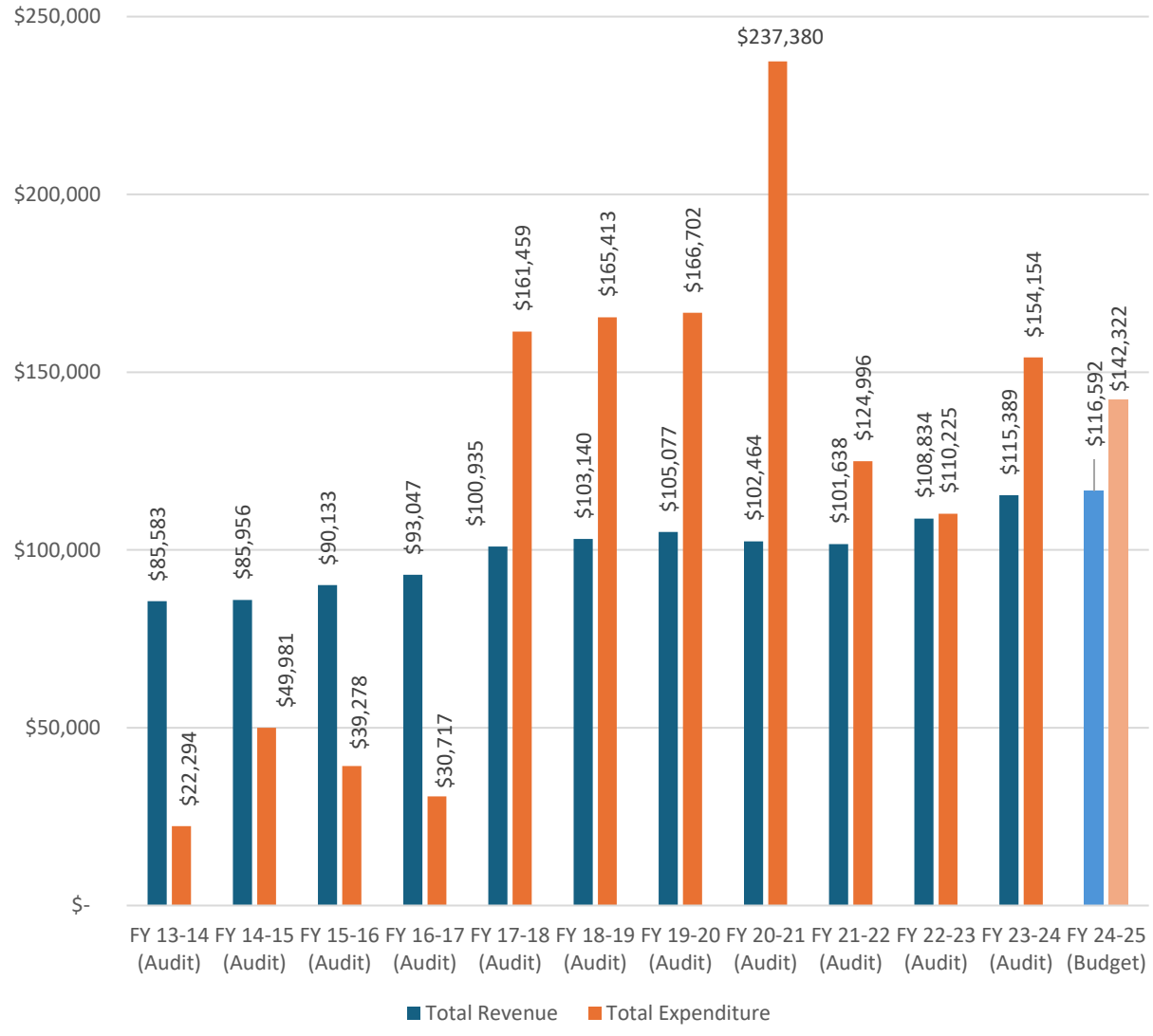
The bonds for the Assessment District will be paid in full by the 2052 calendar year. Assessment District No. 21-01 was formed to finance the replacement of the aging septic system with an onsite wastewater treatment plant. It is important to note that assessment districts are not subject to LAFCO's purview since they are funding mechanisms created by local agencies, including counties.

Finances

This section will highlight the District's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the District's financial performance during the past 12 years is shown in **Table 21** on page 37.

At the end of Fiscal Year 2023-24, total revenue collected was $115,389, representing a 6% increase from the previous year ($108,627 in FY 22-23). Total expenses for FY 2023-24 were $154,154, which increased from the previous year by 40% ($110,225 in FY 22-23). During LAFCO's last service review analysis in 2019, CSA 2 experienced annual surpluses in four of the five fiscal years (FY 13-14 to FY 17-18). However, during this service review cycle, CSA 2 experienced six consecutive annual deficits in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 15** below. However, a deficit calculated as a difference between the year's revenue and the year's expenditures is not always a true deficit. Annual budgets are set so there are not more expenditures than the sum of the beginning fund balance plus that year's revenue. Therefore, even with the six consecutive years of annual deficits, the CSA's net ending position has remained positive.

Figure 15: Statement of Revenues & Expenditures



CSA Revenues

CSA 2's primary source of revenue is from Charges for Services. In FY 23-24, the District received revenue from two different sources: Charges for Services ($112,662) and Interest and Investment Income ($2,727). On average, the District receives approximately $103,000 each year in service fees. **Table 19** highlights the total revenue received since 2018.

Table 19: Total Revenue (FY 18-19 to FY 23-24)

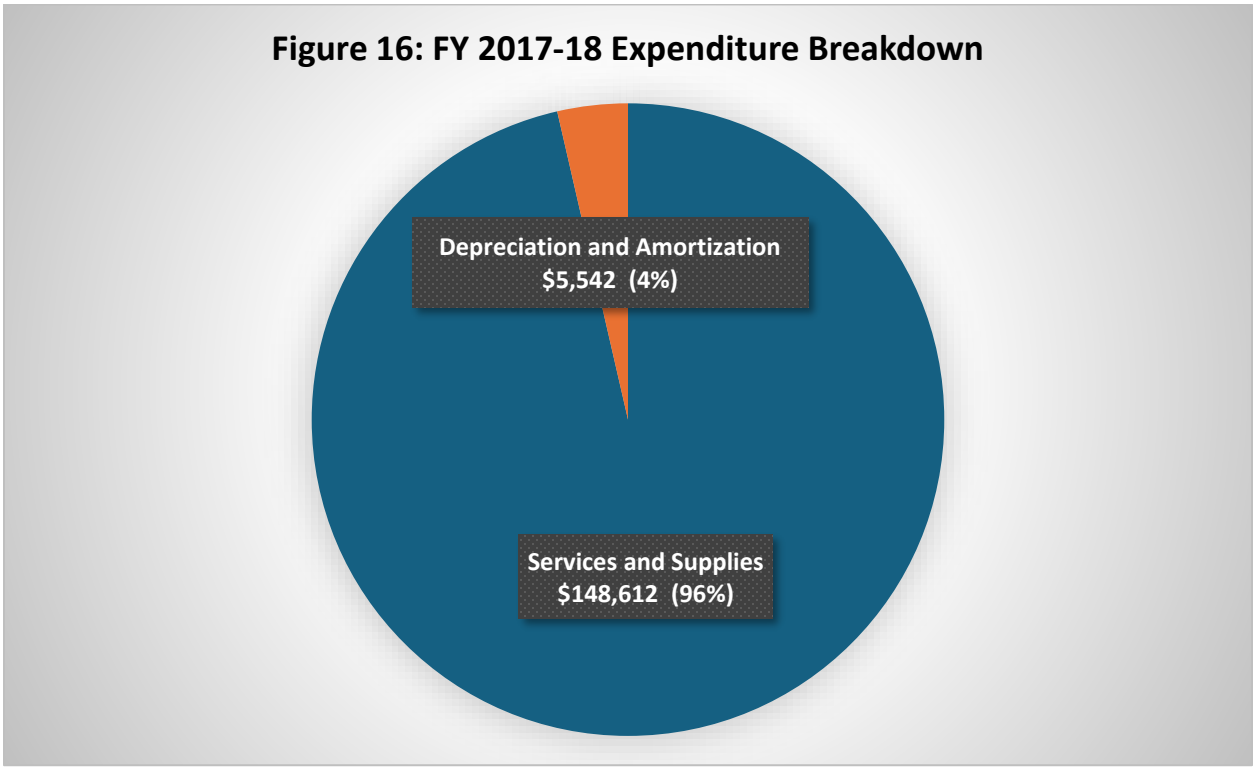
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Charges for Services	$94,340	$98,585	$101,050	$103,070	$107,400	$112,662
Intergovernmental	$59	-	-	-	-	-
Interest Investment Income	$8,741	$6,492	$1,414	-$1,433	$1,434	$2,727
Total Revenue	**$103,140**	**$105,077**	**$102,464**	**$101,638**	**$108,834**	**$115,389**

Footnote: Intergovernmental revenue is derived from FEMA funds to repair failing infrastructure.

CSA Expenditures

CSA 2's total expenditures can be categorized into two budgetary groups: Services & Supplies and Depreciation & Amortization. **Figure 16** below depicts how funding is distributed by category. The District's primary expenditure is associated with operational and management costs, under Services and Supplies.

Figure 16: FY 2017-18 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $276,000. The following table highlights the Fund Balance from 2018 to 2025. As **Table 20** shows below, the District has experienced a decrease in total reserves each year. On average, total reserves have decreased by approximately $23,400 or 5% since FY 2013-14. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 21**.

The use of capital reserves was a result of the CSA 2s failing septic systems. A new wastewater treatment system was constructed in 2022. In FY23-24, CSA 2s security services were included in a County of SC master independent contract agreement and services were too costly and therefore suspended. A community meeting was held to discuss rate increases if they chose to continue with these services. The updated wastewater system at CSA 2 (new gravity sewer lines and septic system) will not need repairs like an older system would in the near term. A planned private project will impact the CSA's force main and a retaining wall, so the improvements paid for by that property owner on the CSA's infrastructure will update the system even further.

Table 20: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$516,798**	**$455,176**	**$320,260**	**$296,902**	**$295,511**	**$256,746**	**$250,558**
Change in ($) from previous year		$(61,622)	$(134,916)	$(23,358)	$(1,391)	$(38,765)	$(6,188)
Change in (%) from previous year		-12%	-30%	-7%	-0.5%	-13%	-2%

Table 21: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 82,983	$ 84,016	$ 87,150	$ 88,580	$ 91,681	$ 94,340	$ 98,585	$ 101,050	$ 103,070	$ 107,400	$ 112,662	$ 115,592
Intergovernmental	$ -	$ -	$ -	$ -	$ 2,875	$ 59	$ -	$ -	$ -	$ -	$ -	$ -
Interest and Investment Income	$ 2,600	$ 1,940	$ 2,983	$ 4,467	$ 6,379	$ 8,741	$ 6,492	$ 1,414	$ (1,432)	$ 1,434	$ 2,727	$ 1,000
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gain on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 85,583**	**$ 85,956**	**$ 90,133**	**$ 93,047**	**$ 100,935**	**$ 103,140**	**$ 105,077**	**$ 102,464**	**$ 101,638**	**$ 108,834**	**$ 115,389**	**$ 116,592**
EXPENDITURES												
Services and Supplies	$ 16,752	$ 44,439	$ 33,736	$ 25,175	$ 144,091	$ 159,871	$ 161,160	$ 231,838	$ 119,454	$ 104,683	$ 148,612	$ 136,780
Depreciation and Amortization	$ 5,542	$ 5,542	$ 5,542	$ 5,542	$ 5,542	$ (5,542)	$ 5,542	$ 5,542	$ 5,542	$ 5,542	$ 5,542	$ 5,542
Depreciation Storage Tanks	$ -	$ -	$ -	$ -	$ -	$ 11,084	$ -	$ -	$ -	$ -	$ -	$ -
Loss on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ 11,826	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditure	**$ 22,294**	**$ 49,981**	**$ 39,278**	**$ 30,717**	**$ 161,459**	**$ 165,413**	**$ 166,702**	**$ 237,380**	**$ 124,996**	**$ 110,225**	**$ 154,154**	**$ 142,322**
Surplus/(Deficit)	**$ 63,289**	**$ 35,975**	**$ 50,855**	**$ 62,330**	**$ (60,524)**	**$ (62,273)**	**$ (61,625)**	**$ (134,916)**	**$ (23,358)**	**$ (1,391)**	**$ (38,765)**	**$ (25,730)**
Net Position - Beginning	$ 427,146	$ 490,435	$ 526,410	$ 577,265	$ 639,595	$ 579,071	$ 516,801	$ 455,176	$ 320,260	$ 296,902	$ 295,511	$ 256,746
Net Position - Ending	**$ 490,435**	**$ 526,410**	**$ 577,265**	**$ 639,595**	**$ 579,071**	**$ 516,798**	**$ 455,176**	**$ 320,260**	**$ 296,902**	**$ 295,511**	**$ 256,746**	**$ 231,016**
RESERVES												
Capital Replacement Reserve	$ 310,551	$ 218,493	$ 384,704	$ 444,181	$ 314,181	$ 341,028	$ 273,553	$ 58,435	$ 127,402	$ 26,383	$ 34,127	$ 26,163

Currently, there is $22,590 available in reserves. As always, County staff will consider at increasing reserves when we analyze the rate increase for FY26-27. They will seek community involvement during the rate-setting process to balance the need to increase reserves while still providing reasonable rates.

Governance

County Service Area 2 is a dependent special district governed by the County Board of Supervisors and managed by the Community Development & Infrastructure Public Works Division. The current Board is as follows:

Table 22: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors generally meets twice a month on a Tuesday in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County Community Development & Infrastructure Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The department also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

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 23** summarizes staff's findings on whether the website meets the statutory requirements. At present, the CSA does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 23: 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)	**20 (100%)**

Opportunities & Challenges

County Service Area 2 is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Capital Improvement Plan

There is no specific capital improvement plan for CSA 2, however, CSA 2 is part of the County's 2021/22 Capital Improvement Program. The 2021/22 CIP presents a five-year financing implementation plan for capital improvements within the unincorporated County; Parks, Open Space and Cultural Services; and County Facility projects located Countywide. The CIP is an outgrowth of cooperative planning, programming and financing efforts through the County Administrative Office and by the County's land use departments including Planning, Public Works, and Parks, Open Space and Cultural Services, as well as non-land use departments including the Health Services Agency, General Services Department, Probation, and the Sheriff's Department. Unprogrammed road, roadside, sanitation, flood control, parks, and recycling and solid waste projects (which funding is not anticipated for in the coming five years, or longer, and meets requirements of unincorporated County service level needs at build-out under the 1994 General Plan) are also identified in the CIP. The ***Place De Mer Septic System*** project was in the CIP and has now been completed. The County continuously seeks grant or loan funding to help finance these improvements.

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following:

- Sanitary Sewer Spills are prohibited, and
- All Sanitary Sewer Spills, with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP).

In 2022, the County adopted an SSMP to cover the management, operation and maintenance, design, construction and emergency response of the Davenport Sanitation District, Freedom Sanitation District, Santa Cruz County Sanitation District and three county service areas (CSAs 5, 7, and 10). However, it is LAFCO staff's understanding that CSA 2 is excluded from the County SSMP because the CSA does not meet the minimum requirements to enroll under the Waste Discharge Requirements.

LAFCO Staff Recommendation: *The State of California does not require sewer systems with less than one mile of sewer pipe infrastructure to have a Sewer System Management Plan, however, the County should consider including CSA 2 in the County's Sewer System Management Plan to ensure that the Place de Mer community's sewer infrastructure has proper management and oversight for current and future needs.*

Infrastructure Deficiencies

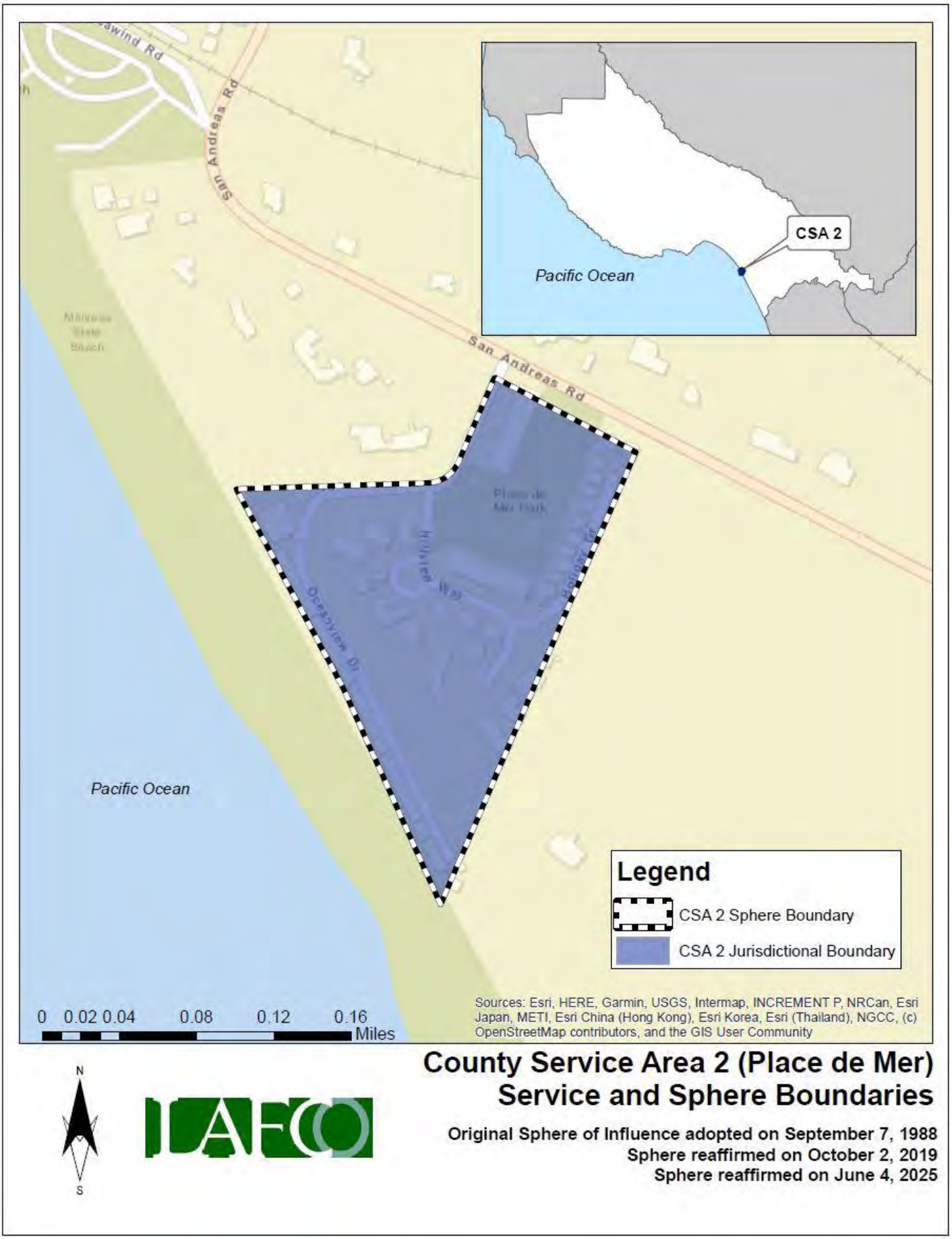
In 2019, Sanitation Operations staff investigated the cause of the failing septic tank system and found that the pipe for the leach pits had collapsed in some areas and caused sewage to flow back to the undersized and corroded precast concrete septic tanks. Biosphere Consulting Incorporated (Biosphere) of Santa Cruz, California was retained to design the improvements of the wastewater treatment system to serve Place De Mer. A design was completed and submitted to the Regional Water Quality Control Board (RWQCB) for approval.

Due to the wet weather causing infiltration into the septic tanks and the ongoing work by Biosphere, it is necessary to transfer funds from the capital reserves to operations and structures and improvements. A total of $130,000 is required to cover the maintenance and the replacement tanks and leach pit design costs. The CSA does not have the reserves to pay for the required septic system upgrades. An assessment district was required to fund the necessary improvements and was approved by the Place de Mer community in May 2021. The Place de Mer Septic Improvements project included replacing most of the sewer infrastructure except the 4-inch force main that pumps the wastewater from the lower pump station to the upper pump station. The County may consider adopting a long-term capital improvement plan for CSA 2 to ensure scheduled and unforeseen repairs and replacements are adequately funded.

Sphere of Influence

LAFCO originally adopted a coterminous sphere of influence for the District in 1988. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For almost 40 years, the sphere boundary has remained unchanged. LAFCO staff, along with representatives of CSA 2, do not recommend any changes to the sphere of influence at this time. **Figure 17** on page 42 shows the current sphere of influence boundary.

Figure 17: CSA 2's Current Sphere Map



District Summary

County Service Area 2 (Place de Mer)	
Formation	California Government Code, section 25210.1 et seq. (County Service Area Law)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	1.50 full-time employee (approximately)
Facilities	Two-pump station and advanced treatment system; 78 connections
District Area	12.8 acres (0.02 square miles)
Sphere of Influence	Coterminous with District (i.e. no sphere beyond existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $116,592 Total Expenditure = $142,322 Projected Net Position (Beginning Balance) = $256,746
Contact Information	Mailing Address: 701 Ocean Street, Room 410, Santa Cruz CA 95060 Phone Number: (831) 454-2160 Email Address: Matt.Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx CSA Liaisons: Sarah Katley sarahlk@mac.com King Management - Samantha Jasso (475-9100)
Public Meetings	The Board regularly meets every second Tuesday in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The CSA does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. There are no growth projections available for CSA 2. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 2's entire population in 2040 will be around 174.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 2.

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.**
   County Service Area 2 has been collecting and disposing wastewater from the ocean-front townhome development in La Selva Beach, known as Place de Mer, since the construction of the septic system back in 1972. The current two-pump station community septic tank system has 78 connections and serves about 169 residents.

4. **Financial ability of agencies to provide services.**
   County Service Area 2 is struggling financially. The CSA has experienced an annual deficient in seven consecutive years. As of June 30, 2024, CSA 2 is operating with a net position of approximately $257,000.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 2 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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 Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 2's entire population in 2040 will be around 174.

   LAFCO originally adopted a coterminous sphere of influence for the District in 1988. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For almost 40 years, the sphere boundary has remained unchanged. LAFCO staff, along with representatives of CSA 2, do not recommend any changes to the sphere of influence at this time.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   CSA 2 Place De Mer has a new advanced treatment system that services the privately-owned residential properties. The system is maintained by the County of Santa Cruz. Based on staff's analysis, CSA 2 has 78 connections with 0.4 miles of sewer lines and 2 pump stations. Annual sewer charges are the District's primary source of revenue.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 2 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence.

COUNTY SERVICE AREA 5
(SAND DOLLAR/CANON DEL SOL)

District Overview

County Service Area 5 serves the Sand Dollar Beach and Canon Del Sol subdivisions totaling 640 acres (1.0 square miles). The wastewater system consists of two on-site interconnected package treatment plants that provide secondary treatment to the 195 parcels. The Sand Dollar treatment plant was constructed in 1967, and the Canon del Sol treatment plant was constructed in 1982. **Figure 18**, on page 47, is a vicinity map of the service area. **Appendix C** provides a copy of the formation resolution.

Population & Growth

The Sand Dollar/Canon del Sol subdivisions are considered to be built-out. There are no growth projections available for CSA 5. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 5's entire population in 2040 will be around 228. The projected population for CSA 5 are as follows:

Table 24: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
CSA 5	**222**	**224**	**226**	**228**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Services & Operations

CSA 5 has aging package treatment plants that serves single family homes in the Sand Dollar community and condominiums in the Canon del Sol community. The plants are maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, CSA 5 has 184 connections with 1.15 miles of gravity sewer lines, 0.53 miles of force main lines, and 2 pump stations. Annual sewer charges are the District's primary source of revenue.

Infrastructure Summary

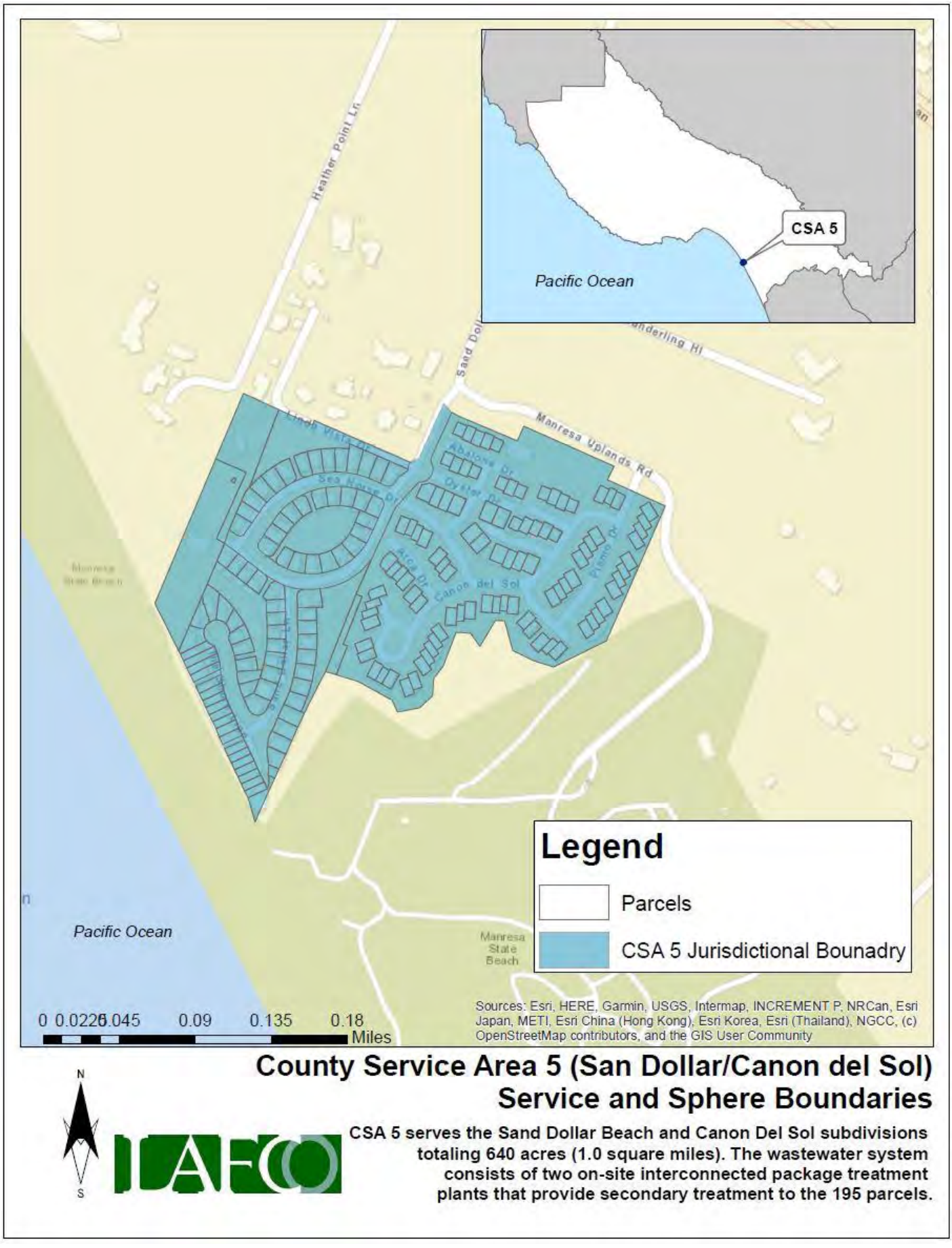
CSA 5 operates two separate treatment plants and serves over 200 residents. It currently has 184 connections and approximately 1.2 miles of sewer line. **Table 25** provides an overview of the type of service and current infrastructure:

Table 25: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
CSA 5	Collection and Treatment	Secondary	184	2	1.15

Infrastructure improvements continue to be an ongoing issue for not only CSA 5, but rather, most of the sanitation districts throughout the County.

Figure 18: CSA 5's Vicinity Map



Sewer Rates

At present, CSA 5's annual sewer rates derive from the single-family residential units in the Sand Dollar subdivision and the condominiums in the Canon del Sol subdivision. Each community has its own sewer rate. **Table 26** shows a gradual increase in annual rates during the last seven years.

Table 26: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Sand Dollar	$1,722.00	$1,799.49	$1,844.48	$1,881.37	$1,960.38	$2,056.44	$2,109.91
Canon del Sol	$1,444.02	$1,509.00	$1,546.73	$1,577.66	$1,643.92	$1,724.47	$2,069.37

Pursuant to Santa Cruz County Code Section 4.26, the Director of CDI must annually compute the benefit assessment/service charge rates for CSAs and submit a report to the Board of Supervisors describing each parcel of real property receiving the special benefit and the amount of the charge per CSA for each parcel for the upcoming fiscal year.

CSA fees are considered sewer rate charges, and any rate increase (except for preapproved annual Consumer Price Index (CPI) increases) must comply with Proposition 218 procedures. These procedures state that an increase is approved as long as it is not protested by 51% of the connected parcel owners. A public hearing must be held to consider any protests to the proposed increase. The following tables (**Tables 27 to 28**) depict the change in dollar amount and percentage for each specific zone.

Table 27: Sand Dollar Subdivision's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Sand Dollar	**$1,722.00**	**$1,799.49**	**$1,844.48**	**$1,881.37**	**$1,960.38**	**$2,056.44**	**$2,109.91**	
Change ($)		*$77.49*	*$44.99*	*$36.89*	*$79.01*	*$96.06*	*$53.47*	*$55.45*
Change (%)		*5%*	*3%*	*2%*	*4%*	*5%*	*3%*	*3%*

Table 28: Canon del Sol Subdivision's Annual Sewer Rates Review

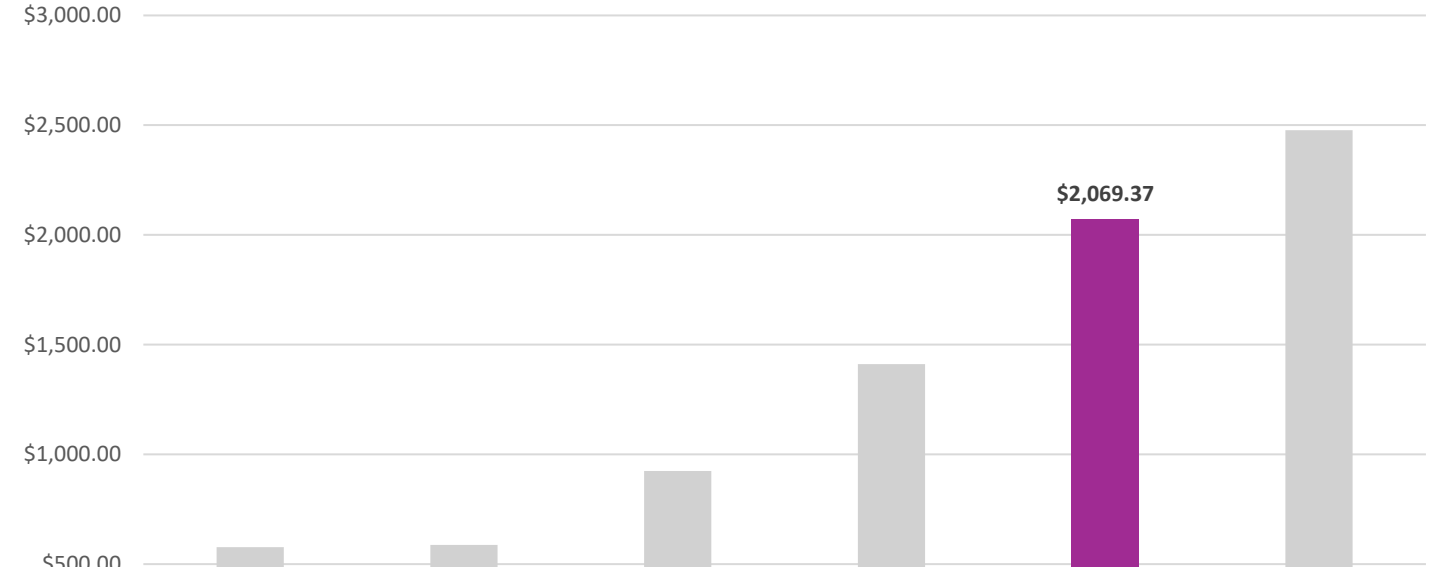
	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Average Change
Canon del Sol	**$1,444.02**	**$1,509.00**	**$1,546.73**	**$1,577.66**	**$1,643.92**	**$1,724.47**	**$2,069.37**	
Change ($)		*$64.98*	*$37.73*	*$30.93*	*$66.26*	*$80.55*	*$344.90*	*$73.77*
Change (%)		*4%*	*3%*	*2%*	*4%*	*5%*	*20%*	*5%*

When comparing the sewer rates with the other sanitation districts analyzed in this report, CSA 5 is ranked sixth in charges for single family units ($2,109.91/year) and ranked the second highest in charges for multi-family units ($2,069.37/year). Sewer rate comparisons are shown in the following figures (**Figures 19 and 20**).

Figure 19: Annual Sewer Rates for Single-Family Units

	CSA 10	Salsipuedes	Freedom Co	Santa Cruz Co	CSA 2	CSA 5	Davenport Co	CSA 7	Bear Creek	CSA 20
Single Family	$323.11	$782.16	$882.76	$1,073.28	$1,517.64	$2,109.91	$2,383.28	$2,747.51	$3,277.92	$4,178.67

Figure 20: Annual Sewer Rates for Multi-Family Units



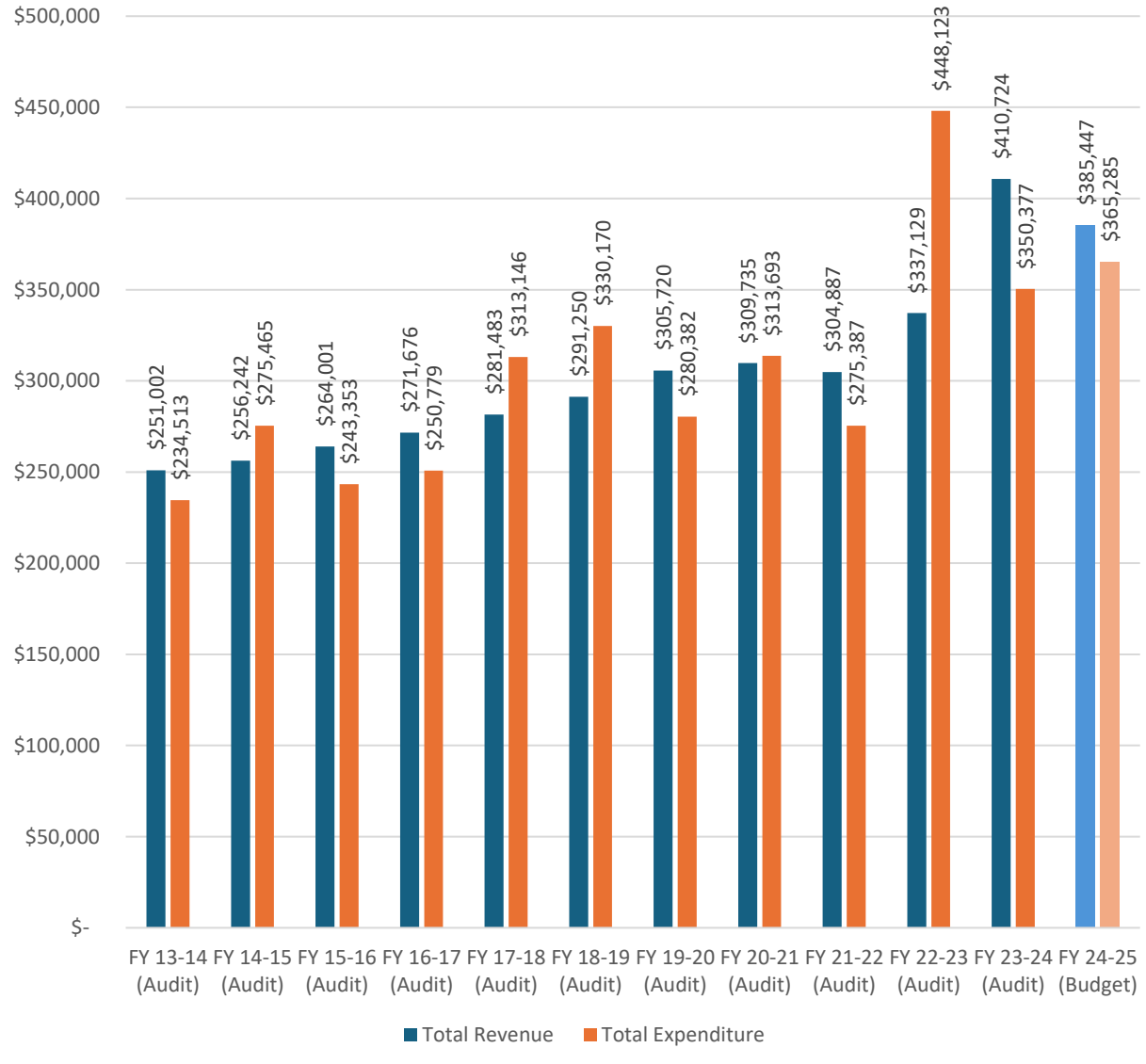
	Freedom Co	Salsipuedes	Santa Cruz Co	CSA 2	CSA 5	CSA 7
Single Family	$576.66	$586.68	$923.52	$1,411.19	$2,069.37	$2,477.10

Finances

This section will highlight the CSA 5's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the CSA 5's financial performance during the past 12 years is shown in **Tables 31** on page 52.

At the end of Fiscal Year 2023-24, total revenue collected was $410,724, representing a 22% increase from the previous year ($337,129 in FY 22-23). Total expenses for FY 2023-24 were $350,377, which decreased from the previous year by 22% ($448,123 in FY 22-23). During LAFCO's last service review analysis in 2019, CSA 5 experienced annual surpluses in three of the five fiscal years (FY 13-14 to FY 17-18). However, during this service review cycle, CSA 5 experienced three annual deficits in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 21** below. Based on the recently adopted budget and past performances, LAFCO staff believes that the fluctuating trend will continue unless additional revenue sources are collected or annual expenses are reduced to maintain sustainability and consistency in future fiscal performances.

Figure 21: Statement of Revenues & Expenditures



CSA Revenues

CSA 5's primary source of revenue is from Charges for Services. In FY 2023-24, the District received revenue from two different sources: Charges for Services ($342,721) and Interest and Investment Income ($13,203). On average, the District receives approximately $290,000 each year in service fees. **Table 29** highlights the total revenue received since 2018.

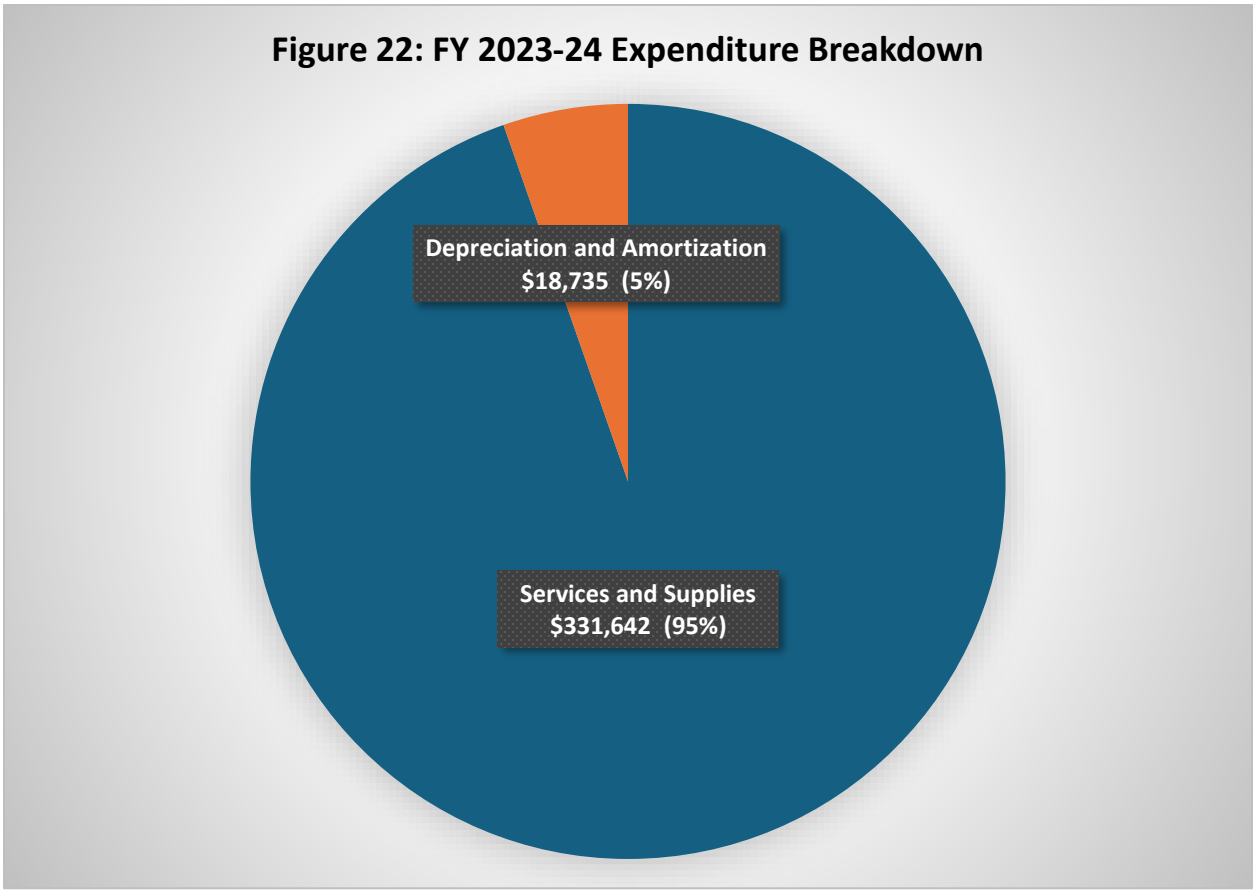
Table 29: Total Revenue (FY 18-19 to FY 23-24)

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Charges for Services	$285,556	$299,898	$307,397	$313,544	$326,713	$342,721
Interest Investment Income	$5,694	$5,822	$2,338	-$8,657	$10,416	$13,203
Total Revenue	**$291,250**	**$305,720**	**$309,735**	**$304,887**	**$337,129**	**$410,724**

CSA Expenditures

CSA 5's total expenditures can be categorized into two budgetary groups: Services & Supplies and Depreciation & Amortization. The figure below depicts how funding is distributed by category. The District's primary expenditure is associated with operational and management costs, under Services and Supplies.

Figure 22: FY 2023-24 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $746,000. The following table highlights the Fund Balance from 2018 to 2025. As **Table 30** shows below, the District has experienced fluctuation in total reserves each year. While the District has seen consecutive years of surpluses, it also gets affected by unexpected expenditures or costly repairs/replacement projects. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 31**.

Table 30: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$749,482**	**$774,820**	**$770,862**	**$800,362**	**$689,3368**	**$749,716**	**$769,878**
Change in ($) from previous year		$25,338	-$3,958	$29,500	-$110,994	$60,348	$20,162
Change in (%) from previous year		3%	-1%	4%	-14%	9%	3%

Table 31: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 249,989	$ 255,488	$ 262,640	$ 269,464	$ 277,507	$ 285,556	$ 299,898	$ 307,397	$ 313,544	$ 326,713	$ 342,721	$ 380,447
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest and Investment Income	$ 1,013	$ 754	$ 1,361	$ 2,212	$ 3,976	$ 5,694	$ 5,822	$ 2,338	$ (8,657)	$ 10,416	$ 13,203	$ 5,000
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
St-Homeowners Prop Tax Relief	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,800	$ -
Gain on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 251,002**	**$ 256,242**	**$ 264,001**	**$ 271,676**	**$ 281,483**	**$ 291,250**	**$ 305,720**	**$ 309,735**	**$ 304,887**	**$ 337,129**	**$ 410,724**	**$ 385,447**
EXPENDITURES												
Services and Supplies	$ 199,596	$ 240,547	$ 208,435	$ 217,457	$ 277,931	$ 298,667	$ 255,263	$ 294,958	$ 256,652	$ 429,388	$ 331,642	$ 346,550
Depreciation and Amortization	$ 34,917	$ 34,918	$ 34,918	$ 33,322	$ 31,503	$ 31,503	$ 25,119	$ 18,735	$ 18,735	$ 18,735	$ 18,735	$ 18,735
Loss on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ 3,712	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditure	**$ 234,513**	**$ 275,465**	**$ 243,353**	**$ 250,779**	**$ 313,146**	**$ 330,170**	**$ 280,382**	**$ 313,693**	**$ 275,387**	**$ 448,123**	**$ 350,377**	**$ 365,285**
Surplus/(Deficit)	**$ 16,489**	**$ (19,223)**	**$ 20,648**	**$ 20,897**	**$ (31,663)**	**$ (38,920)**	**$ 25,338**	**$ (3,958)**	**$ 29,500**	**$(110,994)**	**$ 60,347**	**$ 20,162**
Net Position - Beginning	$ 781,254	$ 797,743	$ 778,520	$ 799,168	$ 820,065	$ 788,402	$ 749,482	$ 774,820	$ 770,862	$ 800,362	$ 689,369	$ 749,716
Net Position - Ending	**$ 797,743**	**$ 778,520**	**$ 799,168**	**$ 820,065**	**$ 788,402**	**$ 749,482**	**$ 774,820**	**$ 770,862**	**$ 800,362**	**$ 689,368**	**$ 749,716**	**$ 769,878**
RESERVES												
Capital Replacement Reserve	$ 57,832	$ 134,167	$ 169,194	$ 194,667	$ 194,667	$ 231,196	$ 161,484	$ 170,133	$ 305,291	$ 356,819	$ 271,638	$ 269,466

Governance

County Service Area 5 is a dependent special district governed by the County Board of Supervisors and managed by the Public Works Department. The current Board is as follows:

Table 32: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors generally meets twice a month on a Tuesday in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County Community Development & Infrastructure Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The department also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

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 33** summarizes staff's findings on whether the website meets the statutory requirements. At present, the CSA does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 33: 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)	**20 (100%)**

Opportunities & Challenges

County Service Area 5 is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Capital Improvement Plan

There is no specific capital improvement plan for CSA 5. The County has a countywide CIP to address the replacement of the aging sewer system, however, CSA 5 lacks funds to make all the improvements. The County of Public Works continually seek grant or loan funding to help finance these improvements.

LAFCO Staff Recommendation: *Currently CSA 5 is included in the countywide capital improvement plan. The County should consider if developing specific capital improvement plans that cover the sanitation districts managed and operated by the Public Works Department – Davenport, Freedom, Santa Cruz County Sanitation Districts, and CSAs 2, 5, 7, 10, and 20 have any added benefit compared to including it with the overall County CIP. If the benefit outweighs the cost burden of preparing the specific CIPs, the County should institute this practice.*

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following:

- Sanitary Sewer Spills are prohibited, and
- All Sanitary Sewer Spills, with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP).

In 2025, the County adopted a Sewer System Management Plan to cover the management, operation and maintenance, design, construction and emergency response of the Davenport Sanitation District, Freedom Sanitation District, Santa Cruz County Sanitation District and three county service areas: CSAs 5, 7 and 10.

Infrastructure Deficiencies

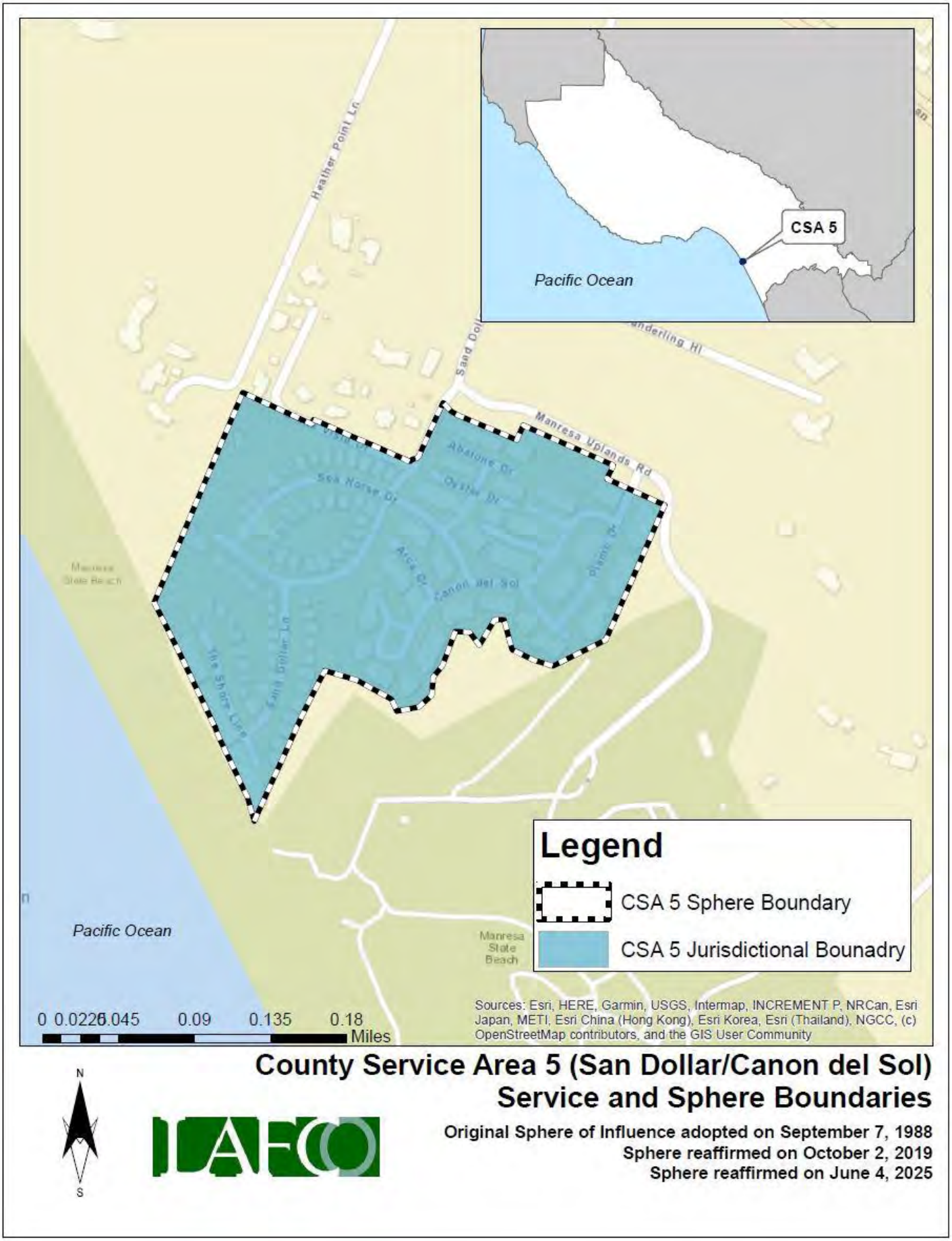
The Sand Dollar and Canon Del Sol subdivisions each have a small onsite wastewater treatment plant system that treat the domestic water from the surrounding residential homes. In 2019, it was determined that the treatment plants each required additional maintenance to address failing equipment. Due to the unanticipated hours to operate the treatment plants, the Board of Supervisors transferred funds from the Capital Reserves to Maintenance and Operations for Sand Dollar and Canon Del Sol. A total of $25,000 was required from Sand Dollar Capital Reserves and $25,000 was required from Canon Del Sol Capital Reserves to cover maintenance and operation costs of each treatment plant for the remainder of the fiscal year.

In winter 2023, a retaining wall in CSA 5 – Canon del Sol's required emergency repairs. A portion of the retaining wall surrounding the treatment plant was failing. To cover the emergency repairs, it was necessary to increase the service charges for CSA 5 Canon del Sol. Infrastructure improvements continue to be an ongoing issue for not only CSA 5, but rather, most of the sanitation districts throughout the County. The County may consider adopting a long-term capital improvement plan for CSA 5 to ensure scheduled and unforeseen repairs and replacements are adequately funded.

Sphere of Influence

LAFCO originally adopted a coterminous sphere of influence for the District in 1988. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For the past 30 years, the sphere boundary has remained unchanged. LAFCO staff, along with representatives of CSA 5, do not recommend any changes to the sphere of influence at this time. **Figure 23** on page 57 shows the current sphere of influence boundary for CSA 5.

Figure 23: CSA 5's Current Sphere Map



District Summary

County Service Area 5 (Sand Dollar/Canyon del Sol)	
Formation	California Government Code, section 25210.1 et seq. (County Service Area Law)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	1.50 full-time employees (approximately)
Facilities	Package Treatment Plant; 2 lift stations; 184 connections
District Area	640 acres (1.0 square miles)
Sphere of Influence	Coterminous with District (i.e. no sphere beyond existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $385,447 Total Expenditure = $365,285 Projected Net Position (Beginning Balance) = $749,716
Contact Information	Mailing Address: 701 Ocean Street, Room 410 Santa Cruz CA 95060 Phone Number: (831) 454-2160 Email Address: Matt.Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx CSA Liaisons: Bob Carpenter bob@cabrenee.com Jennifer Carpenter (650-941-4774) King Management – Amy King (475-9100)
Public Meetings	The Board regularly meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The CSA does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Sand Dollar/Canon del Sol subdivisions are considered to be built-out. There are no growth projections available for CSA 5. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 5's entire population in 2040 will be around 228.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 5.

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.**
   County Service Area 5 operates two separate treatment plants and serves over 200 residents. The Sand Dollar treatment plant was constructed in 1967, and the Canon del Sol treatment plant was constructed in 1982. It currently has 184 connections and approximately 1.2 miles of sewer line.

4. **Financial ability of agencies to provide services.**
   County Service Area 5's annual sewer rates derive from the single-family residential units in the Sand Dollar area and the condominiums in Canon del Sol area. Each community has its own sewer rate. The CSA has experienced an annual deficient in three out of the last six fiscal years. As of June 30, 2024, CSA 5 is operating with a net position of approximately $750,000.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 5 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Sand Dollar and Canon del Sol subdivisions are substantially built-out. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 5's entire population in 2040 will be around 228.

   LAFCO originally adopted a coterminous sphere of influence for CSA 5 in 1988. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For almost 40 years, the sphere boundary has remained unchanged. LAFCO staff, along with representatives of CSA 5, do not recommend any changes to the sphere of influence at this time.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   CSA 5 has an aging package treatment plant that serves single family homes in the Sand Dollar community and condominiums in the Canon del Sol community. The plant is maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, CSA 5 has 184 connections with 1.15 miles of gravity sewer lines, 0.53 miles of force main lines, and 2 pump stations. Annual sewer charges are the District's primary source of revenue.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 5 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

COUNTY SERVICE AREA 7 (BOULDER CREEK)

District Overview

County Service Area 7 serves residential housing and one commercial business within the Boulder Creek Country Club subdivision. The service area includes 192 acres (0.3 square miles) and has an estimated population of 640 within 364 parcels. The wastewater system is a full treatment plant offering secondary treatment services with primary disposal via a community leach field. The wastewater treatment plant was constructed in the 1970s. **Figure 24**, on page 62, is a vicinity map of the service area. **Appendix D** provides a copy of the formation resolution. In March 2024, the County created Zones 1 and 2 within CSA 7 to address the transfer of sewer responsibilities from the failing privately-owned Big Basin Water Company (BBWC). Zone 1 represents the historical service area of CSA 7 while Zone 2 represents the newly added Fallen Leaf community (previously serviced by BBWC). Zone 2 is not analyzed in this report since it is a new zone; however, a more detailed analysis will be included in the next service review cycle. **Appendix E** provides a copy of the formation resolution for the two zones.

Population & Growth

The Boulder Creek Country Club subdivision is substantially built-out. There are no growth projections available for CSA 7. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 7's entire population in 2040 will be around 679. The projected population for CSA 7 are as follows:

Table 34: Projected Population

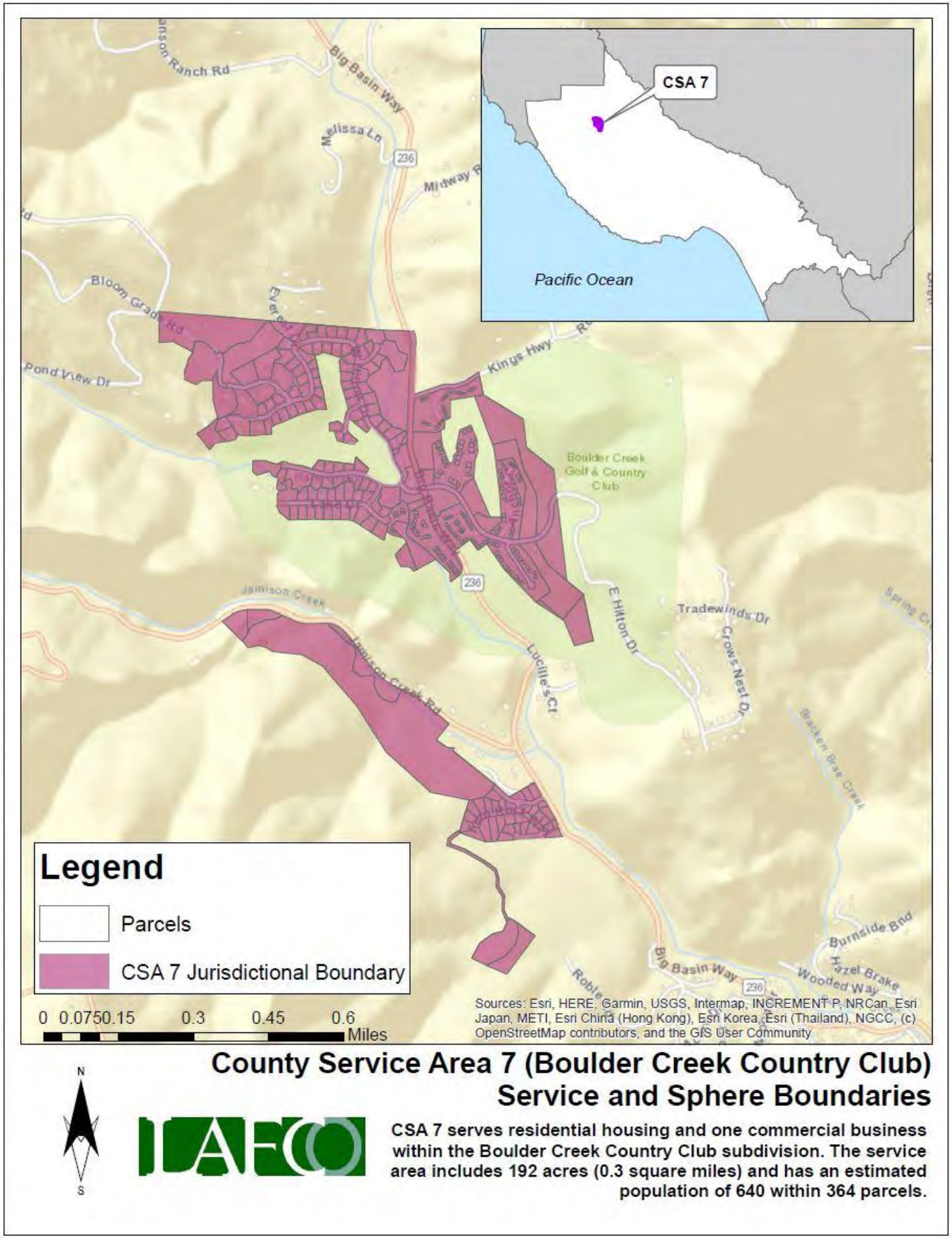
	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
CSA 7	**662**	**668**	**674**	**679**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Services & Operations

CSA 7 Boulder Creek has a wastewater collection and treatment plant that treats the domestic wastewater from the Boulder Creek Country Club and surrounding houses. The all-in-one wastewater treatment plant consists of four major processes: pre-aeration, aeration tank, secondary clarifier tank and a digester, and the treated effluent is discharged to leach fields. Based on the County's 2025 Sewer System Management Plan, CSA 7 has 254 connections with 3.0 miles of gravity sewer lines, 1.27 miles of force main lines, and 5 pump stations. Annual sewer charges are the CSA's primary source of revenue. The original treatment plant was constructed in 1978 and has a design capacity of 104,000 gallons per day (gpd). The plant was constructed to accommodate flows from the Boulder Creek Country Club development, totaling 260 residences and a commercial establishment. This is an activated sludge nitrification/dentification process, which includes an effluent discharge line, emergency generator, and one grinder. The facility also contains a small laboratory for performing basic analyses, such as pH levels and temperatures.

Figure 24: CSA 7's Vicinity Map



Infrastructure Summary

CSA 7 (Zone 1) operates a collection and treatment plant and serves over 600 residents. It currently has 254 connections and approximately 4 miles of sewer line. **Table 35** provides an overview of the type of service and current infrastructure:

Table 35: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
CSA 7	Collection, Treatment	Secondary	254	5	3.0

CDI has indicated that the current infrastructure is aging, deteriorating, and in need of repair. The wastewater treatment plant currently requires approximately $1.2M in repairs (of which $405,000 has been grant funded). Another $200,000 is needed in the short term to line manholes and perform spot repairs of the sewer mains. Replacement/rehabilitation is also needed at some of the CSA's sewer pump stations and sewer mains. In August 2020, most of the Boulder Creek WWTP and surrounding structures were damaged as a result of the CZU fire. Emergency repairs were made and included a new lab/office, new lift stations (Fallen Leaf and Lake Avenue), a new standby generator room, electrical room, a new blower building and included partial repairs to the digester. The cost of the repairs was over $3.8 million and were funded by the County insurance proceeds, FEMA reimbursements and the CSAs capital reserves.

Sewer Rates

At present, CSA 7's annual sewer rates derive from three areas: Single Family Dwelling, Condominiums, and Commercial. Each area has its own sewer rate. **Table 36** shows a gradual increase in annual rates during the last seven years.

Table 36: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Single Family	$2,051.50	$2,143.82	$2,240.29	$2,285.10	$2,381.07	$2,497.74	$2,747.51
Condos	$1,849.59	$1,932.81	$2,019.80	$2,060.20	$2,146.72	$2,251.91	$2,477.10
Commercial Flat Rate	$1,415.45	$1,479.15	$1,545.71	$1,576.62	$1,642.84	$1,723.34	$1,895.67
Commercial Usage Charge	$6.47	$6.76	$7.06	$7.20	$7.50	$7.87	$8.65

Note: Additional Charge is for Commercial usage only; based on Hundred Cubic Feet of Water (HCF)

Pursuant to Santa Cruz County Code Section 4.26, the Director of CDI must annually compute the benefit assessment/service charge rates for CSAs and submit a report to the Board of Supervisors describing each parcel of real property receiving the special benefit and the amount of the charge per CSA for each parcel for the upcoming fiscal year. CSA fees are considered sewer rate charges, and any rate increase (except for preapproved annual Consumer Price Index (CPI) increases) must comply with Proposition 218 procedures. These procedures require that an increase is approved by at least half of the votes cast by the property owners, with the votes weighted according to the amount of the proposed assessment of each parcel. Furthermore, a public hearing must be held to consider any protests to the proposed increase.

The following tables (**Tables 37 to 39**) depict the change in dollar amount and percentage for each specific zone.

Table 37: Single Family Dwelling's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Single Family	**$2,051.50**	**$2,143.82**	**$2,240.29**	**$2,285.10**	**$2,381.07**	**$2,497.74**	**$2,747.51**	
Change ($)		*$92.32*	*$96.47*	*$44.81*	*$95.97*	*$116.67*	*-$20.64*	*$62.73*
Change (%)		*5%*	*4%*	*2%*	*4%*	*5%*	*-1%*	*3%*

Table 38: Condominium's Annual Sewer Rates Review

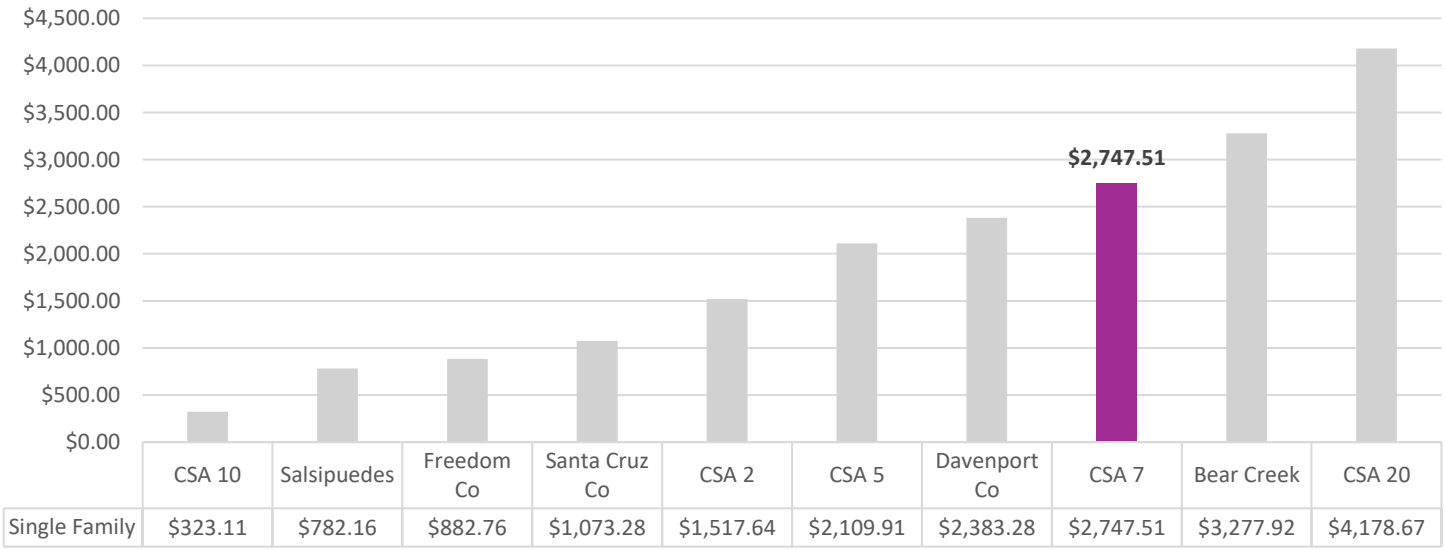
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Condos	**$1,849.59**	**$1,932.81**	**$2,019.80**	**$2,060.20**	**$2,146.72**	**$2,251.91**	**$2,477.10**	
Change ($)		*$83.22*	*$86.99*	*$40.40*	*$86.52*	*$105.19*	*$495.60*	*$103.31*
Change (%)		*4%*	*5%*	*2%*	*4%*	*5%*	*22%*	*5%*

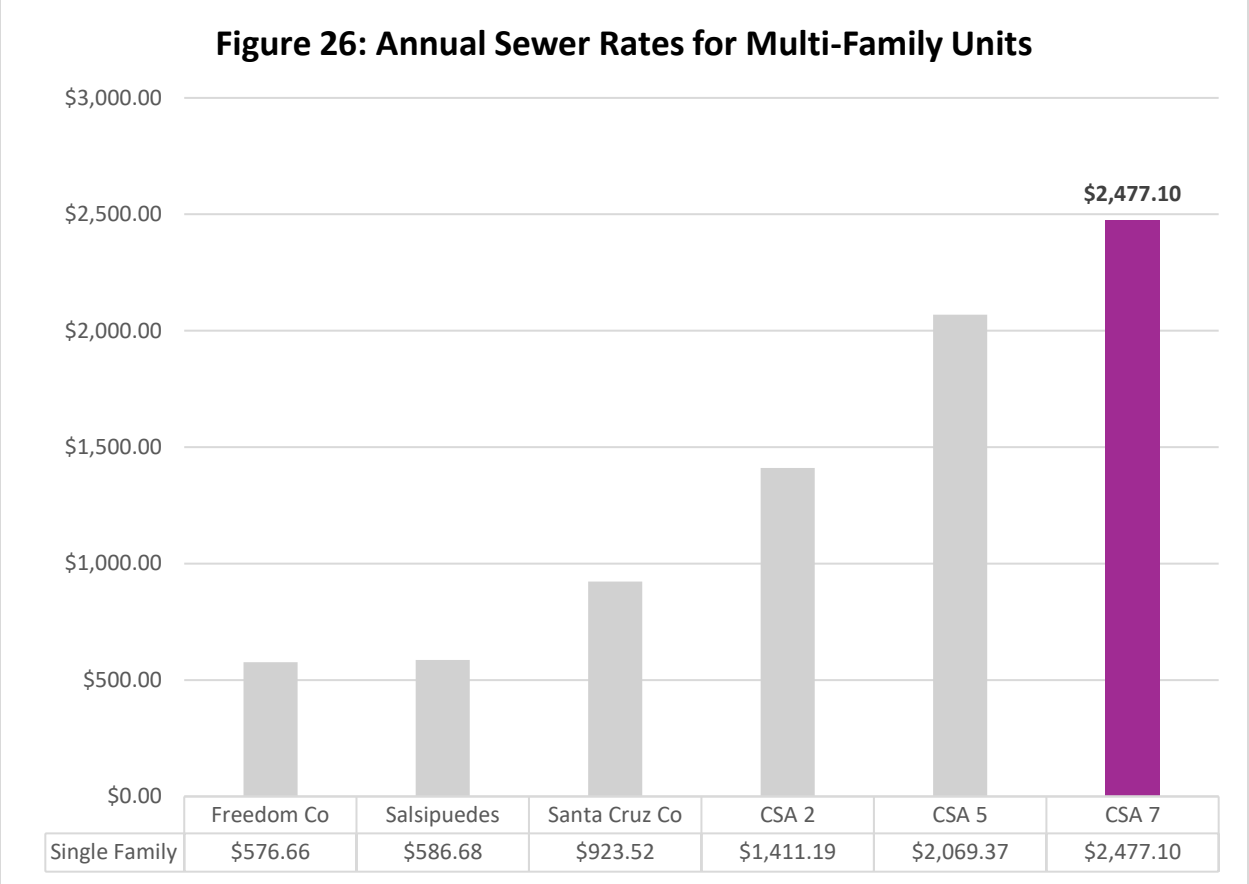
Table 39: Commercial's Annual Flat Sewer Rates Review

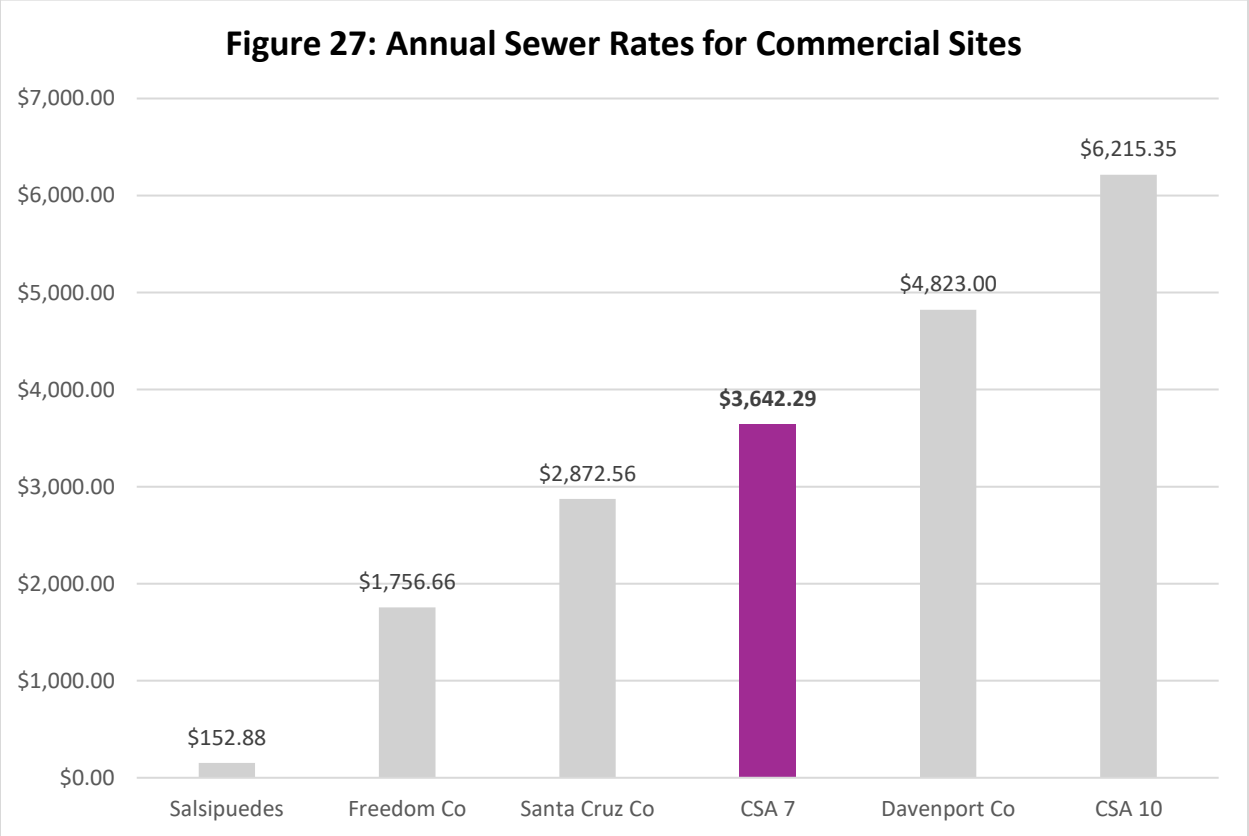
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Commercial	**$1,415.45**	**$1,479.15**	**$1,545.71**	**$1,576.62**	**$1,642.84**	**$1,723.34**	**$1,895.67**	
Change ($)		*$63.70*	*$66.56*	*$30.91*	*$66.22*	*$80.50*	*$172.33*	*$60.24*
Change (%)		*5%*	*4%*	*2%*	*4%*	*5%*	*10%*	*4%*

When comparing the sewer rates with the other sanitation districts analyzed in this report, CSA 7 is ranked the third highest in charges for single family units ($2,747.51/year) and ranked the highest in charges for multi-family units ($2,477.10/year). Using a general business with a water usage of 192 hundred cubic feet of annual water usage, CSA 7's commercial charges are ranked the third highest ($3,642.29/year). Sewer rate comparisons are shown in the following figures (**Figures 25 to 27**).

Figure 25: Annual Sewer Rates for Single-Family Units







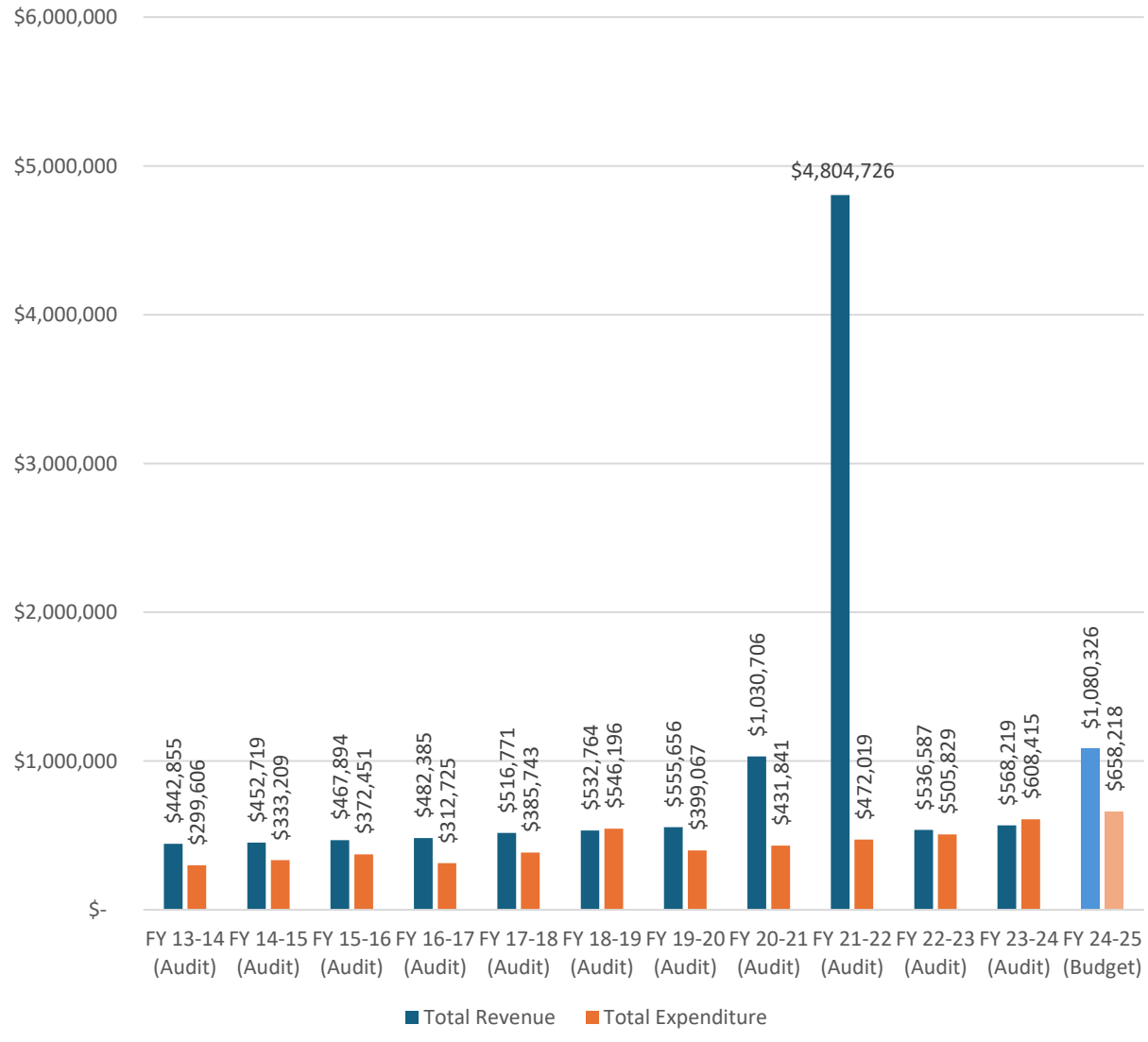
Footnote: Salsipuedes Sanitary District data only includes flat rate and does not include the average water use (HCF) and its associated HCF rate when compared to the other agencies.

Finances

This section will highlight the CSA's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the CSA's financial performance during the past 12 years is shown in **Table 42** on page 68.

At the end of Fiscal Year 2023-24, total revenue collected was $568,219, representing a 6% increase from the previous year ($536,587 in FY 22-23). Total expenses for FY 2023-24 were $608,415, which increased from the previous year by 20% ($505,829 in FY 22-23). During LAFCO's last service review analysis in 2019, CSA 7 experienced annual surpluses in all five fiscal years (FY 13-14 to FY 17-18). However, during this service review cycle, CSA 7 experienced two non-consecutive annual deficits in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 28** below. Based on the recently adopted budget and past performances, LAFCO staff believes that CSA 7 will continue to operate effectively due to its stable revenue stream and stagnant expenditures.

Figure 28: Statement of Revenues & Expenditures



CSA Revenues

CSA 7's primary source of revenue is from Charges for Services. In FY 2023-24, Charges for Services was $592,056. On average, the District receives approximately $505,000 each year in service fees. **Table 40** highlights the total revenue received since 2018.

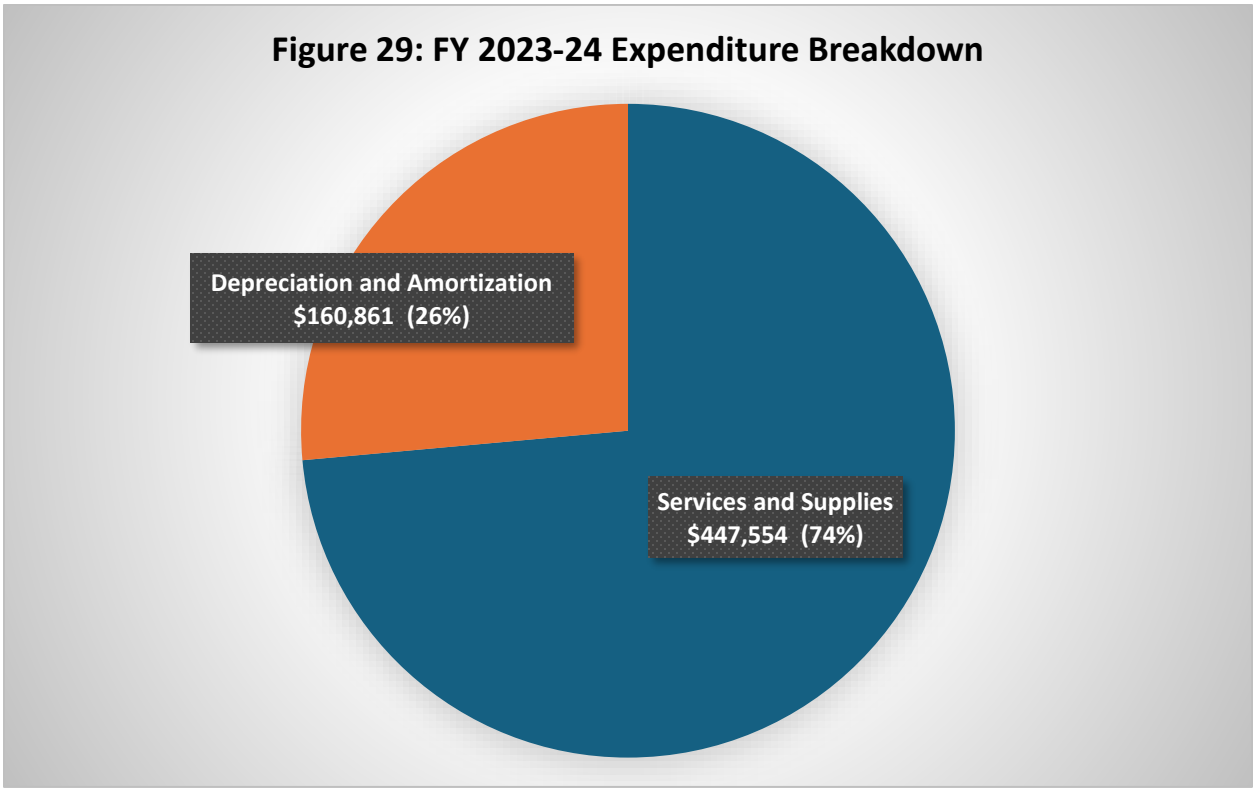
Table 40: Total Revenue (FY 18-19 to FY 23-24)

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Charges for Services	$510,949	$532,320	$522,963	$526,406	$548,793	$592,056
Interest & Investment Income	$21,815	$23,336	$7,743	$(4,374)	$(16,003)	$(23,837)
St-Natural Disaster Assistance	-	-	-	$18,985	-	-
FED-FEMA	-	-	-	$133,906	$3,797	-
Insurance Proceeds	-	-	$500,000	$4,129,803	-	-
Total Revenue	**$532,764**	**$555,656**	**$1,030,706**	**$4,804,726**	**$536,587**	**$568,219**

CSA Expenditures

CSA 7's total expenditures can be categorized into 2 budgetary groups: Services & Supplies and Depreciation & Amortization. The figure below depicts how funding is distributed by category. The District's primary expenditure is associated with operational and management costs, under Services and Supplies.

Figure 29: FY 2023-24 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $6.8 million. The following table highlights the Fund Balance from 2018 to 2025. As **Table 41** shows below, the District has generally experienced an increase in total reserves each year. On average, total reserves have increased by approximately $558,000 or 25% since FY 2018-19. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 42**.

Table 41: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$1,750,132**	**$1,906,721**	**$2,505,584**	**$6,838,291**	**$6,869,050**	**$5,690,019**	**$7,253,178**
Change in ($) from previous year		$156,589	$598,863	$4,332,707	$30,759	-$1,179,031	$1,563,159
Change in (%) from previous year		9%	31%	173%	0.05%	-17%	27%

Table 42: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 439,060	$ 449,290	$ 461,736	$ 474,870	$ 491,016	$ 510,949	$ 532,320	$ 522,963	$ 526,406	$ 548,793	$ 592,056	$ 655,014
Other Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 405,312
Intergovernmental	$ -	$ -	$ -	$ -	$ 11,258	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000
Interest and Investment Income	$ 3,795	$ 3,429	$ 6,158	$ 7,515	$ 12,238	$ 21,815	$ 23,336	$ 7,743	$ (4,374)	$ (16,003)	$ (23,837)	$ -
St-Natural Disaster Assistance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,985			
FED-FEMA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 133,906	$ 3,797	$ -	$ -
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000	$4,129,803			
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gain on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ 2,259	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 442,855**	**$ 452,719**	**$ 467,894**	**$ 482,385**	**$ 516,771**	**$ 532,764**	**$ 555,656**	**$1,030,706**	**$4,804,726**	**$ 536,587**	**$ 568,219**	**$1,080,326**
EXPENDITURES												
Services and Supplies	$ 231,660	$ 270,700	$ 309,942	$ 245,782	$ 312,079	$ 475,679	$ 362,898	$ 246,335	$ 453,057	$ 368,618	$ 447,554	$ 470,319
Depreciation and Amortization	$ 67,946	$ 62,509	$ 62,509	$ 66,943	$ 73,664	$ 70,517	$ 36,169	$ 36,169	$ 18,962	$ 137,211	$ 160,861	$ 187,899
Loss on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 149,337	$ -	$ -	$ -	$ -
Total Expenditure	**$ 299,606**	**$ 333,209**	**$ 372,451**	**$ 312,725**	**$ 385,743**	**$ 546,196**	**$ 399,067**	**$ 431,841**	**$ 472,019**	**$ 505,829**	**$ 608,415**	**$ 658,218**
Surplus/(Deficit)	**$ 143,249**	**$ 119,510**	**$ 95,443**	**$ 169,660**	**$ 131,028**	**$ (13,432)**	**$ 156,589**	**$ 598,865**	**$4,332,707**	**$ 30,758**	**$ (40,196)**	**$ 422,108**
Net Position - Beginning	$1,104,674	$1,247,923	$1,367,433	$1,462,876	$1,632,536	$1,763,564	$1,750,132	$1,906,719	$2,505,584	$6,838,292	$ 6,869,050	$6,828,854
Net Position - Ending	**$1,247,923**	**$1,367,433**	**$1,462,876**	**$1,632,536**	**$1,763,564**	**$1,750,132**	**$1,906,721**	**$2,505,584**	**$6,838,291**	**$6,869,050**	**$ 5,690,019**	**$7,253,178**
RESERVES												
Capital Replacement Reserve	$ 108,311	$ 330,621	$ 399,283	$ 627,805	$ 627,805	$ -	$ 200,000	$ 931,035	$3,056,686	$ -	$ 327,767	$ -

Reserves from FY23-24 were used to rebuild the plant after the CZU fire and funds that could have been applied to the reserves in FY24-25 were set aside for the replacement of the equalization tank. The County plans to start building the reserves account back up in FY26-27.

Governance

County Service Area 7 is a dependent special district governed by the County Board of Supervisors and managed by the Public Works Department. The current Board is as follows:

Table 43: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors generally meets twice a month on a Tuesday in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County Community Development & Infrastructure Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The department also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

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 44** summarizes staff's findings on whether the website meets the statutory requirements. At present, the CSA does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 44: 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)	**20 (100%)**

Opportunities & Challenges

County Service Area 7 is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Capital Improvement Plan

CSA 7 is part of the County's 2025/2030 Capital Improvement Program. The 2025/2030 Capital Improvement Program (CIP) presents a five-year financing implementation plan for capital improvements within the unincorporated County; Parks, Open Space and Cultural Services; and County Facility projects located Countywide. The CIP is an outgrowth of cooperative planning, programming and financing efforts through the County Administrative Office and by the County's land use departments including Planning, Public Works, and Parks, Open Space and Cultural Services, as well as non-land use departments including the Health Services Agency, General Services Department, Probation, and the Sheriff's Department. Unprogrammed road, roadside, sanitation, flood control, parks, and recycling and solid waste projects (which funding is not anticipated for in the coming five years, or longer, and meets requirements of unincorporated County service level needs at build-out under the 1994 General Plan) are also identified in the CIP. The ***Boulder Creek Wastewater Treatment Plant Equalization Tank and Mixer Replacement*** project is in the 2025/2030 CIP. Replacement of the equalization tank is planned in FY26-27. It is LAFCO's understanding that funding plan has changed for the EQ Tank project. The project is fully funded with IRWM Bond Funds, County Bonds, and CSA 7 funds (no additional loan is required). The County continuously seeks grant or loan funding to help finance these improvements.

LAFCO Staff Recommendation: *Currently CSA 7 is included in the countywide capital improvement plan. The County should consider if developing specific capital improvement plans that cover the sanitation districts managed and operated by the Public Works Department – Davenport, Freedom, Santa Cruz County Sanitation Districts, and CSAs 2, 5, 7, 10, and 20 have any added benefit compared to including it with the overall County CIP. If the benefit outweighs the cost burden of preparing the specific CIPs, the County should institute this practice.*

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following: (1) Sanitary Sewer Spills are prohibited, and (2) All Sanitary Sewer Spills, with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP). In 2025, the County adopted a Sewer System Management Plan to cover the management, operation and maintenance, design, construction and emergency response of the Davenport Sanitation District, Freedom Sanitation District, Santa Cruz County Sanitation District and three county service areas: CSAs 5, 7 and 10.

Infrastructure Deficiencies

During the wet winter, CSA 7 experienced high influent flows due to infiltration in the aging sewer system and the treatment plant could not treat the high volume of wastewater, requiring Sanitation Operations to remove wastewater from the equalization tank. As a result of the unforeseen costs to haul wastewater from the equalization tank by Sanitation Operations staff, the Board of Supervisors recently transferred funds from the Structure Upgrades to operations in the Boulder Creek Treatment Plant. A total of $30,000 was required to cover the maintenance and operation of the wastewater treatment plant for the remainder of the fiscal year. Replacement of the equalization tank is planned in FY26-27. The Public Works Department has acknowledged that CSA 7 lacks funds to make all the necessary improvements. Infrastructure improvements continue to be an ongoing issue for not only CSA 7, but rather, most of the sanitation districts throughout the County. The County may consider adopting a long-term capital improvement plan for CSA 7 to ensure scheduled and unforeseen repairs and replacements are adequately funded.

The Big Basin WWTP sustained significant equipment damage during the CZU Complex Fire in 2020. The WWTP remained inoperable until August 2023. In 2024, CDI initiated the transitioning of the BB WWTP from a private system to a public system to be operated by the County of Santa Cruz. The Big Basin WWTP serves 32 parcels in the Fallen Leaf neighborhood. In April 2024, the Fallen Leaf neighborhood voted to approve the formation of CSA 7 Zone 2. CDI began to maintain the WWTP in July 2024 and since August 2024, the WWTP has met State issued permit regulations.

Sphere of Influence

LAFCO originally adopted a sphere of influence for CSA 7 back in 1987 and has remained the since then, as shown in **Figure 30** on page 73. The Commission, at that time, adopted a sphere boundary that excluded 3 parcels (APNs 083-273-04, -05, and -06). This area, located outside the sphere of influence but within CSA 7, is approximately 64 acres, undeveloped, and mostly open terrain. Today, the excluded area is mostly undeveloped, but the original parcels have now been split into six parcels, as shown in **Table 45**.

Table 45: Parcels Within CSA 7 but Excluded from Sphere Boundary

APNs	Land Use Designation	Zoning Description	Acres
083-273-07	R-R	061-HOMESITE/1-4.9 ACRES	2.503
083-273-03	R-R	060-HOMESITE/< 1 ACRE	0.895
083-273-05	R-R	061-HOMESITE/1-4.9 ACRES	2.452
083-273-04	R-R	053-20- 49.9 ACRE/RURAL	29
083-273-06	R-MT	060-HOMESITE/< 1 ACRE	0.984
083-251-76	O-C; R-MT	063-HOMESITE/20-49.9 ACRES	27.7

Proposed Sphere Amendment

Since the excluded area is designated as residential use and is already within the District's jurisdictional boundary, staff is recommending that the sphere be amended to be coterminous with the District's current service area. The sphere amendment would reflect the District's jurisdiction while also clarifying who is the most logical provider of sewer service in the Big Basin community. **Figure 31** on page 74 shows the proposed sphere of influence boundary for CSA 7. It is important to note that County staff is currently working with LAFCO to analyze the potential future boundary changes under the proposed sphere amendment.

Figure 30: CSA 7's Current Sphere Map

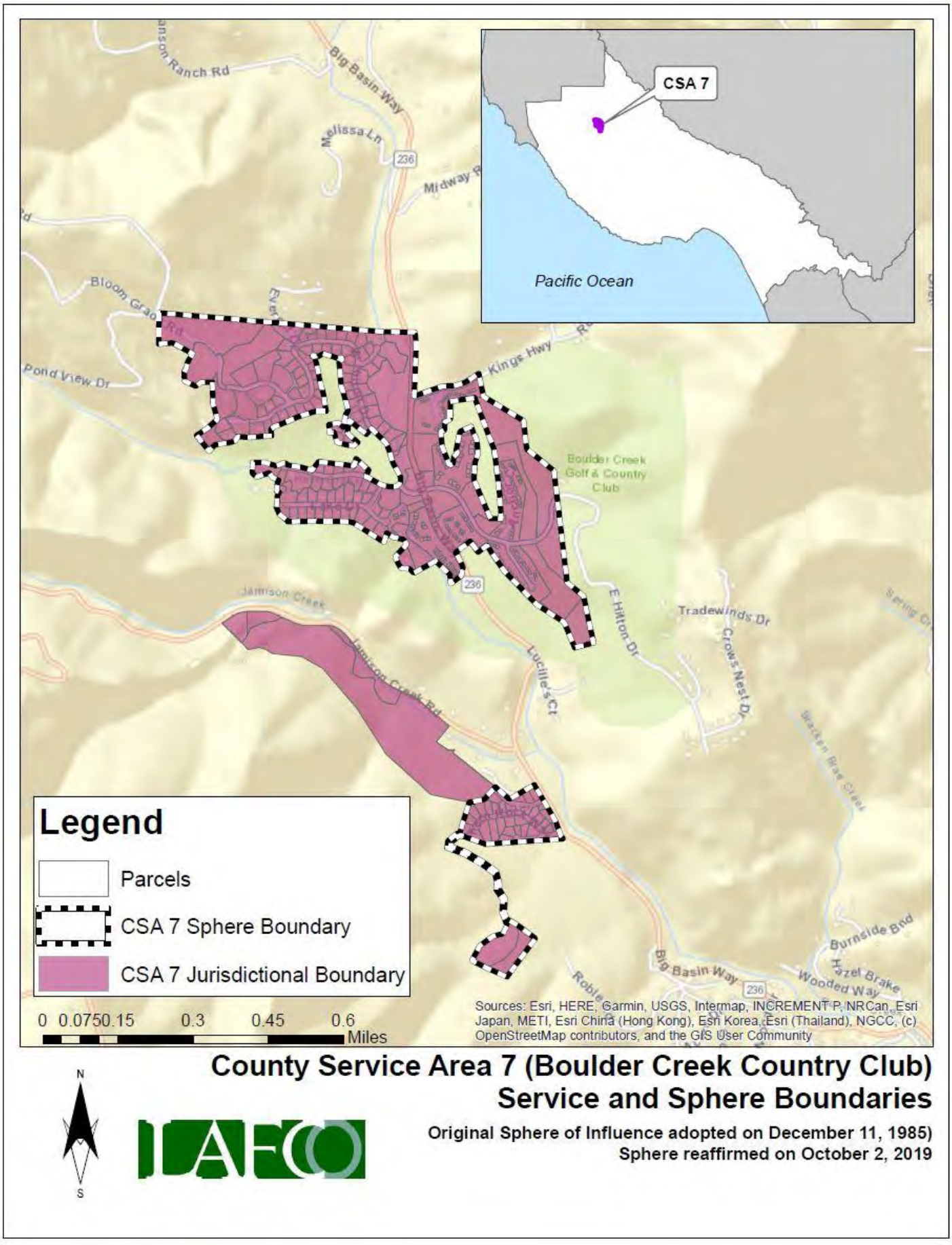
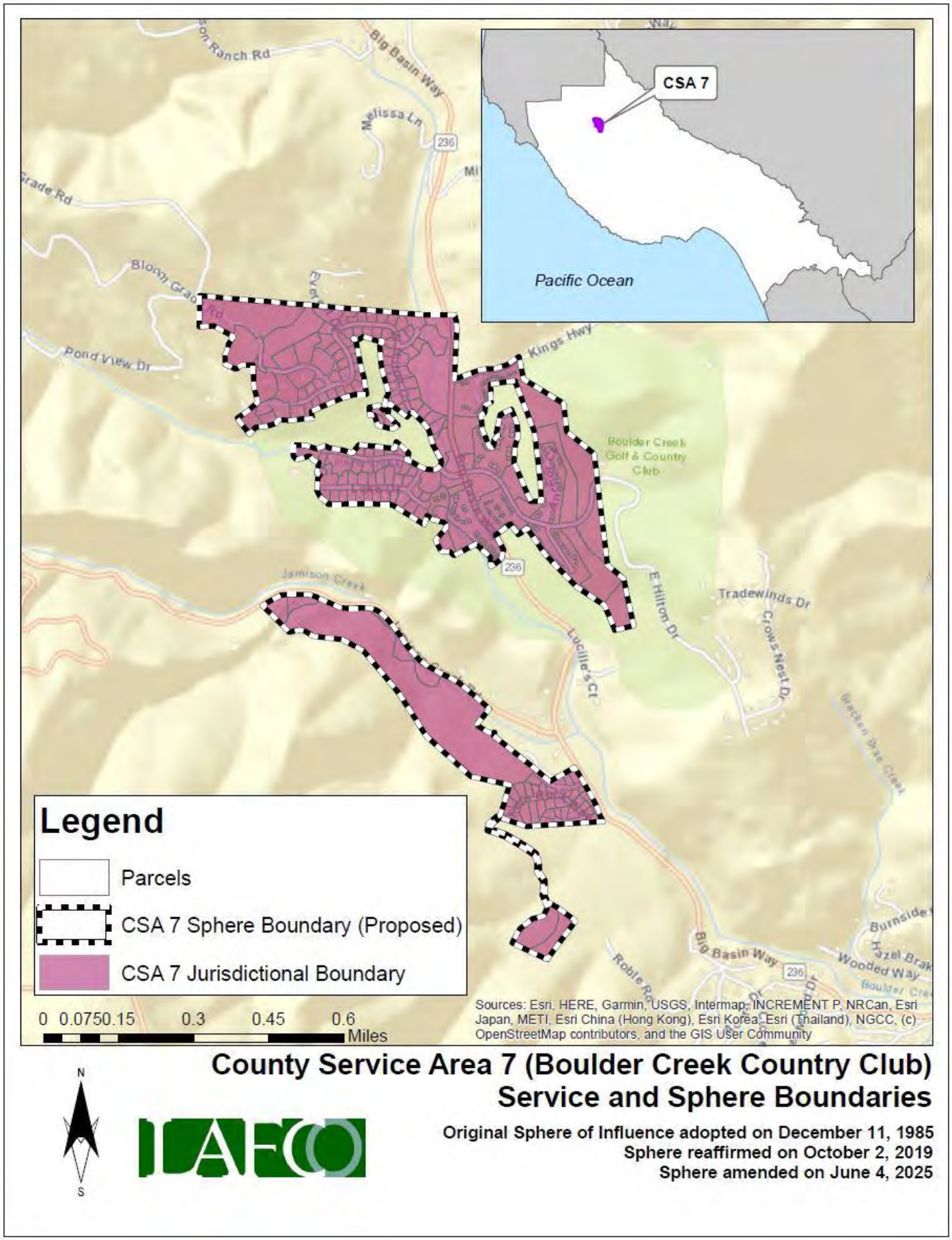


Figure 31: CSA 7's Proposed Sphere Map



District Summary

County Service Area 7 (Boulder Creek Country Club)	
Formation	California Government Code, section 25210.1 et seq. (County Service Area Law)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	1.50 full-time employee (approximately)
Facilities	Collection and Treatment Plant; 5 pump stations; 254 connections
District Area	153.6 acres (0.24 square miles)
Sphere of Influence	Smaller than the District (i.e. sphere excludes a portion of the existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $1,080,326 Total Expenditure = $658,218 Projected Net Position (Beginning Balance) = $6,828,854
Contact Information	Mailing Address: 701 Ocean Street, Room 410, Santa Cruz CA 95060 Phone Number: (831) 54-2160 Email Address: Matt. Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx CSA Liaisons: Zone1: William Aragona (831-338-2111) Zone 1: Greg Schlaman (408-439-6571) Zone 2: Julie Wuest juliewuest@comcast.net Zone 2: Antonia & Chris Bradford antonia.bradford.slv@gmail.com
Public Meetings	The Board regularly meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The CSA does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Boulder Creek Country Club is substantially built-out. There are no growth projections available for CSA 7. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 7's entire population in 2040 will be around 679.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 7.

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 7 Boulder Creek has a wastewater collection and treatment plant that treats the domestic wastewater from the Boulder Creek Country Club and surrounding houses. The all-in-one wastewater treatment plant consists of an equalization tank, aeration tank, and a clarifier to remove solids, and the treated effluent is discharged to leach fields. Based on the County's 2022 Sewer System Management Plan, CSA 7 has 254 connections with 3.0 miles of gravity sewer lines, 1.27 miles of force main lines, and 6 pump stations. Annual sewer charges are the District's primary source of revenue.

4. **Financial ability of agencies to provide services.**
   County Service Area 7's financial ability seems to be stable. The CSA has successfully kept costs below its revenue stream in most years since 2013. As of June 30, 2024, CSA 7 is operating with a net position of approximately $6.8 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 7 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   CSA 7 Boulder Creek has a wastewater collection and treatment plant that treats the domestic wastewater from the Boulder Creek Country Club and surrounding houses. The all-in-one wastewater treatment plant consists of an equalization tank, aeration tank, and a clarifier to remove solids, and the treated effluent is discharged to leach fields. CSA 7 has 254 connections and serves over 600 residents. LAFCO originally adopted a sphere of influence for CSA 7 back in 1987. The Commission, at that time, adopted a sphere boundary that excluded parcels. Staff is recommending that these parcels are included in the District's sphere.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   County Service Area 7 serves residential housing and one commercial business within the Boulder Creek Country Club subdivision. The service area includes 192 acres (0.3 square miles) and has an estimated population of 640. The wastewater system is a full treatment plant offering secondary and tertiary treatment with primary disposal via a community leach field. The wastewater treatment plant was constructed in the 1970s and upgraded to tertiary treatment in the 1990s.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 7 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

COUNTY SERVICE AREA 10
(ROLLING WOODS/GRAHAM HILL)

District Overview

County Service Area 10 operates a sanitary sewer collection system in the southern part of Rolling Woods centering around Treetop Drive and covers approximately 269 acres (0.42 square miles). There are currently 157 connections within 382 parcels. CSA 10's sewage is transported through a gravity sewer main to the corner of Graham Hill Road and Henry Cowell Drive, where it connects to the Graham Hill sewer main, and then transfers to the City of Santa Cruz system. The City treats the sewage at its Neary Lagoon Wastewater Treatment Facility and disposes the treated wastewater into the Pacific Ocean off West Cliff Drive. **Figure 32**, on page 79, is a vicinity map of the service area. **Appendix F** provides a copy of the formation resolution.

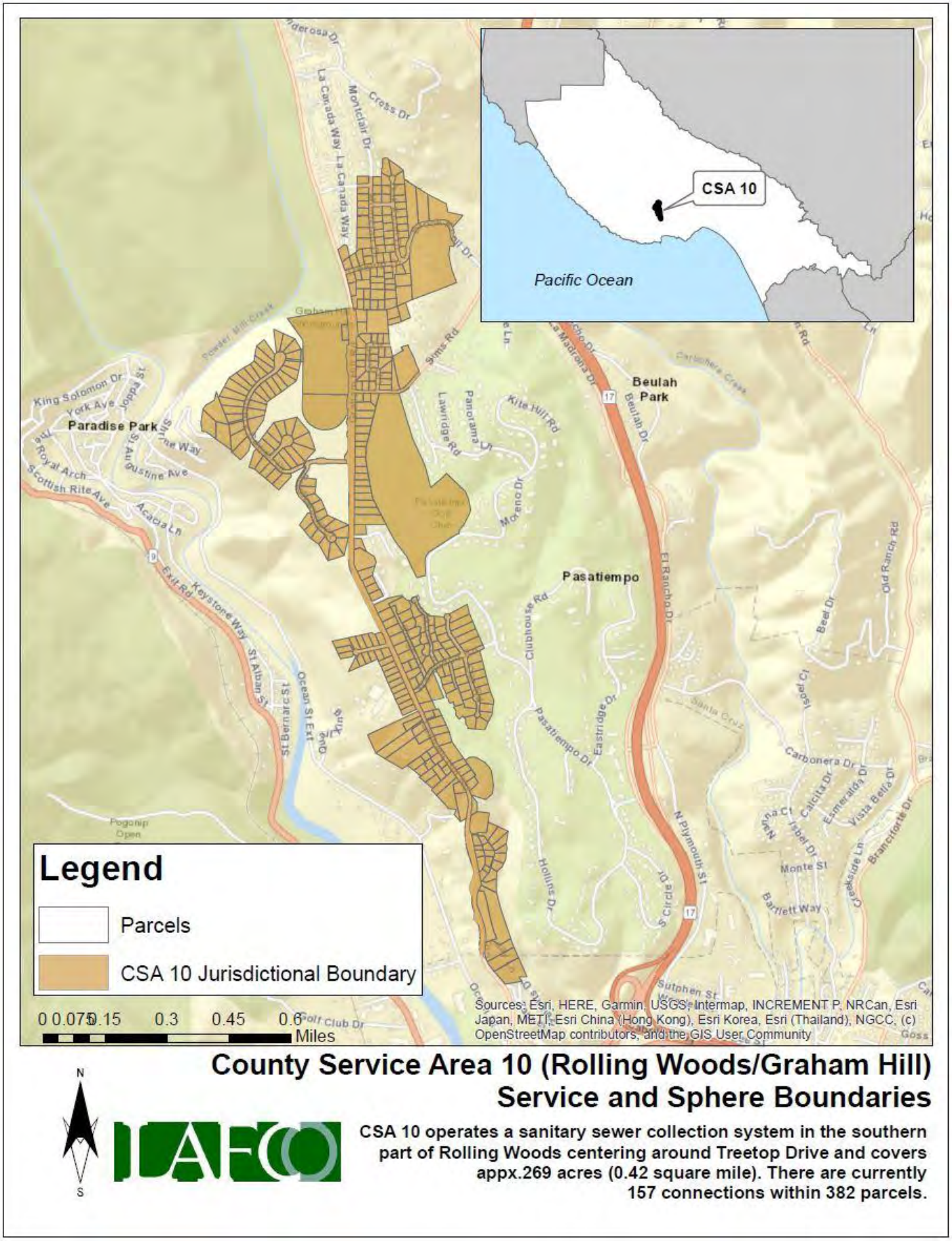
District History

Most of the Graham Hill corridor area has been developed with low-density homes on individual septic systems. The sewer mains were built in parts of the corridor in three phases. During the period of 1964-74, the County approved subdivisions in Rolling Woods. The southern portion of Rolling Woods, centered along Treetop Drive, was approved with quarter-acre lots. Sewage disposal was provided by a sanitary sewage collection system and a treatment plant located on the east side of Graham Hill Road, north of Nepenthe Drive. Disposal occurred in seepage pits near Brook Knoll School.

In 1996, after an extensive project review process involving several on-site and off-site sewage disposal options, the County approved what is now known as the Woods Cove Subdivision on the west side of Graham Road along Henry Cowell Drive. That approval included keeping the Graham Hill Showgrounds for equestrian use. In 1998, the County's revised approval process required that the residential developer construct a collection system in the new subdivision and a new sewer main along Graham Hill Road, from Henry Cowell Drive to the sewer system operated by the City of Santa Cruz. The main includes a siphon under the San Lorenzo River. The County sewer main connects to the city system near the bus maintenance yard on River Street.

In 2001, after LAFCO's approval, County Service Area 57 was formed to provide two types of services in the Woods Cove and showgrounds area. These services included storm water management for the drainage system that is directed downhill toward the San Lorenzo River and sewer services to the Woods Cove subdivision and showgrounds. In 2013, the County submitted an application to establish a single sewer provider in the Graham Hill corridor. In consultation with LAFCO, the County evaluated several alternatives for reorganizing sewer services. Based on staff's analysis at that time, CSA 10 was the most logical successor to be the single sanitation agency in this area. In 2014, the Commission approved a reorganization that transferred sewer services from CSA 57 to CSA 10. In total, 299 parcels were annexed into CSA 10 under this reorganization. Todays, the District services 382 parcels within the Rolling Woods community.

Figure 32: CSA 10's Vicinity Map



County Service Area 10 (Rolling Woods/Graham Hill) Service and Sphere Boundaries

CSA 10 operates a sanitary sewer collection system in the southern part of Rolling Woods centering around Treetop Drive and covers appx.269 acres (0.42 square mile). There are currently 157 connections within 382 parcels.

Population & Growth

The Graham Hill corridor area is substantially built-out with low-density single-family homes. There are no growth projections available for CSA 10. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 10's entire population in 2040 will be around 920. The projected population for CSA 10 are as follows:

Table 46: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
CSA 10	**897**	**904**	**912**	**920**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Services & Operations

CSA 10 has a collection system that serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. Based on the County's 2022 Sewer System Management Plan, CSA 10 has 157 connections with 3.18 miles of gravity sewer lines, 0.35 miles of force main lines, and one pump station.

Infrastructure Summary

CSA 10 maintains and operates one pump station, a collection system, and has almost 900 residents within its service area. It currently has 157 connections and approximately 3.5 miles of sewer line. **Table 47** provides an overview of the type of service and current infrastructure:

Table 47: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
CSA 10	Collection	N/A	157	1	3.5

CDI has indicated that if there is a system failure that occurs and must be fixed on an emergency basis, depending on the size of the required repair, the CSA may require additional funds.

Septic Systems within CSA 10

The operation and repair of septic systems is regulated by the Santa Cruz County Health Department, Environmental Health Services Division. Properties currently using individual septic systems may continue to use individual systems or may choose to connect to CSA 10's sewer main. A property owner may defer the decision to connect, unless the property is less than 200 feet away from a sewer main and three of the following situations occur: (1) If a septic system fails, the property must connect to the sewer main; (2) If the property owner desires to do a major remodel but the septic system does not meet current standards, upgrade of the septic system is not an option and the property must connect to the sewer main; and (3) If a septic system repair has been completed in the last five years using an interim conventional system where enhanced treatment would have been required, the property must connect to the sewer main within 6 months of sewer availability.

Sewer Rates

At present, CSA 10's annual sewer rates derive from three areas: Rolling Woods, Woods Cove, and the Pasatiempo Golf Club. Each area has its own sewer rate. **Table 48** shows the gradual increase in annual rates during the last seven years.

Table 48: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Golf Club	$5,834.14	$6,096.68	$6,096.68	$6,096.68	$6,096.68	$6,096.68	$6,069.68
Rolling Woods	$301.36	$314.92	$314.92	$314.92	$314.92	$314.92	$323.11
Woods Cove	$301.36	$314.92	$314.92	$314.92	$314.92	$314.92	$323.11

Pursuant to Santa Cruz County Code Section 4.26, the Director of CDI must annually compute the benefit assessment/service charge rates for CSAs and submit a report to the Board of Supervisors describing each parcel of real property receiving the special benefit and the amount of the charge per CSA for each parcel for the upcoming fiscal year.

CSA fees are considered sewer rate charges, and any rate increase (except for preapproved annual Consumer Price Index (CPI) increases) must comply with Proposition 218 procedures. These procedures require that an increase is approved by at least half of the votes cast by the property owners, with the votes weighted according to the amount of the proposed assessment of each parcel. Furthermore, a public hearing must be held to consider any protests to the proposed increase. The following tables (**Tables 49 to 51**) depict the change in dollar amount and percentage for each specific zone.

Table 49: Pasatiempo Golf Club's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Golf Club	**$5,834.14**	**$6,096.68**	**$6,096.68**	**$6,096.68**	**$6,096.68**	**$6,096.68**	**$6,096.68**	
Change ($)	-	*$262.54*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$43.76*
Change (%)	-	*5%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0.75%*

Table 50: Rolling Wood's Annual Sewer Rates Review

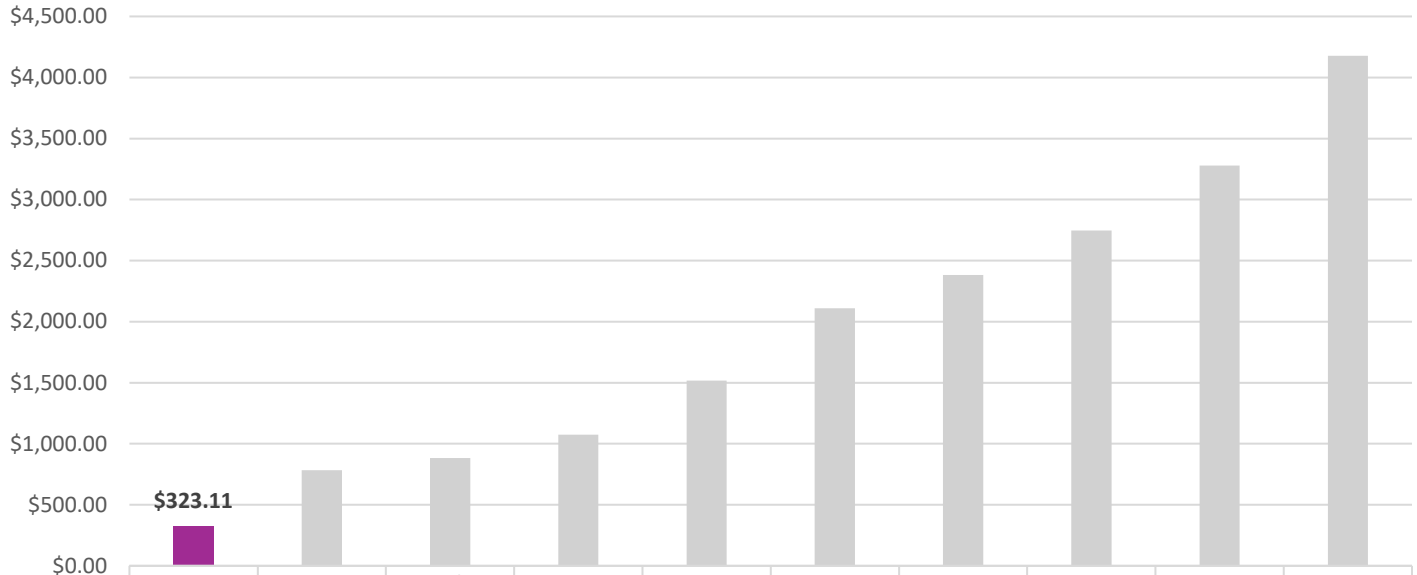
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Rolling Woods	**$301.36**	**$314.92**	**$314.92**	**$314.92**	**$314.92**	**$314.92**	**$323.11**	
Change ($)	-	*$13.56*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$8.19*	*$3.63*
Change (%)	-	*5%*	*0%*	*0%*	*0%*	*0%*	*3%*	*1%*

Table 51: Woods Cove's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Woods Cove	**$301.36**	**$314.92**	**$314.92**	**$314.92**	**$314.92**	**$314.92**	**$323.11**	
Change ($)	-	*$13.56*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$8.19*	*$3.63*
Change (%)	-	*5%*	*0%*	*0%*	*0%*	*0%*	*3%*	*1%*

When comparing the sewer rates with the other sanitation districts analyzed in this report, CSA 10 is ranked the lowest in charges for single family units ($323.11/year). That rate paid by the one commercial property in CSA 10 (Pasatiempo Golf Course) is not comparable to the general business rates paid by businesses in the other districts/CSAs. However, when the amount Pasatiempo paid to CSA 10 and the City of Santa Cruz in 2024 ($46,725) it is comparable to other similar facilities in SCCSD as shown on Figure 34. Sewer rate comparisons are shown in the following figures (**Figures 33 and 34**).

Figure 33: Annual Sewer Rates for Single-Family Units



	CSA 10	Salsipuedes	Freedom Co	Santa Cruz Co	CSA 2	CSA 5	Davenport Co	CSA 7	Bear Creek	CSA 20
Single Family	$323.11	$782.16	$882.76	$1,073.28	$1,517.64	$2,109.91	$2,383.28	$2,747.51	$3,277.92	$4,178.67

Figure 34: Annual Sewer Rates for Commercial Sites

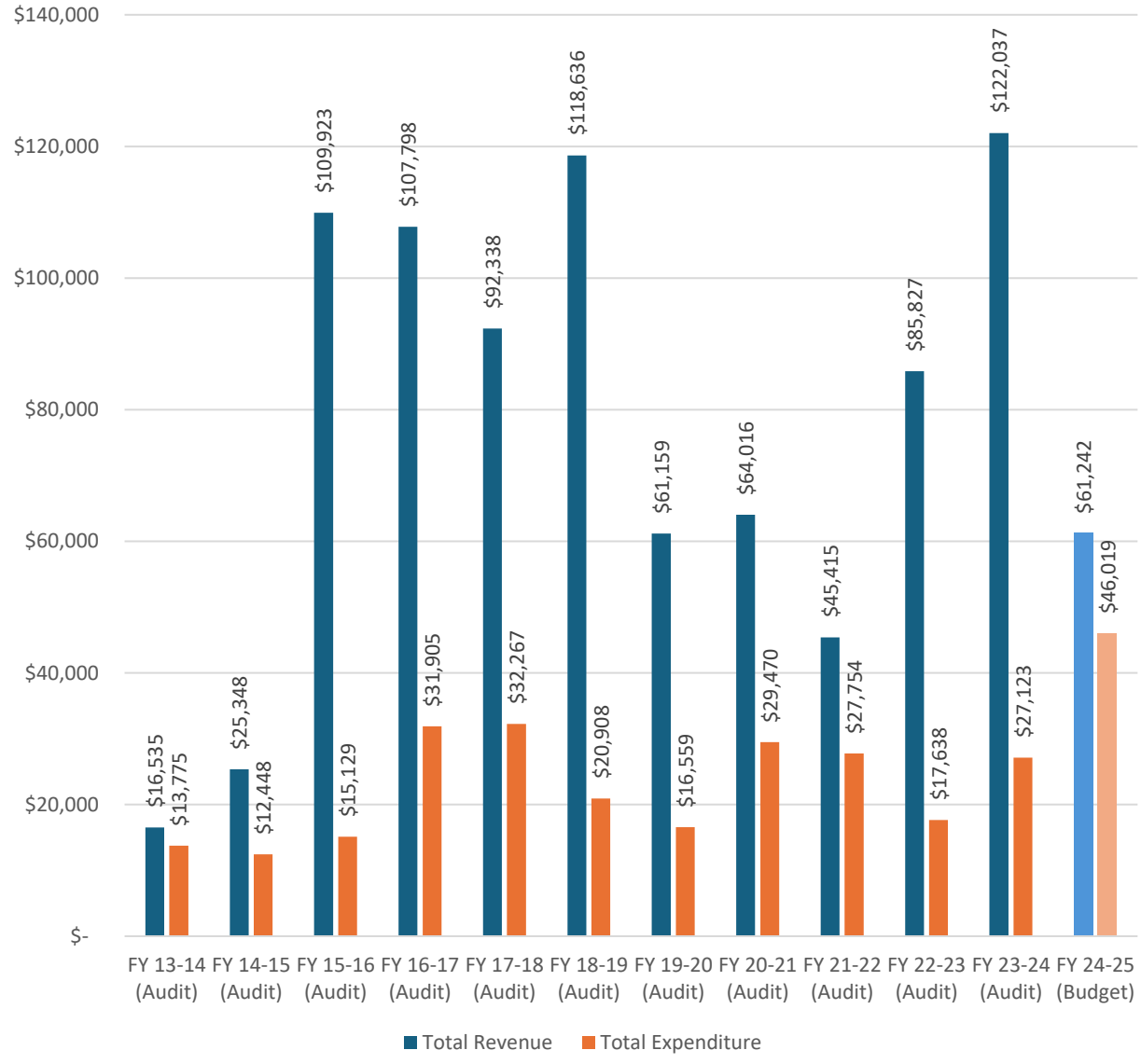
Footnote: Salsipuedes Sanitary District data only includes flat rate and does not include the average water use (HCF) and its associated HCF rate when compared to the other agencies.

Finances

This section will highlight the CSA's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the CSA's financial performance during the past 12 years is shown in **Table 54** on page 85.

At the end of Fiscal Year 2023-24, total revenue collected was $122,037, representing a 42% increase from the previous year ($85,827 in FY 22-23). Total expenses for FY 2023-24 were $27,123, which increased from the previous year by 54% ($17,638 in FY 22-23). During LAFCO's last service review analysis in 2019, CSA 10 experienced annual surpluses in all five fiscal years (FY 13-14 to FY 17-18). During this service review cycle, CSA 10 continued that positive trend by completing six consecutive annual surpluses in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 35** below. Based on the recently adopted budget and past performances, LAFCO staff believes that CSA 10 will continue to operate effectively due to its stable revenue stream and stagnant expenditures.

Figure 35: Statement of Revenue & Expenditures



CSA Revenues

CSA 10's primary source of revenue is from Charges for Services. In FY 2023-24, the CSA received revenue from four different sources: Charges for Services, Interest & Investment Income, Connection Fees, and Assessments. On average, the District receives approximately $55,000 each year in service fees. **Table 52** highlights the total revenue received since 2013.

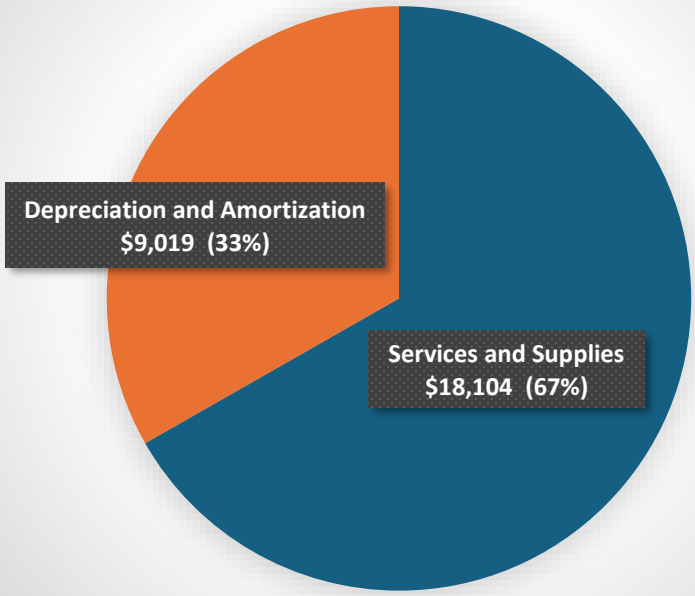
Table 52: Total Revenue (FY 18-19 to FY 23-24)

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Charges for Services	$36,804	$38,810	$40,207	$50,567	$51,249	$51,872
Interest & Investment Income	$14,506	$16,072	$5,854	-$18,346	$20,983	$40,929
Connection Fees	$64,379	$3,330	$8,947	$10,247	$13,595	$17,447
Assessments	$2,947	$2,947	$8,842	$2,947	$-	$11,789
Permit Processing Fees	$-	$-	$166	$-	$-	$-
Total Revenue	**$118,636**	**$61,159**	**$64,016**	**$45,415**	**$85,827**	**$122,037**

CSA Expenditures

CSA 10's total expenditures can be categorized into two budgetary groups: Services & Supplies and Depreciation & Amortization. The figure below depicts how funding is distributed by category. The CSA's primary expenditure is associated with operational and management costs, under Services and Supplies.

Figure 36: FY 2023-24 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $1.15 million. The following table highlights the Fund Balance from 2018 to 2025. As **Table 53** shows below, the District has experienced a steady increase in total reserves each year. On average, total reserves have increased by approximately $99,000 or 34% since FY 2013-14. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 54**.

Table 53: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$895,224**	**$939,824**	**$974,371**	**$992,032**	**$1,063,634**	**$1,155,134**	**$1,169,250**
Change in ($) from previous year		$44,600	$34,547	$17,661	$71,602	$91,500	$14,116
Change in (%) from previous year		5%	4%	2%	7%	9%	1%

Table 54: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 16,518	$ 25,234	$107,867	$102,909	$ 83,423	$ 36,804	$ 38,810	$ 40,207	$ 50,567	$ 51,249	$ 51,872	$ 51,242
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest and Investment Income	$ 17	$ 114	$ 2,056	$ 4,889	$ 8,915	$ 14,506	$ 16,072	$ 5,854	$ (18,346)	$ 20,983	$ 40,929	$ 10,000
Permit Processing Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 166				
Assessment DST Buy-in Cnnct Fees	$ -	$ -	$ -	$ -	$ -	$ 2,947	$ 2,947	$ 8,842	$ 2,947	$ -	$ 11,789	$ -
Connection Fees	$ -	$ -	$ -	$ -	$ -	$ 64,379	$ 3,330	$ 8,947	$ 10,247	$ 13,595	$ 17,447	$ -
Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gain on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 16,535**	**$ 25,348**	**$109,923**	**$107,798**	**$ 92,338**	**$ 118,636**	**$ 61,159**	**$ 64,016**	**$ 45,415**	**$ 85,827**	**$ 122,037**	**$ 61,242**
EXPENDITURES												
Services and Supplies	$ 4,455	$ 3,129	$ 5,904	$ 22,697	$ 21,357	$ 11,889	$ 7,540	$ 20,451	$ 18,735	$ 8,619	$ 18,104	$ 37,000
Depreciation and Amortization	$ 9,320	$ 9,319	$ 9,225	$ 9,208	$ 9,019	$ 9,019	$ 9,019	$ 9,019	$ 9,019	$ 9,019	$ 9,019	$ 9,019
Approp for Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loss on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ 1,891	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditure	**$ 13,775**	**$ 12,448**	**$ 15,129**	**$ 31,905**	**$ 32,267**	**$ 20,908**	**$ 16,559**	**$ 29,470**	**$ 27,754**	**$ 17,638**	**$ 27,123**	**$ 46,019**
Surplus/(Deficit)	**$ 2,760**	**$ 12,900**	**$ 94,794**	**$ 75,893**	**$ 60,071**	**$ 97,728**	**$ 44,600**	**$ 34,546**	**$ 17,661**	**$ 68,189**	**$ 94,914**	**$ 15,223**
Capital Contributions	$ -	$ -	$391,559	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Position - Beginning	$159,519	$162,279	$175,179	$661,532	$ 737,425	$ 797,496	$ 895,224	$ 939,825	$ 974,371	$ 995,445	$1,060,220	$1,155,134
Net Position - Ending	**$162,279**	**$175,179**	**$661,532**	**$737,425**	**$ 797,496**	**$ 895,224**	**$ 939,824**	**$ 974,371**	**$ 992,032**	**$1,063,634**	**$1,155,134**	**$1,169,250**
RESERVES												
Capital Replacement Reserve	$ 6,102	$ 51,735	$817,059	$436,039	$ 436,039	$ 608,807	$ 686,728	$ 824,608	$ 862,111	$ 909,745	$ 964,049	$1,104,332

Governance

County Service Area 10 is a dependent special district governed by the County Board of Supervisors and managed by the Public Works Department. The current Board is as follows:

Table 55: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors generally meets twice a month on a Tuesday in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County Community Development & Infrastructure Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The department also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

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 56** summarizes staff's findings on whether the website meets the statutory requirements. At present, the CSA does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 56: 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)	**20 (100%)**

Opportunities & Challenges

County Service Area 10 is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Capital Improvement Plan

There is no specific capital improvement plan for CSA 10. The County has a countywide CIP to address the replacement of the aging sewer system, however, CSA 10 lacks funds to make all the improvements. The County of Public Works continually seek grant or loan funding to help finance these improvements.

LAFCO Staff Recommendation: *Currently CSA 10 is included in the countywide capital improvement plan. The County should consider if developing specific capital improvement plans that cover the sanitation districts managed and operated by the Public Works Department – Davenport, Freedom, Santa Cruz County Sanitation Districts, and CSAs 2, 5, 7, 10, and 20 have any added benefit compared to including it with the overall County CIP. If the benefit outweighs the cost burden of preparing the specific CIPs, the County should institute this practice.*

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following:

- Sanitary Sewer Spills are prohibited, and
- All Sanitary Sewer Spills, with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP).

In 2025, the County adopted a Sewer System Management Plan to cover the management, operation and maintenance, design, construction and emergency response of the Davenport Sanitation District, Freedom Sanitation District, Santa Cruz County Sanitation District and three county service areas: CSAs 5, 7 and 10.

Governance Structure Options

CSA 10 is just north of the boundary for the City of Santa Cruz's wastewater collection system. The wastewater from the CSA is transported to the City's treatment plant where it is processed. Due to the proximity of the two systems, the shared transmission line to the treatment plant, and the shared treatment plant, the County has requested that LAFCO consider expanding the boundary of the City of Santa Cruz's service area to include the limits of this CSA. LAFCO staff sees value in local agencies collaborating and exploring opportunities to improve delivery of municipal services. It is still unknown whether it is feasible for the City or another local service provider to assume

responsibilities within this area. Therefore, LAFCO staff recommends that the County continue to discuss possible partnerships with the City and other neighboring agencies.

Sphere of Influence

LAFCO originally adopted a sphere of influence for the District in 1984. In 2014, the Commission approved a reorganization that transferred sewer services from CSA 57 to CSA 10. In total, 299 parcels were annexed into CSA 10 under this reorganization. As part of the reorganization, CSA 10's sphere of influence was amended to reflect the annexation. Today, the sphere of influence for CSA 10 is coterminous with its service area and includes 382 parcels. **Figure 37** on page 90 shows the current sphere of influence boundary for CSA 10.

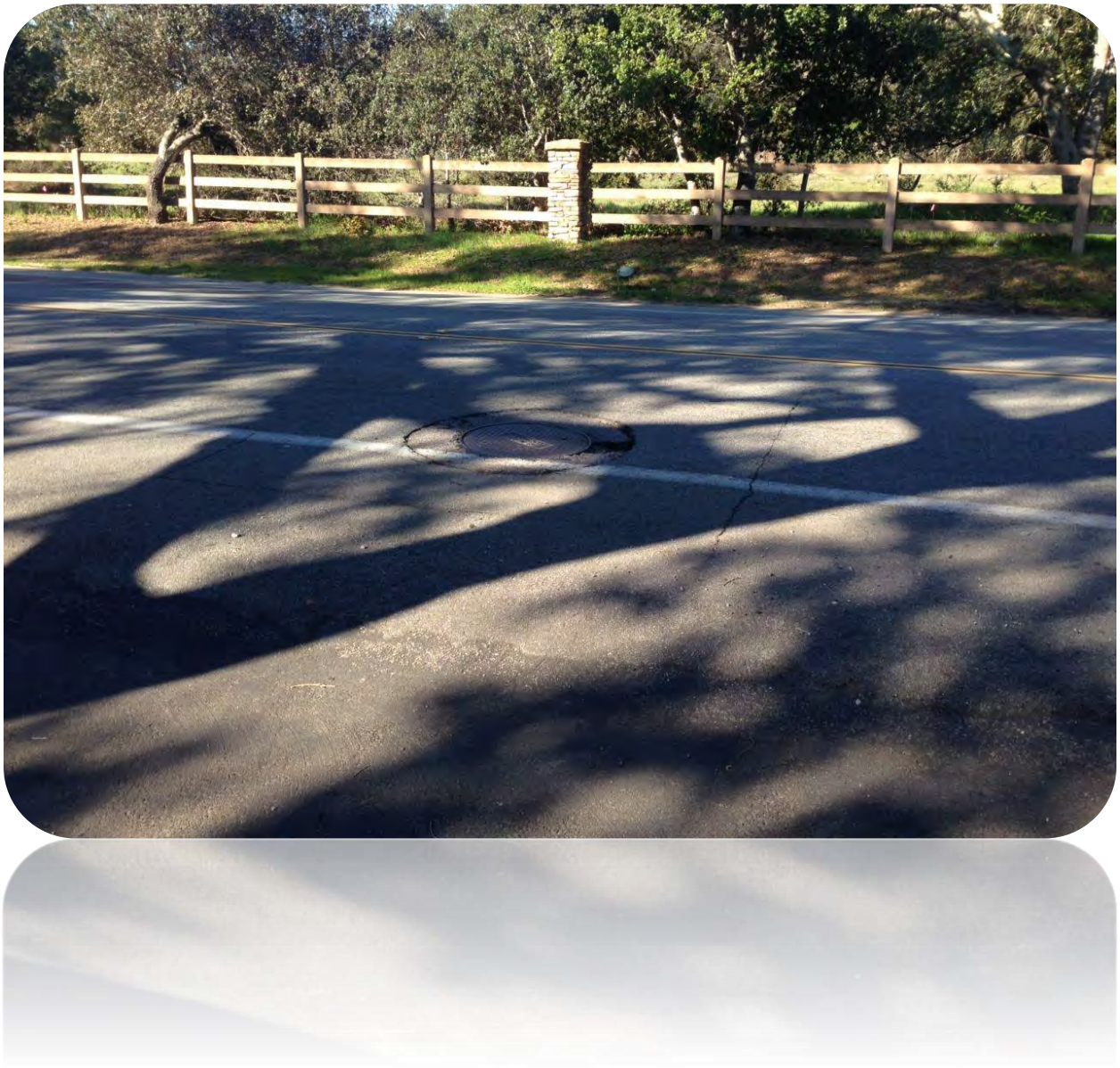
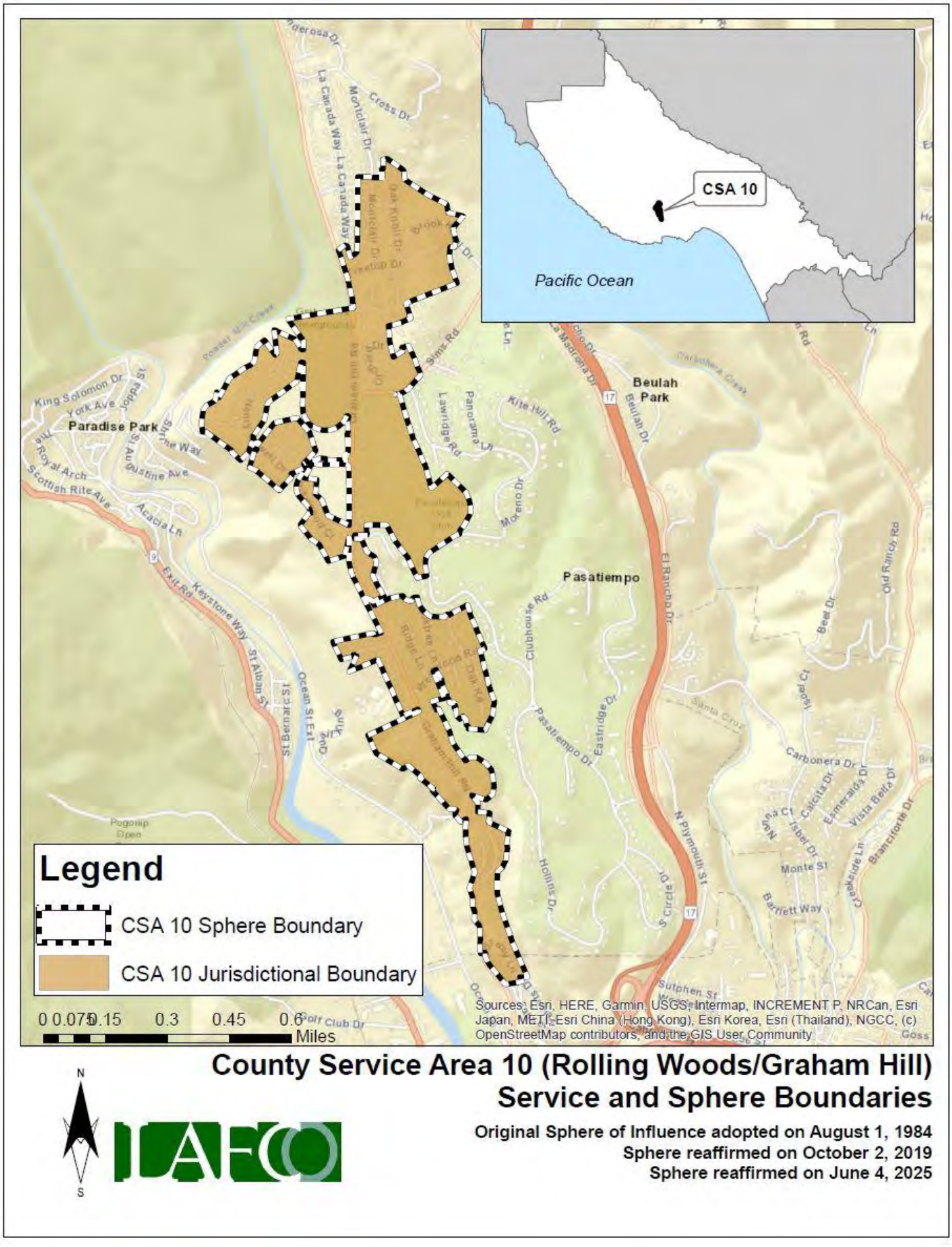


Figure 37: CSA 10's Current Sphere Map



District Summary

County Service Area 10 (Rolling Woods/Graham Hill)	
Formation	California Government Code, section 25210.1 et seq. (County Service Area Law)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	1 full-time employee (approximately)
Facilities	Collection System; 1 pump station; 157 connections
District Area	269 acres (0.42 square mile)
Sphere of Influence	Coterminous with District (i.e. no sphere beyond existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $61,242 Total Expenditure = $46,019 Projected Net Position (Beginning Balance) = $1,155,134
Contact Information	Mailing Address: 701 Ocean Street, Room 410, Santa Cruz CA 95060 Phone Number: (831) 54-2160 Email Address: Matt. Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx CSA Liaison: Bergman Family (831-588-8760)
Public Meetings	The Board regularly meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The CSA does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Graham Hill corridor area is substantially built-out with low-density single-family homes. There are no growth projections available for CSA 10. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 10's entire population in 2040 will be around 920.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 10.

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 10 has a collection system and one lift station that serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. The plant is maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, CSA 10 has 104 connections with 3.18 miles of gravity sewer lines, 0.35 miles of force main lines, and zero pump stations.

4. **Financial ability of agencies to provide services.**
   County Service Area 10's financial ability to provide services is well-established. The CSA has successfully kept costs below its revenue stream since 2013. As of June 30, 2024, CSA 10 is operating with a net position of approximately $1.15 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 10 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   CSA 10 has an aging collection system that serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. The plant is maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, CSA 10 has 104 connections with 3.18 miles of gravity sewer lines, 0.35 miles of force main lines, and zero pump stations. Annual sewer charges are the District's primary source of revenue.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   County Service Area 10 operates a sanitary sewer collection system and serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. The County currently has a contractual agreement with the City of Santa Cruz to transfer collected wastewater to the City of Santa Cruz's treatment system. The City treats the sewage at its Neary Lagoon Wastewater Treatment Facility and disposes the treated wastewater into the Pacific Ocean off West Cliff Drive. CSA 10 has 104 connections and has almost 900 residents within its service area.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 10 has adequate transmission capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

COUNTY SERVICE AREA 20
(TRESTLE BEACH)

District Overview

County Service Area 20 serves the Trestle Beach subdivision near La Selva Beach, which encompasses 12.8 acres (0.02 square miles) and has a population of 43 within 38 parcels. The County formed CSA 20 in June 1980. Today, the wastewater system provides on-site treatment to a secondary level. **Figure 38**, on page 95, is a vicinity map of the service area. **Appendix G** provides a copy of the formation resolution.

Population & Growth

The Trestle Beach subdivision is built-out with low-density single-family homes. There are no growth projections available for CSA 20. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 20's entire population in 2040 will be around 44. The projected population for CSA 20 are as follows:

Table 57: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
CSA 20	**43**	**43**	**44**	**44**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Services & Operations

CSA 20 has a wastewater collection and treatment plant that treats the domestic wastewater from the Trestle Beach community. Based on staff's analysis, CSA 20 has 22 connections with 0.3 miles of sewer lines and 1 onsite treatment system. Annual sewer charges are the District's primary source of revenue.

Infrastructure Summary

CSA 20 operates a collection and treatment plant and serves about 40 residents. It currently has 22 connections and approximately 0.3 miles of sewer line. **Table 58** provides an overview of the type of service and current infrastructure:

Table 58: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
CSA 20	Collection and Treatment	Secondary	22	1	0.3

CDI has indicated that the current infrastructure is aging, deteriorating, and in need of repair. The wastewater treatment plant currently also requires routine maintenance such as painting and lining of sewer manholes. If there is a system failure that occurs and must be fixed on an emergency basis, depending on the size of the required repair, the CSA may require additional funds.

Figure 38: CSA 20's Vicinity Map

Sewer Rates

At present, CSA 20's annual sewer rates derive from single family units in the Trestle Beach community. **Table 59** shows the gradual increase in annual rates during the last seven years.

Table 59: Annual Sewer Rates

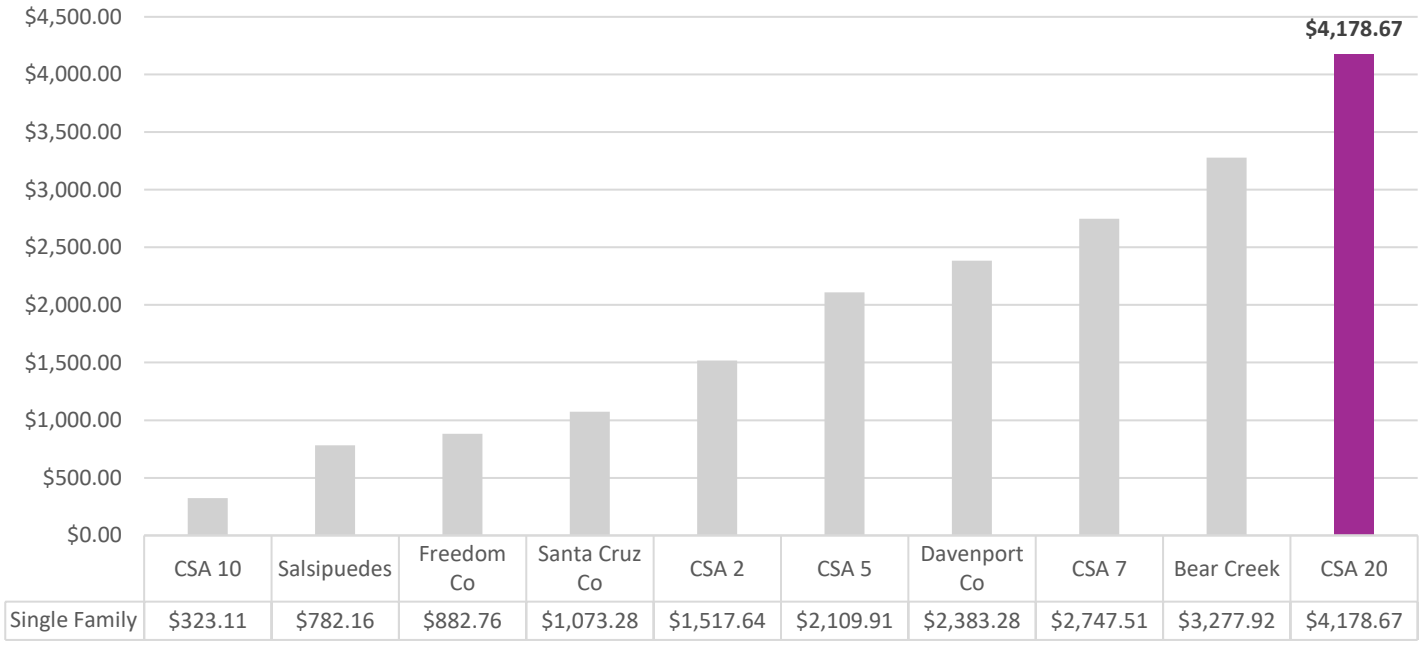
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Single Family	**$2,410.81**	**$2,519.29**	**$3,652.98**	**$3,726.04**	**$3,882.53**	**$4,072.78**	**$4,178.67**
Change ($)		$108.48	$1,133.69	$73.06	$156.49	$190.25	$105.89
Change (%)		4%	45%	2%	4%	5%	3%

Pursuant to Santa Cruz County Code Section 4.26, the Director of Public Works must annually compute the benefit assessment/service charge rates for CSAs and submit a report to the Board of Supervisors describing each parcel of real property receiving the special benefit and the amount of the charge per CSA for each parcel for the upcoming fiscal year.

CSA fees are considered sewer rate charges, and any rate increase (except for preapproved annual Consumer Price Index (CPI) increases) must comply with Proposition 218 procedures. These procedures require that an increase is approved by at least half of the votes cast by the property owners, with the votes weighted according to the amount of the proposed assessment of each parcel. Furthermore, a public hearing must be held to consider any protests to the proposed increase.

When comparing the sewer rates with the other sanitation districts analyzed in this report, CSA 20 is ranked the highest in charges for single family units ($4,178.67/year), as shown in the figure below.

Figure 39: Annual Sewer Rates for Single-Family Units

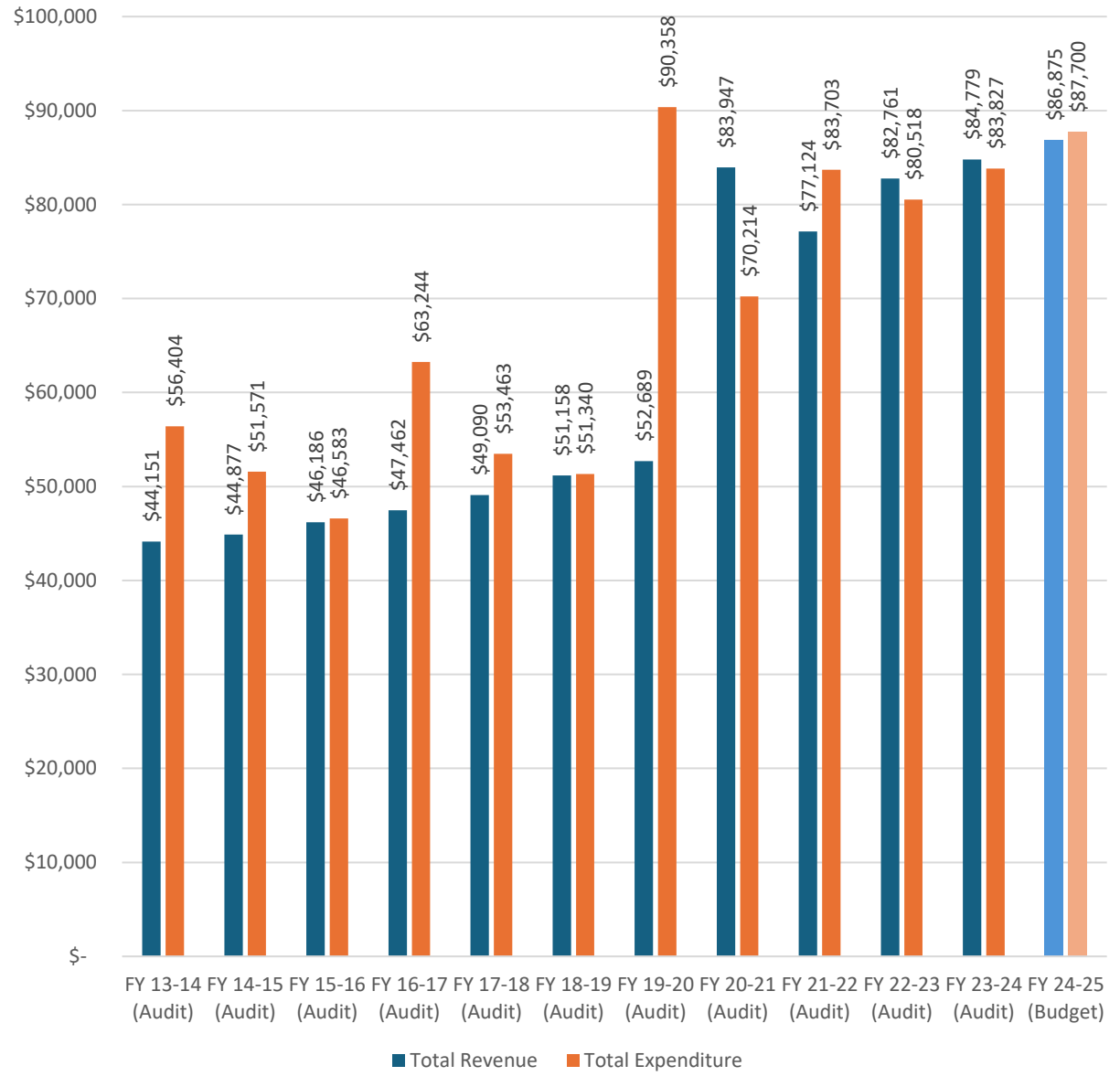


Finances

This section will highlight the District's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the District's financial performance during the past 12 years is shown in **Table 63** on page 99.

At the end of Fiscal Year 2023-24, total revenue collected was $84,779, representing a 2% increase from the previous year ($82,827 in FY 22-23). Total expenses for FY 2023-24 were $83,827, which increased from the previous year by 4% ($80,518 in FY 22-23). During LAFCO's last service review analysis in 2019, CSA 20 experienced annual deficits in all five fiscal years (FY 13-14 to FY 17-18). During this service review cycle, CSA 20 experienced three annual deficits in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 40** below. Based on the recently adopted budget and past performances, LAFCO staff believes that the negative trend will continue unless additional revenue sources are allocated to cover annual expenses.

Figure 40: Statement of Revenues & Expenditures



CSA Revenues

CSA 20's primary source of revenue is from Charges for Services. In FY 2023-24, Charges for Services were $84,673 and Interest and Investment Income was $106. On average, the District receives approximately $70,000 each year in service fees. **Table 60** highlights the total revenue received since 2018.

Table 60: Total Revenue (FY 18-19 to FY 23-24)

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Charges for Services	$50,121	$52,376	$75,945	$77,464	$80,718	$84,673
Connection Fees	$400	$-	$8,000	$-	$1,825	$-
Interest & Investment Income	$637	$313	$2	$(340)	$218	$106
Total Revenue	**$51,158**	**$52,689**	**$83,947**	**$77,124**	**$82,761**	**$84,779**

CSA Expenditures

CSA 20's only budgetary expense is associated with operational and management costs, under Services and Supplies. Based on staff's analysis of the County's audited financial statements, no other expenses have been reported for the past six years. As **Table 61** shows, the CSA's only expenditure fluctuates each year with more annual increases spiking at a significant amount in comparison to years when reduction in expenses are incurred.

Table 61: Total Expenditure (FY 18-19 to FY 23-24)

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
Services and Supplies	**$51,340**	**$90,358**	**$70,214**	**$83,703**	**$80,518**	**$83,827**
Change ($)		*$39,018*	*$(20,144)*	*$13,489*	*$(3,185)*	*$3,309*
Change (%)		*76%*	*-22%*	*19%*	*-4%*	*4%*

Additional Information

The Sanitation CSAs are primarily maintained by licensed Treatment Plant Operators. Newly hired employees begin working as Operators In Training (OIT) under the guidance of a licensed operator, upon obtaining their license the OIT can begin to work independently. Staff can promote within the Treatment Plant Operator series, progressing from an OIT, TPO to Sr. TPO. Salaries for TPOs represent a significant portion of the maintenance expenses for the sanitation CSAs. Over the past five years, the County has faced persistent challenges in recruiting at the TPO and Sr. TPO levels, due to high housing costs in the County. For a small CSA, the assignment of a higher level of TPO can impact the operating budget and ending fund balance.

Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $5,900. The following table highlights the Fund Balance from 2018 to 2025. As **Table 62** shows below, the District has generally experienced a decrease in total reserves each year. On average, total reserves have decreased by approximately $5,500 or 45% since FY 2013-14. A full review of the District's revenues and expenditures from FY 2013-14 to FY 2024-25 is shown on **Table 63**.

The ending fund balance of $14.4k will be added to the $9.4k budgeted in FY25-26 for capital improvement needs. As always, County staff will consider at increasing reserves when they analyze the rate increase for FY26-27. They will seek community involvement during the rate setting process to balance the need to increase reserves while still providing reasonable rates.

Table 62: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$33,245**	**$(4,424)**	**$9,309**	**$2,730**	**$4,973**	**$5,925**	**$4,914**
Change in ($) from previous year		$(37,669)	$13,733	$(6,579)	$2,243	$952	$(1,011)
Change in (%) from previous year		-113%	-310%	-71%	82%	19%	-17%

Footnote: In FY20-21, CSA 20 sewer rates were increased by 45% due to repairs made to the treatment plant, to account for operator expenses, and have money for needed capital expenses. Historically, rather than showing a reserve fund balance, all budgeted funds have been included in line items for maintenance, operations, and replacements.

Table 63: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 43,659	$ 44,620	$ 45,869	$ 47,061	$ 48,708	$ 50,121	$ 52,376	$ 75,945	$ 77,464	$ 80,718	$ 84,673	$ 86,875
Connection Fees	$ -	$ -	$ -	$ -	$ -	$ 400	$ -	$ 8,000	$ -	$ 1,825	$ -	$ -
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest and Investment Income	$ 492	$ 257	$ 317	$ 401	$ 382	$ 637	$ 313	$ 2	$ (340)	$ 218	$ 106	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gain on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 44,151**	**$ 44,877**	**$ 46,186**	**$ 47,462**	**$ 49,090**	**$ 51,158**	**$ 52,689**	**$ 83,947**	**$ 77,124**	**$ 82,761**	**$ 84,779**	**$ 86,875**
EXPENDITURES												
Services and Supplies	$ 55,738	$ 50,893	$ 46,583	$ 63,244	$ 53,463	$ 51,340	$ 90,358	$ 70,214	$ 83,703	$ 80,518	$ 83,827	$ 87,700
Depreciation and Amortization	$ 666	$ 678	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loss on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditure	**$ 56,404**	**$ 51,571**	**$ 46,583**	**$ 63,244**	**$ 53,463**	**$ 51,340**	**$ 90,358**	**$ 70,214**	**$ 83,703**	**$ 80,518**	**$ 83,827**	**$ 87,700**
Surplus/(Deficit)	**$ (12,253)**	**$ (6,694)**	**$ (397)**	**$ (15,782)**	**$ (4,373)**	**$ (182)**	**$ (37,669)**	**$ 13,733**	**$ (6,579)**	**$ 2,243**	**$ 952**	**$ (825)**
Net Position - Beginning	$ 72,926	$ 60,673	$ 53,979	$ 53,582	$ 37,800	$ 33,427	$ 33,245	$ (4,424)	$ 9,309	$ 2,730	$ 4,973	$ 5,739
Net Position - Ending	**$ 60,673**	**$ 53,979**	**$ 53,582**	**$ 37,800**	**$ 33,427**	**$ 33,245**	**$ (4,424)**	**$ 9,309**	**$ 2,730**	**$ 4,973**	**$ 5,925**	**$ 4,914**
RESERVES												
Capital Replacement Reserve	$ -	$ 5,266	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Footnote: The FY24-25 Budget numbers show an ending balance of $4,914 but the actual ending balance that will be reflected in next year's audit is nearly $15,000.

Governance

County Service Area 20 is a dependent special district governed by the County Board of Supervisors and managed by the Public Works Department. The current Board is as follows:

Table 64: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County of Santa Cruz Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The department also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

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 65** summarizes staff's findings on whether the website meets the statutory requirements. At present, the CSA does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 65: 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)	**20 (100%)**

Opportunities & Challenges

County Service Area 20 is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Capital Improvement Plan

There is no specific capital improvement plan for CSA 20. The County has a countywide CIP to address the replacement of the aging sewer system, however, CSA 20 lacks funds to make all the improvements. The County of Public Works continually seek grant or loan funding to help finance these improvements.

LAFCO Staff Recommendation: *Currently CSA 20 is included in the countywide capital improvement plan. The County should consider if developing specific capital improvement plans that cover the sanitation districts managed and operated by the Public Works Department – Davenport, Freedom, Santa Cruz County Sanitation Districts, and CSAs 2, 5, 7, 10, and 20 have any added benefit compared to including it with the overall County CIP. If the benefit outweighs the cost burden of preparing the specific CIPs, the County should institute this practice.*

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following:

- Sanitary Sewer Spills are prohibited, and

- All Sanitary Sewer Spills, with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP).

In 2022, the County adopted a Sewer System Management Plan to cover the management, operation and maintenance, design, construction and emergency response of the Davenport Sanitation District, Freedom Sanitation District, Santa Cruz County Sanitation District and three county service areas (CSAs 5, 7, and 10). However, it is LAFCO staff's understanding that CSA 20 is excluded from the County SSMP because the CSA does not meet the minimum requirements to enroll under the Waste Discharge Requirements.

LAFCO Staff Recommendation: *While SSMP only requires inclusion of collection systems with more than one mile of sewer mains, the County may want to consider including CSA 20 in the County's Sewer System Management Plan to ensure that the Trestle Beach community's sewer infrastructure has proper management and oversight for current and future needs.*

Sphere of Influence

LAFCO originally adopted spheres of influence for a number of CSAs back in the 1980s. Based on staff's analysis and research, it was determined that there is no sphere of influence for CSA 20. In accordance to Government Code Section 56425, the Commission shall adopt a sphere of influence for cities, special districts, and county service areas.

During the months of August and September in 2019, LAFCO staff met with representatives of CSA 20 to discuss the sphere designation. While the CSA was experiencing a financial shortage at that time, the County reassured LAFCO that they were working to make CSA 20 economically sustainable. As a result of LAFCO's ongoing discussions with the County, the Commission adopted a coterminous sphere of influence with a note that if the financial shortage continued, the Commission should consider a zero sphere during the next service review cycle.

It appears that the County has made some improvements to CSA 20's finances, operations, and transparency. Therefore, LAFCO staff is recommending that the Commission reaffirm the existing sphere boundary, as shown in **Figure 41** on page 104.

Figure 41: CSA 20 Current Sphere

District Summary

County Service Area 20 (Trestle Beach)	
Formation	California Government Code, section 25210.1 et seq. (County Service Area Law)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	1.25 full-time employee (approximately)
Facilities	Collection and Treatment Plant; 1 pump station; 22 connections
District Area	12.8 acres (0.02 square mile)
Sphere of Influence	Coterminous with District (i.e. no sphere beyond existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $86,875 Total Expenditure = $87,700 Projected Net Position (Beginning Balance) = $5,739
Contact Information	Mailing Address: 701 Ocean Street, Room 410, Santa Cruz CA 95060 Phone Number: (831) 454-2160 Email Address: Matt.Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx CSA Liaison: Reed Welch (408) 472-7390
Public Meetings	The Board regularly meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The CSA does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Trestle Beach subdivision is built-out with low-density single-family homes. There are no growth projections available for CSA 20. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO projects that CSA 20's entire population in 2040 will be around 44.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 20.

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 20 has a wastewater collection and treatment plant that treats the domestic wastewater from the Trestle Beach community. Based on staff's analysis, CSA 20 has 22 connections with 0.3 miles of sewer lines and 1 pump station. Annual sewer charges are the District's primary source of revenue.

4. **Financial ability of agencies to provide services.**
   County Service Area 20 has experienced an annual deficit in three of the last six years. As of June 30, 2024, CSA 20 is operating with a net position of approximately $5,900. LAFCO staff projects that this negative trend will continue unless the CSA increases its overall revenue stream or decreases annual expenses.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 20 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   CSA 20 operates a collection and treatment plant located in the Trestle Beach subdivision near La Selva Beach. The wastewater system provides on-site treatment to a secondary level and serves a small community of around 40 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   The Public Works Department has indicated that the current infrastructure is aging, deteriorating, and in need of repair. The wastewater treatment plant currently requires approximately $95,000 in repairs.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 20 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

DAVENPORT COUNTY SANITATION DISTRICT

District Overview

The Davenport County Sanitation District (District) owns and operates a wastewater treatment facility serving the community of Davenport, which includes a domestic wastewater collection system, influent headworks, aerated lagoon, sand filter, and a chlorine contact tank. The District provides service to approximately 109 sewer connections within 136 parcels. More recently, the District now operates a recycled water treatment plant, with a recycled water fill station and a recycled water storage pond. **Figure 42**, on page 109, is a vicinity map of the service area. **Appendix H** provides a copy of the formation resolution.

The Davenport County Sanitation District serves 112 water connections in the Old Town, New Town, and San Vicente areas of Davenport. The District relies on surface water diverted from Mill Creek and San Vicente Creek for supply. The District is managed by the County Department of Public Works and infrastructure needs are funded by water and sewer rates and grants. For purposes of this report, staff's analysis will focus on the sanitation services provided by the District.

Infrastructure Summary

Davenport County Sanitation District provides treated drinking water and sewage collection, treatment and disposal services to the town of Davenport. It currently has 109 connections and approximately 3.2 miles of sewer line. **Table 66** provides an overview of the type of service and current infrastructure:

Table 66: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
Davenport County Sanitation District	Collection, Treatment, and Recycled Water	Tertiary	109	3	3.0

Population & Growth

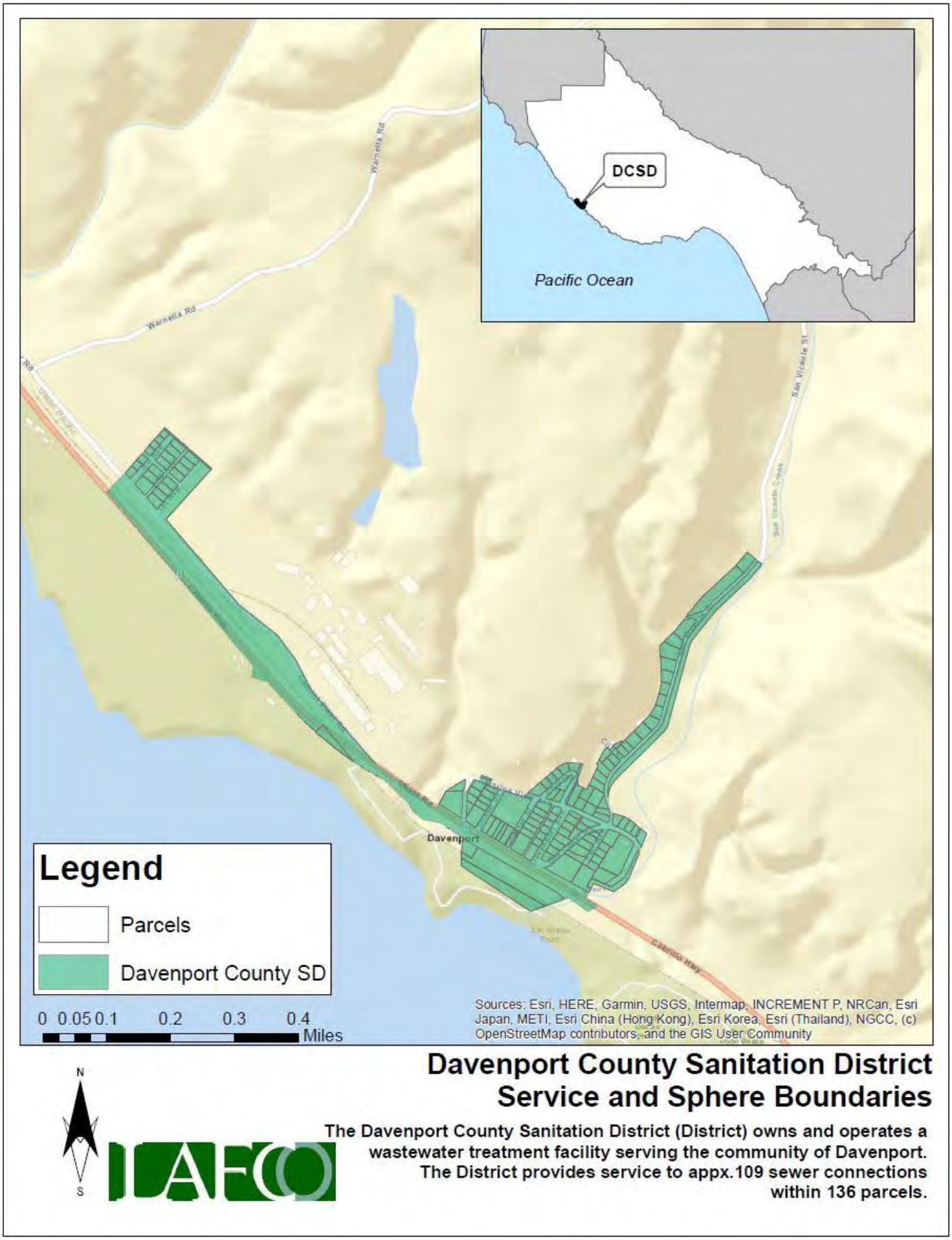
The Davenport community is generally built-out with residential and commercial use. There are no growth projections available for the District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be 225. The projected population for the Davenport County Sanitation District are as follows:

Table 67: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
Davenport County Sanitation District	**219**	**221**	**223**	**225**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Figure 42: Davenport County Sanitation District's Vicinity Map



Services & Operations

The Davenport County Sanitation District has an aging collection and treatment plant that serves residential units in the Davenport Community. The District also operates a recycled water system. The infrastructure is maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, Davenport County Sanitation District has 109 connections with 3.0 miles of gravity sewer lines, 1.30 miles of force main lines, and 3 pump stations. Revenues to operate the District are collected yearly from residents and businesses that are connected to either the waterworks or the sanitary sewer system.

The volume of wastewater is determined from records of water usage as metered by the Davenport Water Facility. Due to the lead time involved in getting the yearly sewer charges placed on the County property tax statements, the current fiscal year's charges are based on water use and strength factors from the previous calendar year.

Prior to its closure in 2008, the CEMEX Cement Plant was the primary user of effluent from the wastewater treatment facility. Today, CEMEX still owns the parcel and has an existing extraterritorial service agreement in place for water and sewer services. The existing facility treats about 28 acre-feet of water annually to Title 22 disinfected tertiary level and the treated water is spray irrigated onto un-mowed turf adjacent to the treatment plant. The wastewater is treated in a 4-million-gallon capacity aerated lagoon where it undergoes primary and secondary treatment. Coagulant and hypochlorite are added to lagoon effluent prior to tertiary treatment in an up-flow sand filter. The filter has an area of 19 square feet; this equates to a maximum capacity of 95 gpm (136,800 gpd) at the maximum allowable loading rate under Title 22 requirements.

The treated wastewater then passes through a 3,000-gallon chlorine contact chamber for disinfection. For disinfected tertiary quality water Title 22 requires 90 minutes of contact time and a CT of not less than 450 mg-min/L; to meet this requirement the flow rate would need to be no more than 48,000 gpd with a chlorine residual of 5 mg/L. Sodium bisulfite is injected after the chlorine contact chamber for de-chlorination and the treated effluent is pumped to a spray field adjacent to the plant for application to un-mowed grass.

Sewer Rates

At present, the District's annual sewer rates derive from three areas: Single Family Dwelling, Commercial, and Schools. Each area has its own sewer rate. **Table 68** shows the gradual increase in annual rates during the last seven years.

Table 68: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Residential	$2,333.00	$2,433.56	$2,546.96	$2,664.00	$2,575.22	$2,775.52	$2,383.28
Commercial	$759.76	$803.26	$837.92	$874.70	$832.74	$899.70	$749.72
*Additional Charge**	*$19.98*	*$19.98*	*$20.94*	*$20.94*	*$21.35*	*$30.65*	*$20.02*
School*	$759.76	$803.26	$837.92	$874.70	$832.74	$899.70	$749.72
*Additional Charge**	*$53.34*	*$53.34*	*$55.92*	*$55.92*	*$51.46*	*$55.40*	*$48.25*

Note: Additional Charge is for "Commercial" is per Hundred Cubic Feet of Water (HCF); Additional Charge is for "School" is per Average Daily Attendance (ADA)

Revenues to operate the Davenport County Sanitation District are collected annually from residents, businesses and schools that are connected to the sanitary sewer system through property taxes and manual bills. Sewer service rates are established through hearings held with the Santa Cruz County Board of Supervisors.

Using information supplied by District staff, the rates are reviewed each year by an independent engineering firm which specializes in revenue studies for utility districts and are subject to final approval by the Board. Before the rates are set, a notice of public hearing is mailed to all owners of property within the Sanitation District boundaries, another notice is published in the Santa Cruz Sentinel, and the public hearing is held. The public hearing is normally scheduled in April or May of each year, with the rates becoming effective on the first of July. The following tables (**Tables 69 to 71**) show the gradual increase in annual rates for each area.

Table 69: Residential's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Residential	**$2,333.00**	**$2,433.56**	**$2,546.96**	**$2,664.00**	**$2,575.22**	**$2,775.52**	**$2,383.28**	
Change ($)		*$100.56*	*$113.40*	*$117.04*	*-$88.78*	*$200.30*	*-$392.24*	*$22.11*
Change (%)		*4%*	*5%*	*5%*	*-3%*	*8%*	*-14%*	*1%*

Table 70: Commercial's Annual Sewer Rates Review

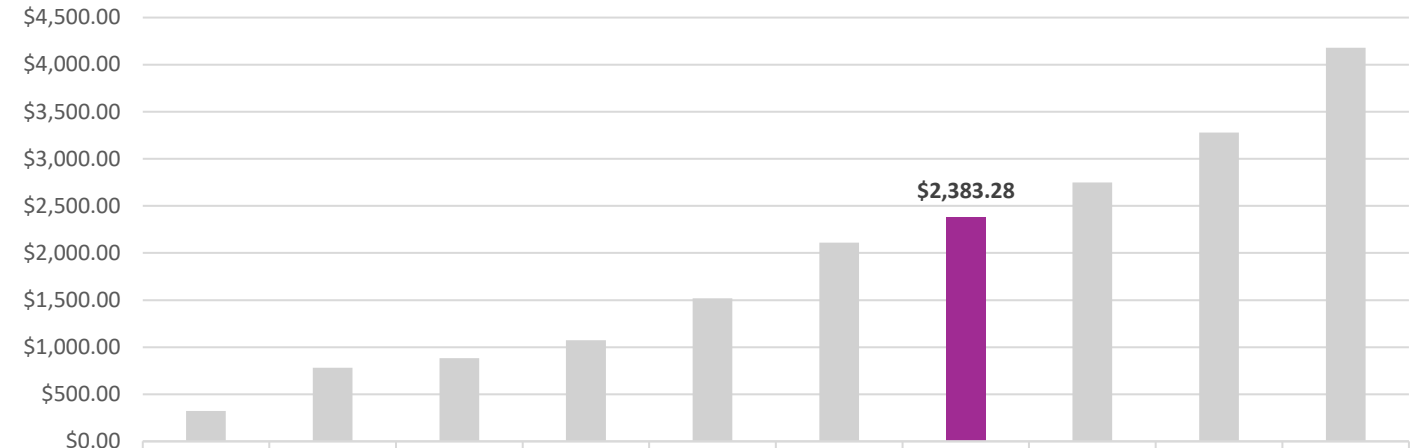
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Commercial	**$759.76**	**$803.26**	**$837.92**	**$874.70**	**$832.74**	**$899.70**	**$749.72**	
Change ($)		*$43.50*	*$34.66*	*$36.78*	*-$41.96*	*$66.96*	*-$149.98*	*$3.19*
Change (%)		*6%*	*4%*	*4%*	*-5%*	*8%*	*-17%*	*1%*

Table 71: School's Annual Flat Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
School	**$759.76**	**$803.26**	**$837.92**	**$874.70**	**$832.74**	**$899.70**	**$749.72**	
Change ($)		*$43.50*	*$34.66*	*$36.78*	*-$41.96*	*$66.96*	*-$149.98*	*$3.19*
Change (%)		*6%*	*4%*	*4%*	*-5%*	*8%*	*-17%*	*1%*

When comparing the sewer rates with the other sanitation districts analyzed in this report, Davenport County Sanitation District is ranked the fourth highest in charges for single family units ($2,383.28/year). Using a general business with a water usage of 192 hundred cubic feet of annual water usage, Davenport's commercial charges are ranked the second highest($4,823/year). When comparing schools with 135 students, Davenport ranked the highest compared to school sites in other Districts/CSAs ($7,635/year). Sewer rate comparisons are shown in the following figures (**Figures 43 to 45**) on page 112.

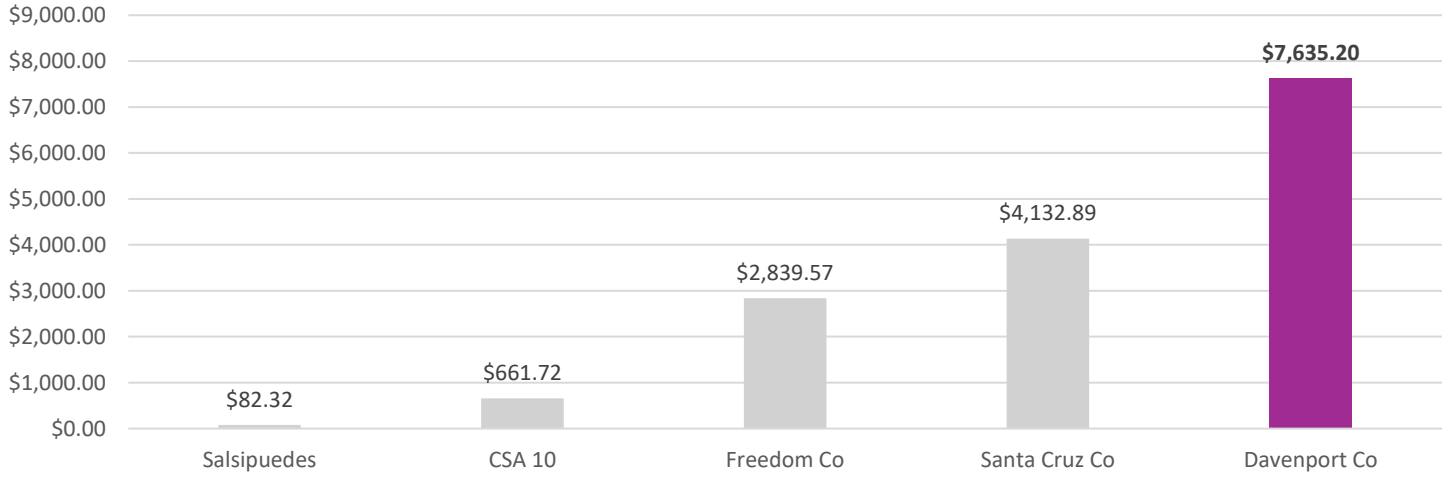
Figure 43: Annual Sewer Rates for Single-Family Units



	CSA 10	Salsipuedes	Freedom Co	Santa Cruz Co	CSA 2	CSA 5	Davenport Co	CSA 7	Bear Creek	CSA 20
Single Family	$323.11	$782.16	$882.76	$1,073.28	$1,517.64	$2,109.91	$2,383.28	$2,747.51	$3,277.92	$4,178.67

Figure 44: Annual Sewer Rates for Commercial Sites

Figure 45: Annual Sewer Rates for School Sites

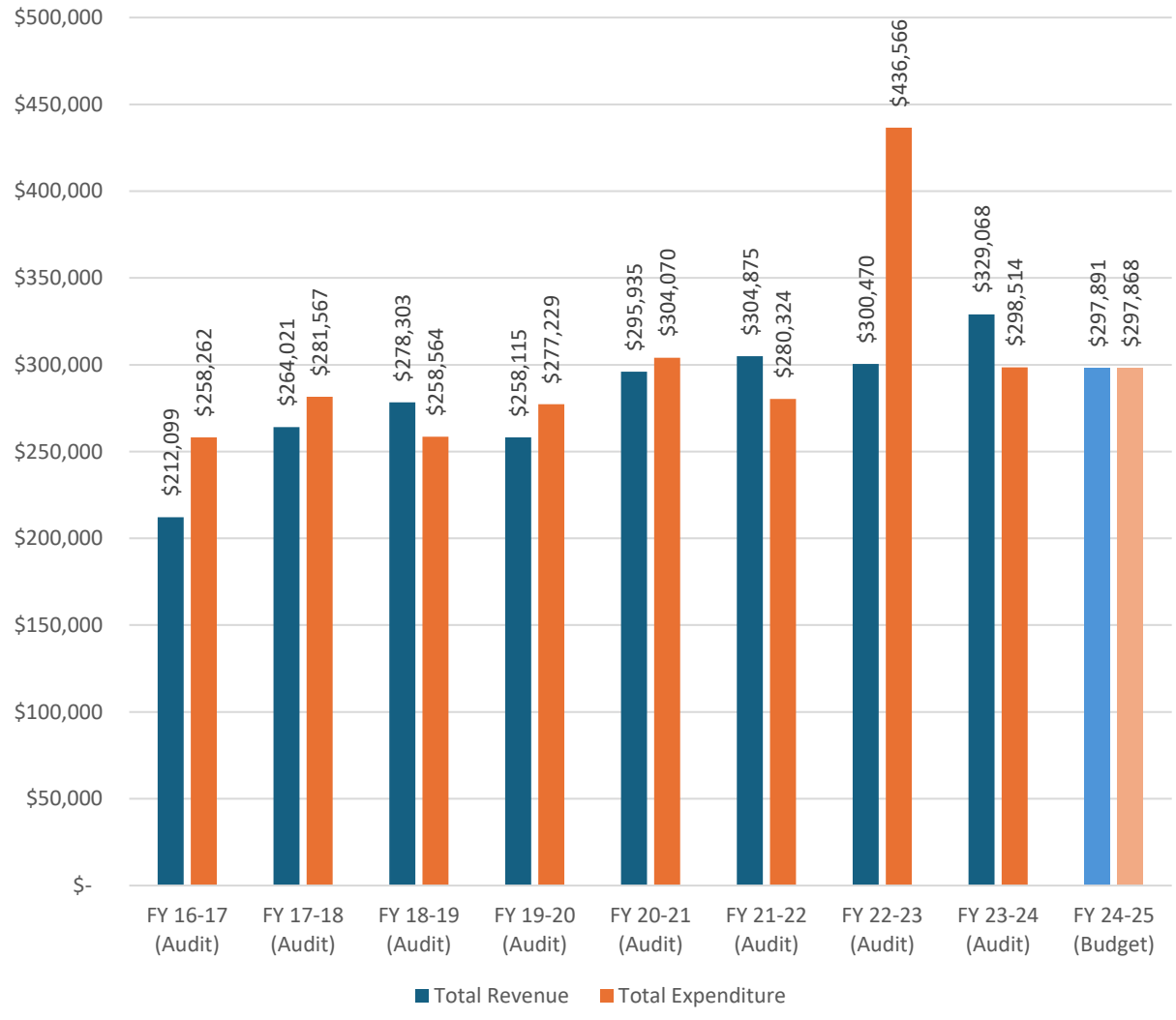


Finances

This section will highlight the District's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the District's financial performance during the past 9 years is shown in **Table 73** on page 115.

At the end of Fiscal Year 2023-24, total revenue collected was $329,068, representing a 10% increase from the previous year ($300,470 in FY 22-23). Total expenses for FY 2023-24 were $298,514, which decreased from the previous year by 32% ($436,566 in FY 22-23). During LAFCO's last service review analysis in 2019, the District experienced consecutive annual deficits in FY 16-17 and FY 17-18. During this service review cycle, the District continued to experience annual deficits in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 46** below. While the recently adopted budget is anticipating a positive fiscal year, LAFCO staff believes that the historical negative trend will continue unless additional revenue sources are allocated to cover annual expenses.

Figure 46: Statement of Revenues & Expenditures

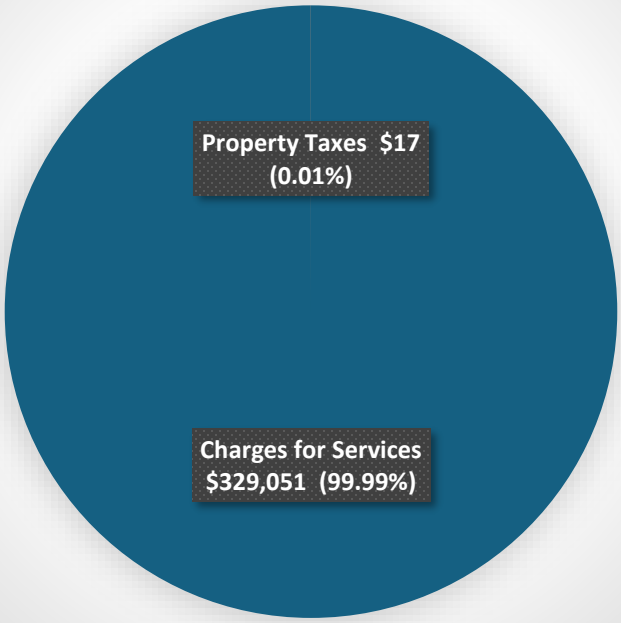


Footnote: DCSD is a small district; therefore, any expense is split between a small number of users. The sewer system is aging and as a result the County has been balancing building up reserves while trying to keep sewer charges reasonable.

District Revenues

The District's primary source of revenue is from Charges for Services. In FY 2023-24, Charges for Services represented 99% of total revenue, as shown in **Figure 47**.

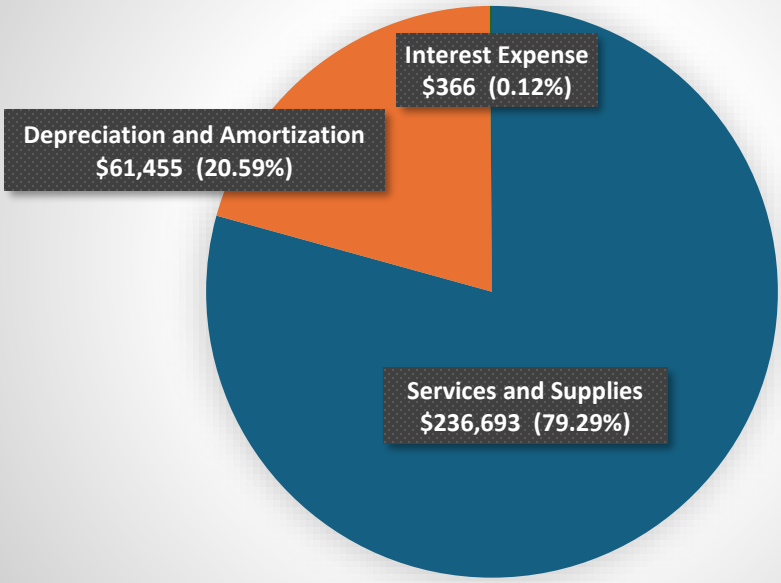
Figure 47: FY 2023-24 Revenue Breakdown



District Expenditures

The District's total expenditures can be categorized into three budgetary groups: Services & Supplies, Depreciation & Amortization, and Interest Expense. The figure below depicts how funding is distributed by category. The District's primary expenditure is associated with operational and management costs, under Services and Supplies.

Figure 48: FY 2023-24 Revenue Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $10 million. The following table highlights the Fund Balance from 2018 to 2025. As **Table 72** shows below, the District has generally experienced a decrease in total reserves each year. On average, total reserves have decreased by approximately $63,000 or 4% between FY 19-20 to FY 23-24. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 73**.

Table 72: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$921,802**	**$902,687**	**$738,703**	**$724,271**	**$576,716**	**$762,535**	**$762,558**
Change in ($) from previous year		$(19,115)	$(163,984)	$(14,432)	$(147,555)	$185,819	$23
Change in (%) from previous year		-2%	-18%	-2%	-20%	32%	0%

Table 73: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ -	$ -	$ -	$ 211,387	$ 266,379	$ 281,409	$ 289,918	$ 298,271	$ 306,411	$ 299,627	$ 329,051	
Interest and Investment Income	$ -	$ -	$ -	$ 712	$ (2,358)	$ (20,925)	$ (31,803)	$ (2,336)	$ (1,536)	$ 843	$ -	
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17	
Other Revenue	$ -	$ -	$ -	$ -	$ -	$ 17,819	$ -	$ -	$ -		$ -	
Total Revenue	**$ -**	**$ -**	**$ -**	**$ 212,099**	**$ 264,021**	**$ 278,303**	**$ 258,115**	**$ 295,935**	**$ 304,875**	**$ 300,470**	**$ 329,068**	**$ 297,891**
EXPENDITURES												
Services and Supplies	$ -	$ -	$ -	$ 195,908	$ 220,215	$ 197,572	$ 216,607	$ 244,597	$ 220,851	$ 375,919	$ 236,693	
Depreciation and Amortization	$ -	$ -	$ -	$ 59,335	$ 58,637	$ 58,637	$ 58,637	$ 58,637	$ 58,637	$ 59,811	$ 61,455	
Interest Expense	$ -	$ -	$ -	$ 3,019	$ 2,715	$ 2,355	$ 1,985	$ 836	$ 836	$ 836	$ 366	
Total Expenditure	**$ -**	**$ -**	**$ -**	**$ 258,262**	**$ 281,567**	**$ 258,564**	**$ 277,229**	**$ 304,070**	**$ 280,324**	**$ 436,566**	**$ 298,514**	**$ 297,868**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ (46,163)**	**$ (17,546)**	**$ 19,739**	**$ (19,114)**	**$ (8,135)**	**$ 24,551**	**$ (136,096)**	**$ 30,554**	**$ 23**
Capital Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Position - Beginning	$ -	$ -	$ -	$ 965,777	$ 919,614	$ 902,068	$ 921,802	$ 902,687	$ 738,703	$ 724,271	$ 576,716	$ 762,535
Net Position - Ending	**$ -**	**$ -**	**$ -**	**$ 919,614**	**$ 902,068**	**$ 921,802**	**$ 902,687**	**$ 738,703**	**$ 724,271**	**$ 576,716**	**$ 762,535**	**$ 762,558**
RESERVES												
Capital Improvement Reserves	$ 67,951	$ -	$ -	$ 248,195	$ -	$ -	$ 18,409	$ 10,000	$ 125,751	$ 131,075	$ 56,655	$ 10,000

Governance

The Davenport County Sanitation District is governed by a District Board comprised of members of the Santa Cruz County Board of Supervisors. The DCSD is a nonprofit public agency providing treated drinking water and sewage collection, treatment and disposal services to the town of Davenport. The current Board is as follows:

Table 74: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County of Santa Cruz Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The division also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

Based on SB 929's criteria and the recommendations set by the SDLF, LAFCO conducted a thorough review of the District's website (even though said law only applies to independent special districts). **Table 75** summarizes staff's findings on whether the website meets the statutory requirements. At present, the District does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 75: 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)	**20 (100%)**

Opportunities & Challenges

The Davenport County Sanitation District is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Infrastructure Deficiencies

Older infrastructure is aging, deteriorating, and in need of repair. The County previously indicated that one undersized sewer trunk required upsizing to lift a sanitary sewer moratorium: this project was scheduled for 2020-2021. The District also expressed interest in the past to relocate the existing water line from the intake at San Vicente Creek and through the creek bed to a more secure location in the adjacent roadway. This would take significant funds to study viable options, complete the necessary studies, obtain permits, and construct the new pump station and pipeline. Today, infrastructure improvements continues to be an ongoing issue for not only the District, but rather, most of the sanitation districts throughout the County – which highlights the importance of a robust capital improvement plan.

Capital Improvement Plan

The Davenport County Sanitation District is part of the County's 2025/30 Capital Improvement Program. The 2025/30Capital Improvement Program (CIP) presents a five-year financing implementation plan for capital improvements within the unincorporated County; Parks, Open Space and Cultural Services; and County Facility projects located Countywide. The CIP is an outgrowth of cooperative planning, programming and financing efforts through the County Administrative Office and by the County's land use departments including Planning, Public Works, and Parks, Open Space and Cultural Services, as well as non-land use departments including the Health Services Agency, General Services Department, Probation, and the Sheriff's Department. Unprogrammed road, roadside, sanitation, flood control, parks, and recycling and solid waste projects (which funding is not anticipated for in the coming five years, or longer, and meets requirements of unincorporated County service level needs at build-out under the 1994 General Plan) are also identified in the CIP. The 2025/30CIP currently identifies two projects within the Davenport County Sanitation District, the ***Davenport Drinking Water Improvements Phase III*** and the ***Davenport Water Tank Rehabilitation***. Neither of these projects impact the sewer system.

LAFCO Staff Recommendation: *Currently Davenport is included in the countywide capital improvement plan. The County should consider if developing specific capital improvement plans that cover the sanitation districts managed and operated by the Public Works Department – Davenport, Freedom, Santa Cruz County Sanitation Districts, and CSAs 2, 5, 7, 10, and 20 have any added benefit compared to including it with the overall County CIP. If the benefit outweighs the cost burden of preparing the specific CIPs, the County should institute this practice.*

Sphere of Influence

LAFCO originally adopted a coterminous sphere of influence for the District in 1991, as shown in **Figure 49** on page 120. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For the past 34 years, the sphere boundary has remained unchanged. Although the CEMEX site is and has been served by the District, the sphere of influence boundary does not include the CEMEX property.

Proposed Sphere Amendment

The CEMEX parcel has been receiving services from the District since 2005 under an extraterritorial service agreement (ESA) and the County has previously expressed interest in annexing the parcel. The parcel is approximately 112 acres and is designated for agricultural and rural mountain residential use under the County's General Plan. To ensure that the District's sphere accurately reflects its service area, LAFCO is recommending that the Commission amend the sphere to include the existing ESA. **Figure 50** on page 121 shows the proposed sphere boundary.

Figure 49: Davenport County Sanitation District's Current Sphere Map

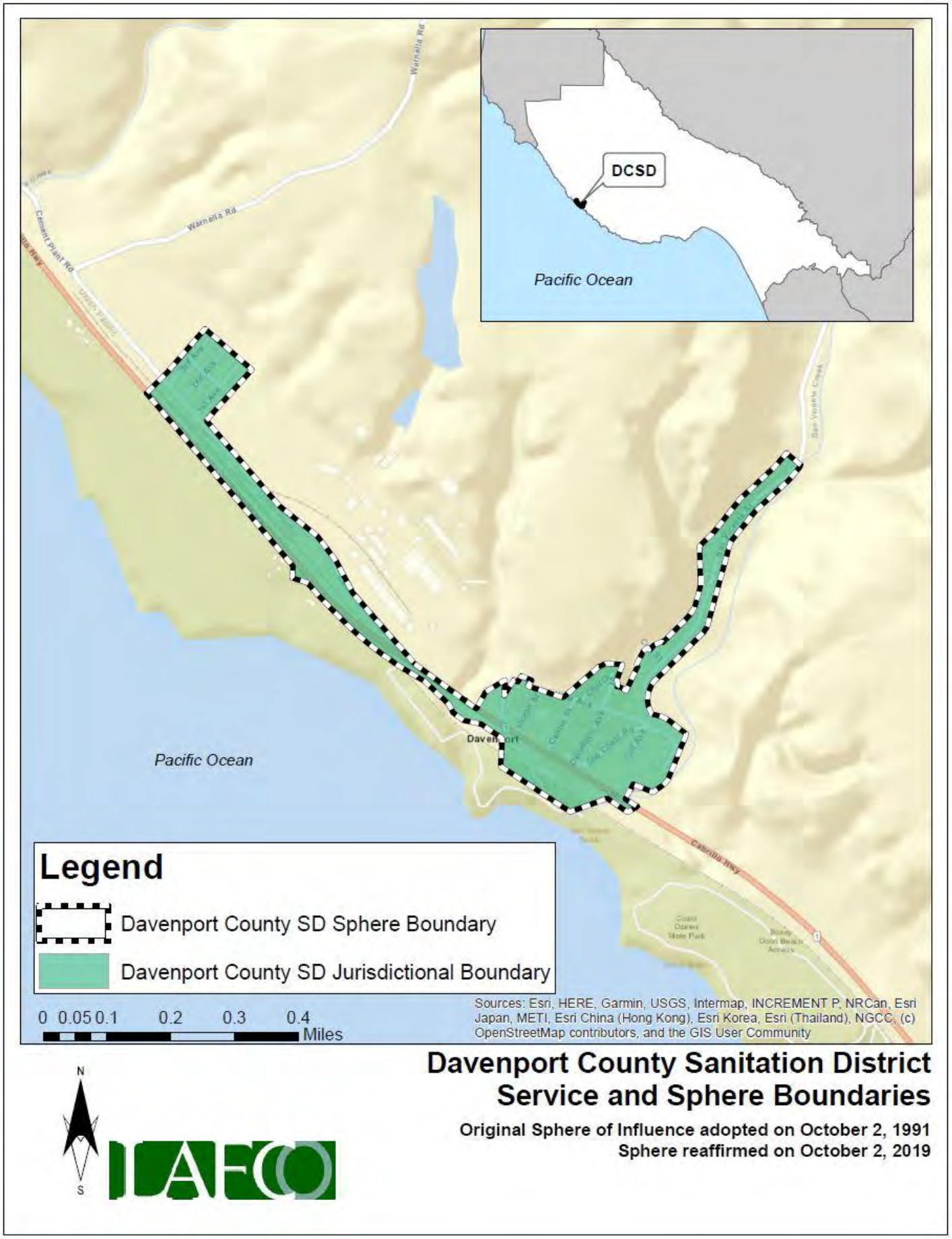
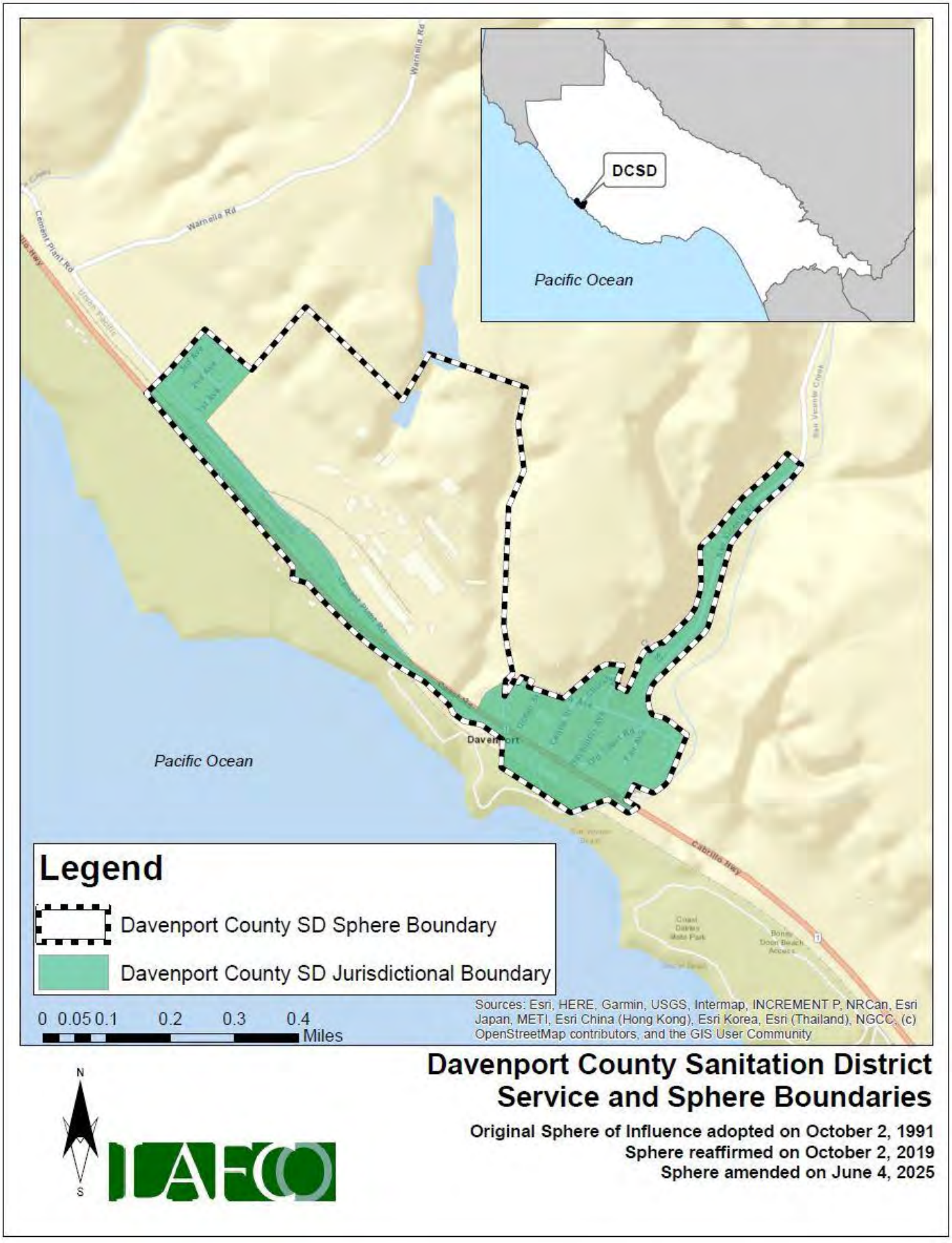


Figure 50: Davenport County Sanitation District's Proposed Sphere Map



District Summary

Davenport County Sanitation District	
Formation	County Sanitation District Act (Health and Safety Code Sections 4700-4858)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	2.50 full-time employee (approximately)
Facilities	Collection, Treatment, and Recycled Water Plant; 3 pump stations; 109 connections
District Area	64 acres (0.1 square mile)
Sphere of Influence	Coterminous with District (i.e. no sphere beyond existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $297,891 Total Expenditure = $297,868 Projected Net Position (Beginning Balance) = $762,558
Contact Information	Mailing Address: 701 Ocean Street, Room 410, Santa Cruz CA 95060 Phone Number: (831) 454-2160 Email Address: Matt.Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx
Public Meetings	The Board regularly meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The District does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Davenport community is generally built-out with residential and commercial use. There are no growth projections available for the District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO projects that the District's entire population in 2040 will be 225.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   The Davenport County Sanitation District has an aging collection and treatment plant that serves residential units in the Davenport Community. The District also operates a recycled water system. The infrastructure is maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, Davenport County Sanitation District has 109 connections with 3.0 miles of gravity sewer lines, 1.30 miles of force main lines, and 3 pump stations. Revenues to operate the District are collected yearly from residents and businesses that are connected to either the waterworks or the sanitary sewer system.

4. **Financial ability of agencies to provide services.**
   The Davenport County Sanitation District continues to experience annual deficits. LAFCO staff projects that this negative trend will continue unless the District increases its overall revenue stream or decreases annual expenses. As of June 30, 2024, the District is operating with a net position of approximately $10 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The CEMEX plant closed in 2008. The County has indicated that if the CEMEX plant is sold and developed, it could add a significant population to the Davenport County Sanitation District's service area. Any added commercial or residential use would be

beneficial to the District, as the revenue generated from the sewer and water rates could fund necessary infrastructure improvements that are too expensive for the small population of the District to fund. If the CEMEX site were to be developed, the water treatment plant and recycled water plant would need to be expanded to meet the new demands. There would also be a need for new transmission lines and possibly pump stations to serve the new development.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Davenport County Sanitation District owns and operates a wastewater treatment facility serving the community of Davenport, which includes a domestic wastewater collection system, influent headworks, aerated lagoon, sand filter, and a chlorine contact tank. More recently, the District now operates a recycled water treatment plant, with a recycled water fill station and a recycled water storage pond. The District currently has 109 connections and serves over 200 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   The CEMEX plant closed in 2008. The County has indicated that if the CEMEX plant is sold and developed, it could add a significant population to the Davenport County Sanitation District's service area.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The District's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

FREEDOM COUNTY SANITATION DISTRICT

District Overview

The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside the Watsonville city limits (totaling 1,504 parcels). **Figure 51**, on page 126, is a vicinity map of the service area. The Santa Cruz County Board of Supervisors acts as the Board of Directors to the District. The County Public Works Department operates the District's sewage collection system. The District contracts with the City of Watsonville to treat, recycle, and dispose of the District's wastewater at the city treatment plant. **Appendix I** provides a copy of the formation resolution.

Population & Growth

The Freedom area is substantially built-out. There are no growth projections available for the District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be around 4,300. The projected population for the Freedom County Sanitation District are as follows:

Table 76: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
Freedom County Sanitation District	**4,236**	**4,272**	**4,308**	**4,345**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

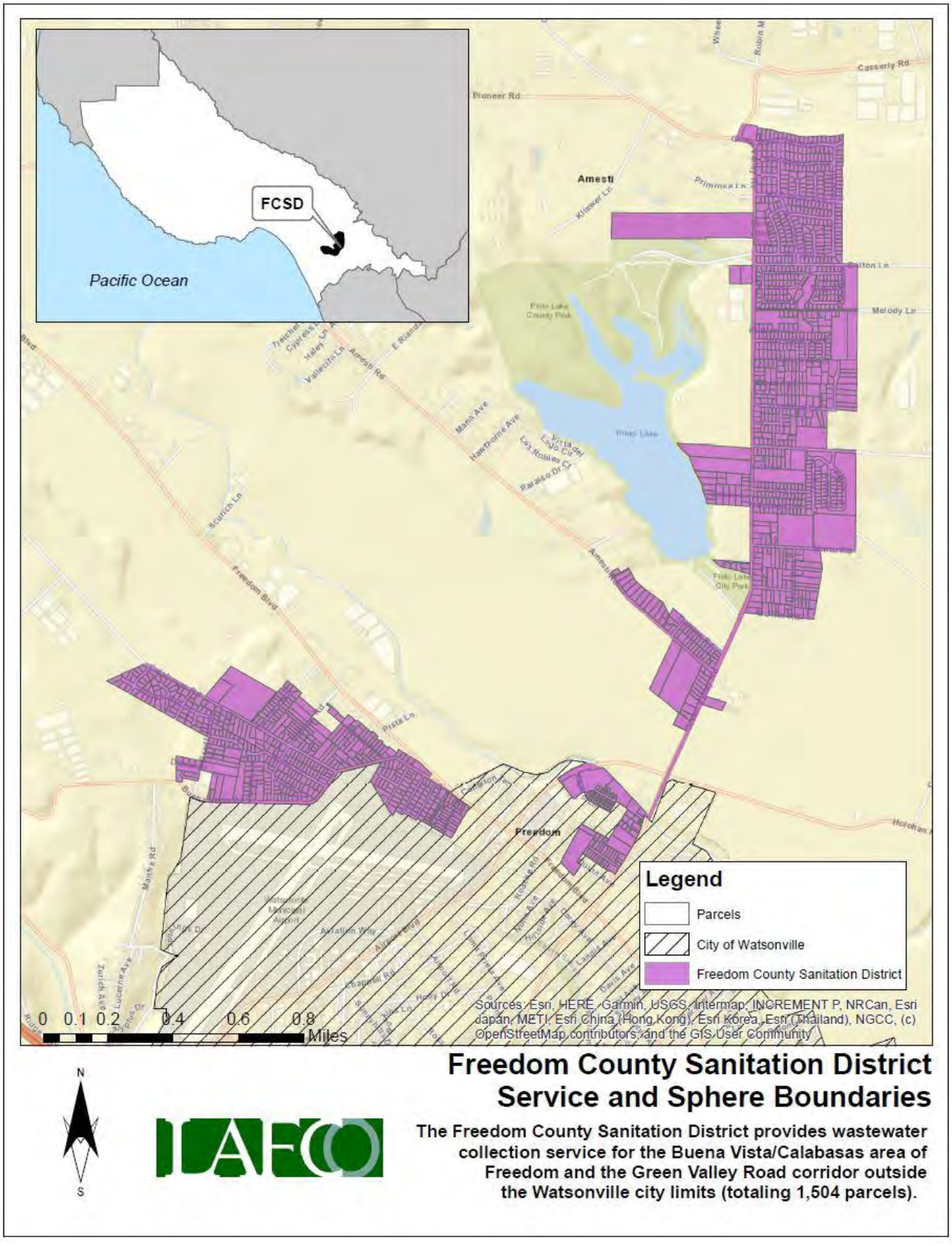
Services & Operations

The Freedom County Sanitation District has two non-contiguous service zones. The western zone serves the neighborhoods of the Watsonville Airport off Freedom Boulevard, Buena Vista Drive, Calabasas Road, and Bowker Road. The northern service zone serves the Green Valley Road corridor, including neighborhoods off Steward Street, Pajaro Lane, Amesti Road, Paulsen Road, Melody Lane, and Mesa Verde. The District collection system is pumped to the wastewater treatment plant on Beach Street, owned and operated by the City of Watsonville. The volume of wastewater is determined from records of water usage as metered by the Watsonville Water Department. Based on the County's 2022 Sewer System Management Plan, Freedom County Sanitation District has approximately 1,891 connections with over 15miles of gravity sewer lines, and 9 pump stations, as shown in **Table 77**.

Table 77: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
Freedom County Sanitation District	Collection	N/A	1,891	9	15.30

Figure 51: Freedom County Sanitation District's Vicinity Map



Sewer Rates

At present, the District's annual sewer rates derive from five user classes: Single-Family Units, Multi-Family Units, Mobile Homes, Commercial, and Schools. Each user class has its own sewer rate. **Table 78** shows a gradual increase in annual rates during the last seven years.

Table 78: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Single-Family	$559.80	$593.54	$640.86	$694.80	$746.96	$814.44	$882.76
Multi-Family	$418.22	$417.70	$443.60	$453.72	$488.10	$532.32	$576.66
Mobile Homes	$478.80	$546.64	$614.56	$700.84	$753.42	$821.50	$890.42
Commercial	$142.74	$146.26	$161.78	$156.88	$171.70	$190.50	$198.92
*Additional Charge (per HCF)**	*$4.14*	*$4.80*	*$5.39*	*$6.18*	*$6.63*	*$7.23*	*$7.84*
School*	$142.74	$146.26	$161.78	$156.88	$171.70	$190.50	$198.92
*Additional Charge (per ADA)**	*$11.05*	*$12.83*	*$14.39*	*$16.49*	*$15.98*	*$17.42*	*$18.90*

Note: Additional Charge is for "Commercial" is per Hundred Cubic Feet of Water (HCF); Additional Charge is for "School" is per Average Daily Attendance (ADA)

Revenues to operate the Freedom County Sanitation District are collected annually from residents, businesses and schools that are connected to the sanitary sewer system through property taxes and manual bills. Sewer service rates are established through hearings held with the Santa Cruz County Board of Supervisors.

Using information supplied by District staff, the rates are reviewed each year by an independent engineering firm which specializes in revenue studies for utility districts and are subject to final approval by the Board. Before the rates are set, a notice of public hearing is mailed to all owners of property within the Sanitation District boundaries, another notice is published in the Santa Cruz Sentinel, and the public hearing is held. The public hearing is normally scheduled in April or May of each year, with the rates becoming effective on the first of July. The following tables (**Tables 79 to 83**) show the gradual increase in annual rates for each area.

Table 79: Single-Family Unit's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Single Family	**$559.80**	**$593.54**	**$640.86**	**$694.80**	**$746.96**	**$814.44**	**$882.76**	
Change ($)		*$33.74*	*$47.32*	*$53.94*	*$52.16*	*$67.48*	*$68.32*	*$40.57*
Change (%)		*6%*	*8%*	*8%*	*8%*	*9%*	*8%*	*6.68%*

Table 80: Multi-Family Unit's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Multi-Family	**$418.22**	**$417.70**	**$443.60**	**$453.72**	**$488.10**	**$532.32**	**$576.66**	
Change ($)		*-$0.52*	*$25.90*	*$10.12*	*$34.38*	*$44.22*	*$44.34*	*$21.26*
Change (%)		*0%*	*6%*	*2%*	*8%*	*9%*	*8%*	*4.89%*

Table 81: Mobile Home Unit's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Mobile Homes	**$478.80**	**$546.64**	**$614.56**	**$700.84**	**$753.42**	**$821.50**	**$890.42**	
Change ($)		*$67.84*	*$67.92*	*$86.28*	*$52.58*	*$68.08*	*$68.92*	*$49.41*
Change (%)		*14.2%*	*12%*	*14%*	*8%*	*9%*	*8%*	*10.9%*

Table 82: Commercial's Annual Flat Sewer Rates Review

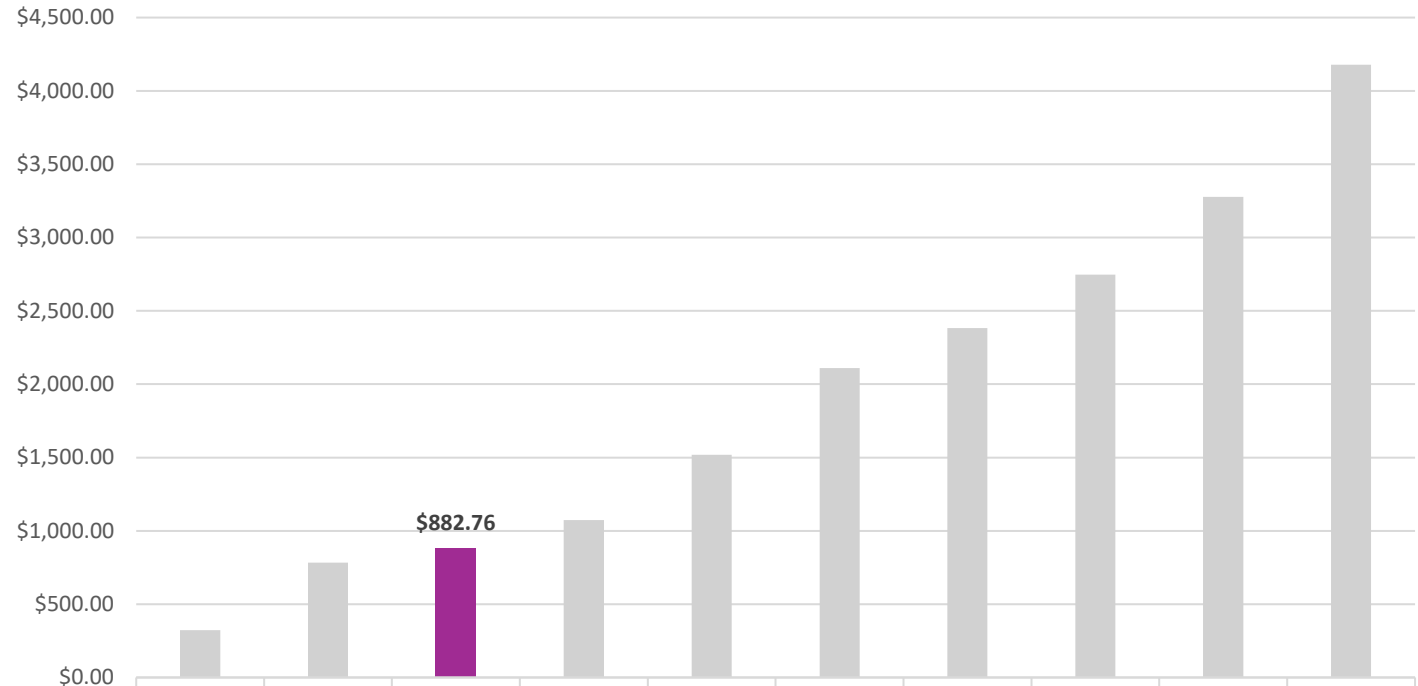
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Commercial	**$142.74**	**$146.26**	**$161.78**	**$156.88**	**$171.70**	**$190.50**	**$198.92**	
Change ($)		*$3.52*	*$15.52*	*-$4.90*	*$14.82*	*$18.80*	*$8.42*	*$4.52*
Change (%)		*2%*	*11%*	*-3%*	*9%*	*11%*	*4%*	*2.77%*

Table 83: School's Annual Flat Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
School	**$142.74**	**$146.26**	**$161.78**	**$156.88**	**$171.70**	**$190.50**	**$198.92**	
Change ($)		*$3.52*	*$15.52*	*-$4.90*	*$14.82*	*$18.80*	*$8.42*	*$4.52*
Change (%)		*2%*	*11%*	*-3%*	*9%*	*11%*	*4%*	*2.77%*

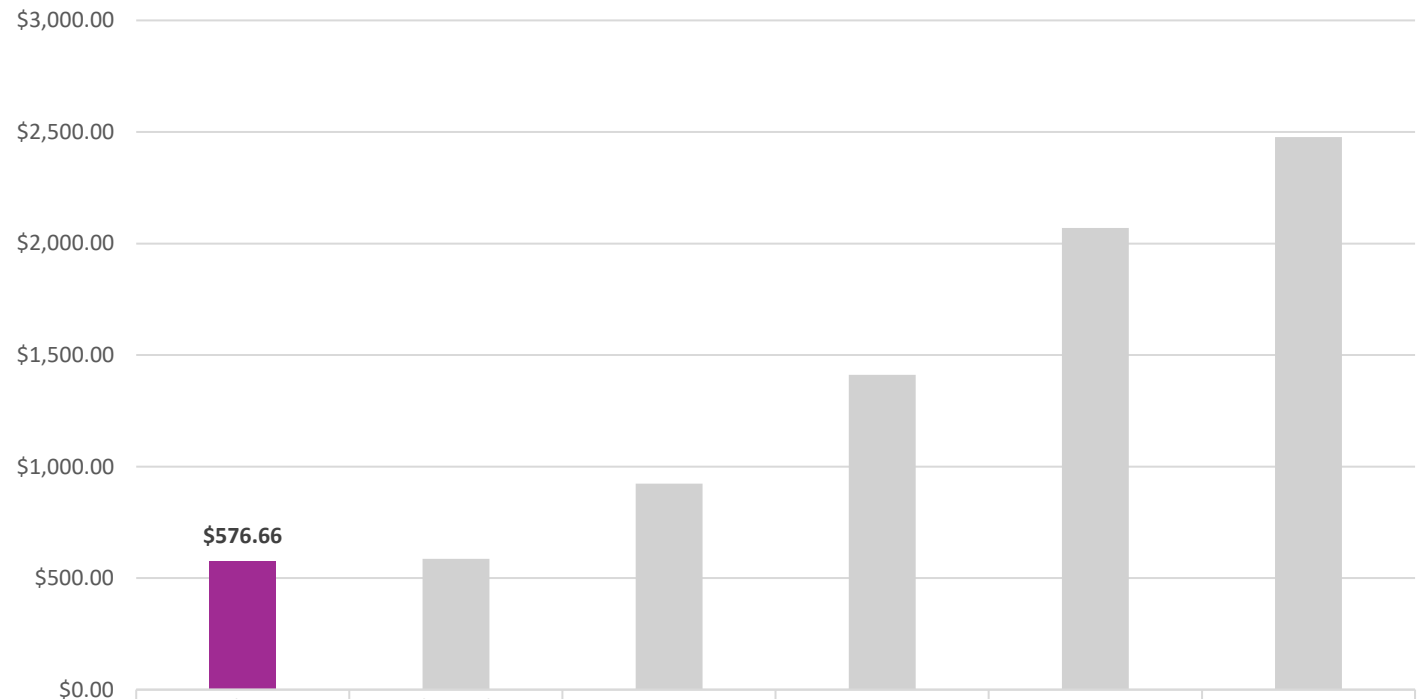
When comparing the sewer rates with the other sanitation districts analyzed in this report, Freedom County Sanitation District is ranked the third lowest in charges for single family units ($882.76/year), ranked the lowest in charges for multi-family units ($576.66/year) and ranked the highest in charges to mobile home units ($890.42/year). Using a general business with a water usage of 192 hundred cubic feet of annual water usage, Freedom's commercial charges are ranked the second lowest ($1,757/year). When comparing schools with 135 students, Freedom ranked the second lowest compared to school sites in other Districts/CSAs ($2,840/year). Sewer rate comparisons are shown in the following figures (**Figures 52 to 56**).

Figure 52: Annual Sewer Rates for Single-Family Units



	CSA 10	Salsipuedes	Freedom Co	Santa Cruz Co	CSA 2	CSA 5	Davenport Co	CSA 7	Bear Creek	CSA 20
Single Family	$323.11	$782.16	$882.76	$1,073.28	$1,517.64	$2,109.91	$2,383.28	$2,747.51	$3,277.92	$4,178.67

Figure 53: Annual Sewer Rates for Multi-Family Units



	Freedom Co	Salsipuedes	Santa Cruz Co	CSA 2	CSA 5	CSA 7
Single Family	$576.66	$586.68	$923.52	$1,411.19	$2,069.37	$2,477.10

Figure 54: Annual Sewer Rates for Mobile Home Units

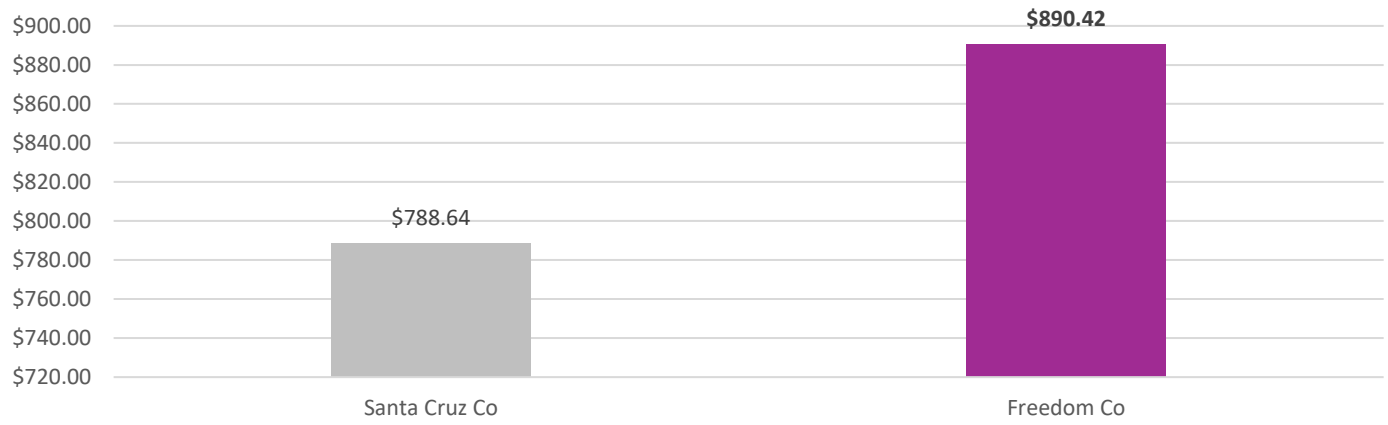


Figure 55: Annual Sewer Rates for Commercial Sites

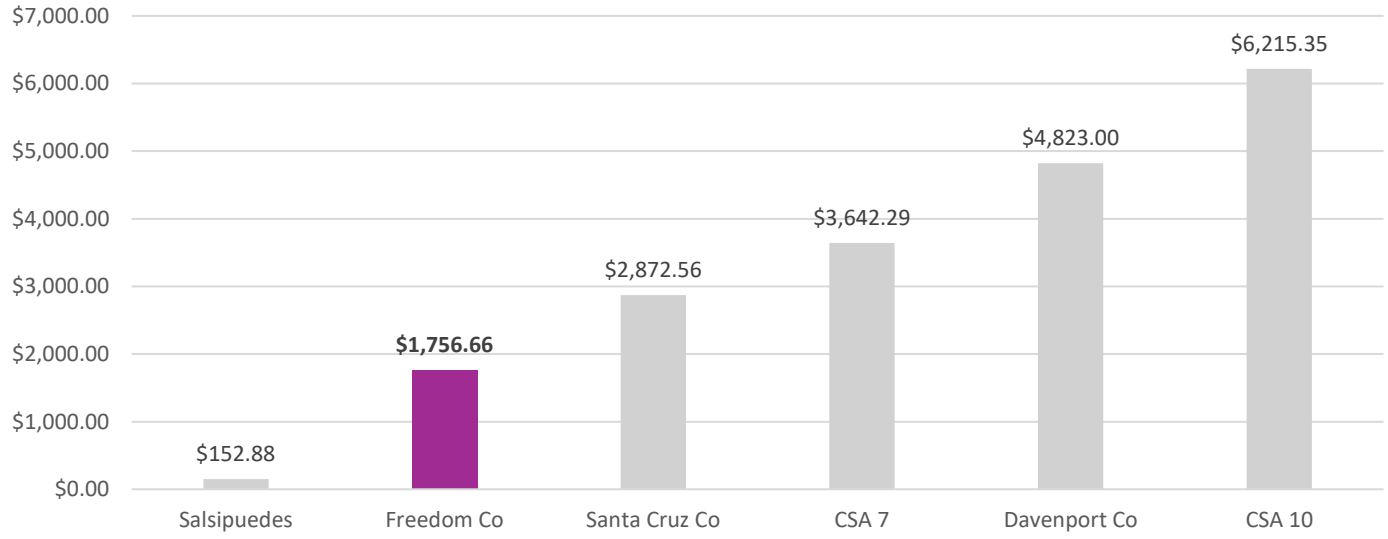
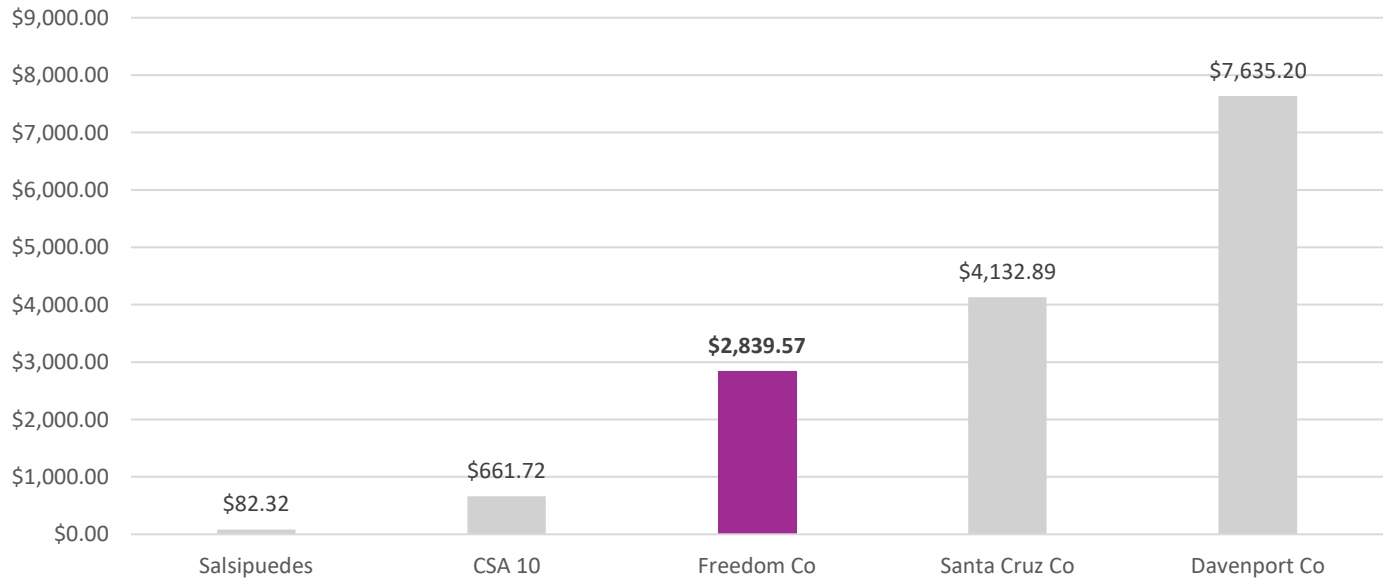


Figure 56: Annual Sewer Rates for School Sites

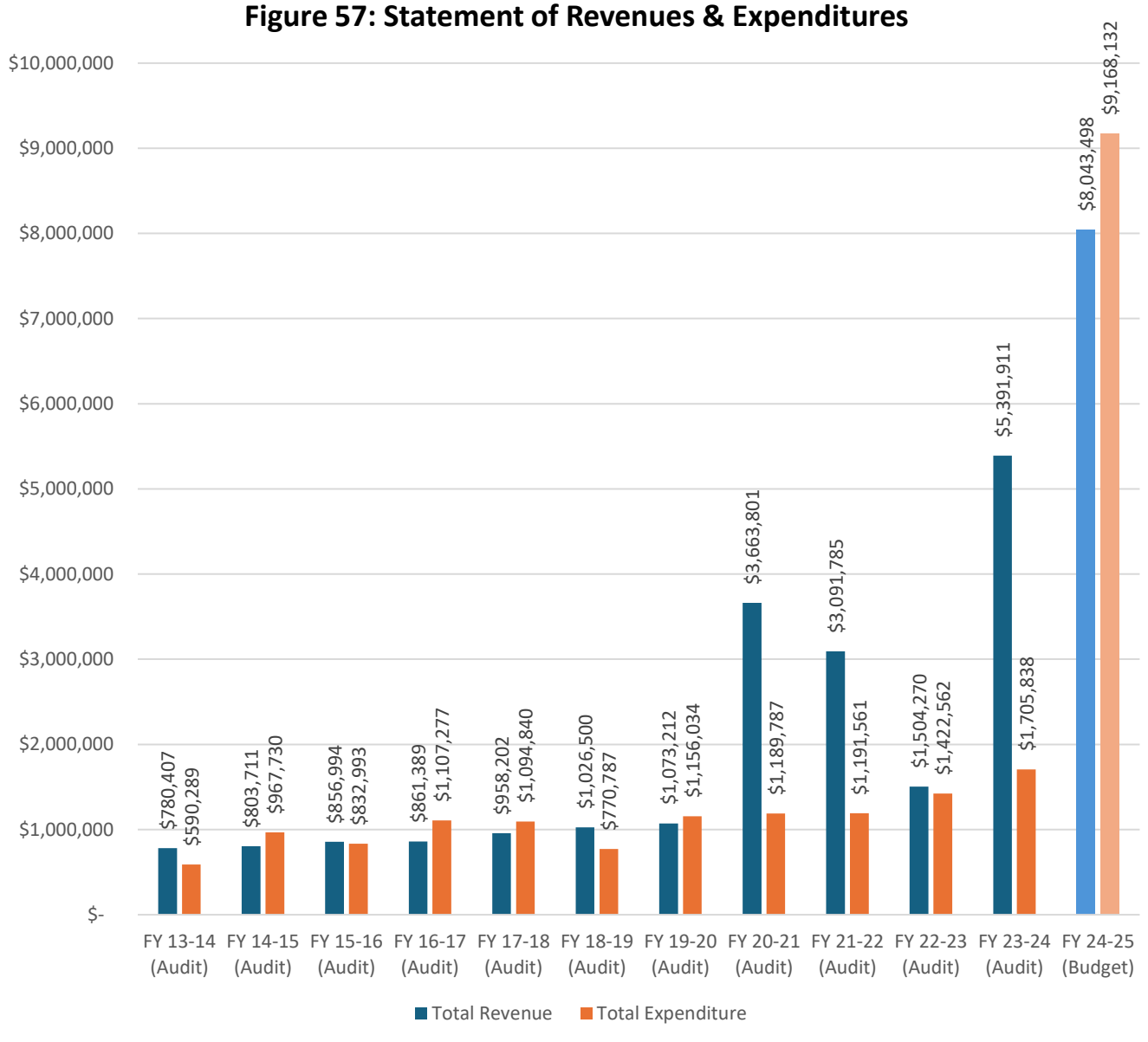


Finances

This section will highlight the District's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the District's financial performance during the past 12 years is shown in **Table 85** on page 133.

At the end of Fiscal Year 2023-24, total revenue collected was approximately $5 million, representing a 258% increase from the previous year ($1.5 million in FY 22-23). Total expenses for FY 2023-24 were approximately $1.7 million, which increased from the previous year by 20% ($1.4 million in FY 22-23). During LAFCO's last service review analysis in 2019, the District experienced annual deficits in three of the five fiscal years (FY 13-14 to FY 17-18). During this service review cycle, the District continued to experience annual deficits in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 57** below. The recently adopted budget also anticipates another negative year. LAFCO staff believes that the historical negative trend will continue unless additional revenue sources are allocated to cover annual expenses.

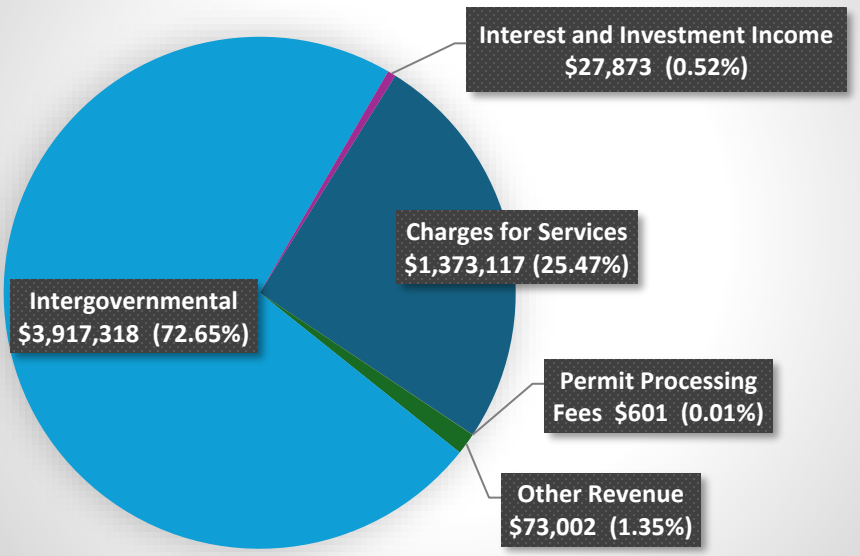
Figure 57: Statement of Revenues & Expenditures



District Revenues

Freedom County Sanitation District's primary source of revenue is Charges for Services. In FY 2023-24, the District received revenue from multiple sources as shown in **Figure 58**.

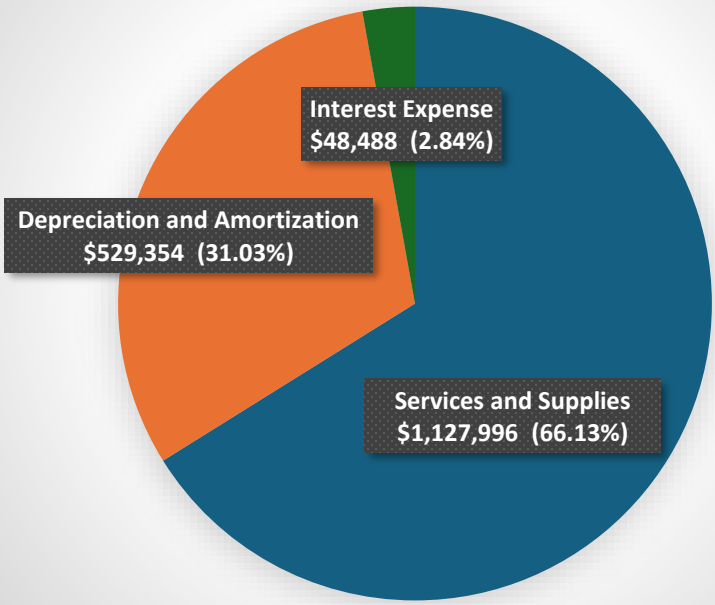
Figure 58: FY 2023-24 Revenue Breakdown



District Expenditures

The District's total expenditures can be categorized into three budgetary groups, as shown in **Figure 59**. The District's primary expenditure is associated with operational and management costs, under Services and Supplies.

Figure 59: FY 2023-24 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $9.5 million. The following table highlights the Fund Balance from 2018 to 2025. As **Table 84** shows below, the District has generally experienced a decrease in total reserves each year due to an influx of intergovernmental assistance in certain years. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 85**.

Table 84: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$6,359,690**	**$6,439,370**	**$8,913,384**	**$12,480,184**	**$10,895,316**	**$14,581,389**	**$9,475,500**
Change in ($) from previous year		$79,680	$2,474,014	$3,566,800	$(1,584,868)	$3,686,073	$(5,105,889)
Change in (%) from previous year		1%	38%	40%	-13%	34%	-35%

Table 85: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 765,831	$ 795,227	$ 845,074	$ 844,752	$ 935,805	$ 988,340	$ 1,048,619	$ 1,118,875	$ 1,239,427	$ 1,316,750	$ 1,373,117	$ 1,580,500
Permit Processing Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 601	$ -
Other Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77,993	$ 73,002	$ 6,456,998
Job Cost Billings Only	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 71,977	$ 3,917,318	$ -
Interest and Investment Income	$ 14,576	$ 8,484	$ 11,920	$ 16,637	$ 22,397	$ 38,160	$ 24,593	$ 6,567	$ (29,934)	$ 37,550	$ 27,873	$ 6,000
Fed-Misc Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,538,359	$ 1,882,292	$ -	$ -	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gain on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	**$ 780,407**	**$ 803,711**	**$ 856,994**	**$ 861,389**	**$ 958,202**	**$ 1,026,500**	**$ 1,073,212**	**$ 3,663,801**	**$ 3,091,785**	**$ 1,504,270**	**$ 5,391,911**	**$ 8,043,498**
EXPENDITURES												
Services and Supplies	$ 402,847	$ 759,792	$ 627,096	$ 899,002	$ 869,217	$ 560,803	$ 908,795	$ 957,588	$ 899,557	$ 855,247	$ 1,127,996	$ 1,075,391
Depreciation and Amortization	$ 187,442	$ 207,938	$ 205,897	$ 208,275	$ 210,881	$ 209,984	$ 247,239	$ 232,199	$ 223,519	$ 517,770	$ 529,354	$ 755,347
Operating Transfers Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,142,032
Interest Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 68,485	$ 49,545	$ 48,488	$ 47,419
Contrib to Other Agencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 147,943
Loss on Disposal of Capital Assets	$ -	$ -	$ -	$ -	$ 14,742	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditure	**$ 590,289**	**$ 967,730**	**$ 832,993**	**$ 1,107,277**	**$ 1,094,840**	**$ 770,787**	**$ 1,156,034**	**$ 1,189,787**	**$ 1,191,561**	**$ 1,422,562**	**$ 1,705,838**	**$ 9,168,132**
Surplus/(Deficit)	**$ 190,118**	**$ (164,019)**	**$ 24,001**	**$ (245,888)**	**$ (136,638)**	**$ 255,713**	**$ (82,822)**	**$ 2,474,014**	**$ 1,900,224**	**$ 81,708**	**$ 3,686,073**	**$ (1,124,634)**
Net Position - Beginning	$ 6,598,905	$ 6,789,023	$ 6,625,004	$ 6,649,005	$ 6,403,117	$ 6,266,479	$ 6,522,192	$ 6,439,370	$ 8,913,384	$ 10,813,608	$ 10,895,316	$ 10,600,134
Net Position - Ending	**$ 6,789,023**	**$ 6,625,004**	**$ 6,649,005**	**$ 6,403,117**	**$ 6,266,479**	**$ 6,522,192**	**$ 6,439,370**	**$ 8,913,384**	**$ 10,813,608**	**$ 10,895,316**	**$ 14,581,389**	**$ 9,475,500**
RESERVES												
Wastewater Reserves	$ 921	$ 49,445	$ 27,408	$ -	$ -	$ -	$ 400,000	$ 612,103	$ -	$ -	$ -	$ -
Sewer Project Reserves	$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -
M&O Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 37,813	$ 10,000	$ 10,000	$ 14,071	$ 100,000
Total Reserves	**$ 921**	**$ 49,445**	**$ 27,408**	**$ -**	**$ -**	**$ -**	**$ 450,000**	**$ 649,916**	**$ 10,000**	**$ 10,000**	**$ 14,071**	**$ 100,000**

Governance

The Freedom County Sanitation District is governed by a District Board comprised of members of the Santa Cruz County Board of Supervisors. The FCSD is a nonprofit public agency providing sewage collection to the town of Freedom. The current Board is as follows:

Table 86: Board of Directors

Board Member	Supervisorial 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 2028
Kimberly De Serpa	**Second District** (Aptos, Freedom, Corralitos, La Selva Beach, and parts of Capitola & Watsonville)	First Elected: 2024 Next Election: Primary 2028
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
Monica Martinez	**Fifth District** (San Lorenzo Valley, most of Scotts Valley, parts of Santa Cruz, and Paradise Park)	First Elected: 2024 Next Election: Primary 2028

The Board of Directors meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean Street, Room 525. Meetings generally begin at 9:00am. Public notice is provided through posting. The County contracts for independent audits.

The County of Santa Cruz Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The division also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations. Most of the County Code pertaining to sanitary sewer collection systems is adopted by reference from the SCCSD Code.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

Based on SB 929's criteria and the recommendations set by the SDLF, LAFCO conducted a thorough review of the District's website (even though said law only applies to independent special districts). **Table 87** summarizes staff's findings on whether the website meets the statutory requirements. At present, the District does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 87: 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)	**20 (100%)**

Opportunities & Challenges

The Freedom County Sanitation District is affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Capital Improvement Plan

The Freedom County Sanitation District is part of the County's 2021/22 Capital Improvement Program. The 2021/22 Capital Improvement Program (CIP) presents a five-year financing implementation plan for capital improvements within the unincorporated County; Parks, Open Space and Cultural Services; and County Facility projects located Countywide. The CIP is an outgrowth of cooperative planning, programming and financing efforts through the County Administrative Office and by the County's land use departments including Planning, Public Works, and Parks, Open Space and Cultural Services, as well as non-land use departments including the Health Services Agency, General Services Department, Probation, and the Sheriff's Department. Unprogrammed road, roadside, sanitation, flood control, parks, and recycling and solid waste projects (which funding is not anticipated for in the coming five years, or longer, and meets requirements of unincorporated County service level needs at build-out under the 1994 General Plan) are also identified in the CIP. The ***Freedom Sewer Rehabilitation Phase I*** and ***Freedom Sewer Rehabilitation Phase III*** projects are included in the 2021/22 CIP. These projects are now completed. Together they rehabilitated over 4.2 miles of sewer mains and associated manholes.

Sewer System Management Plan

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. These requirements include the following:

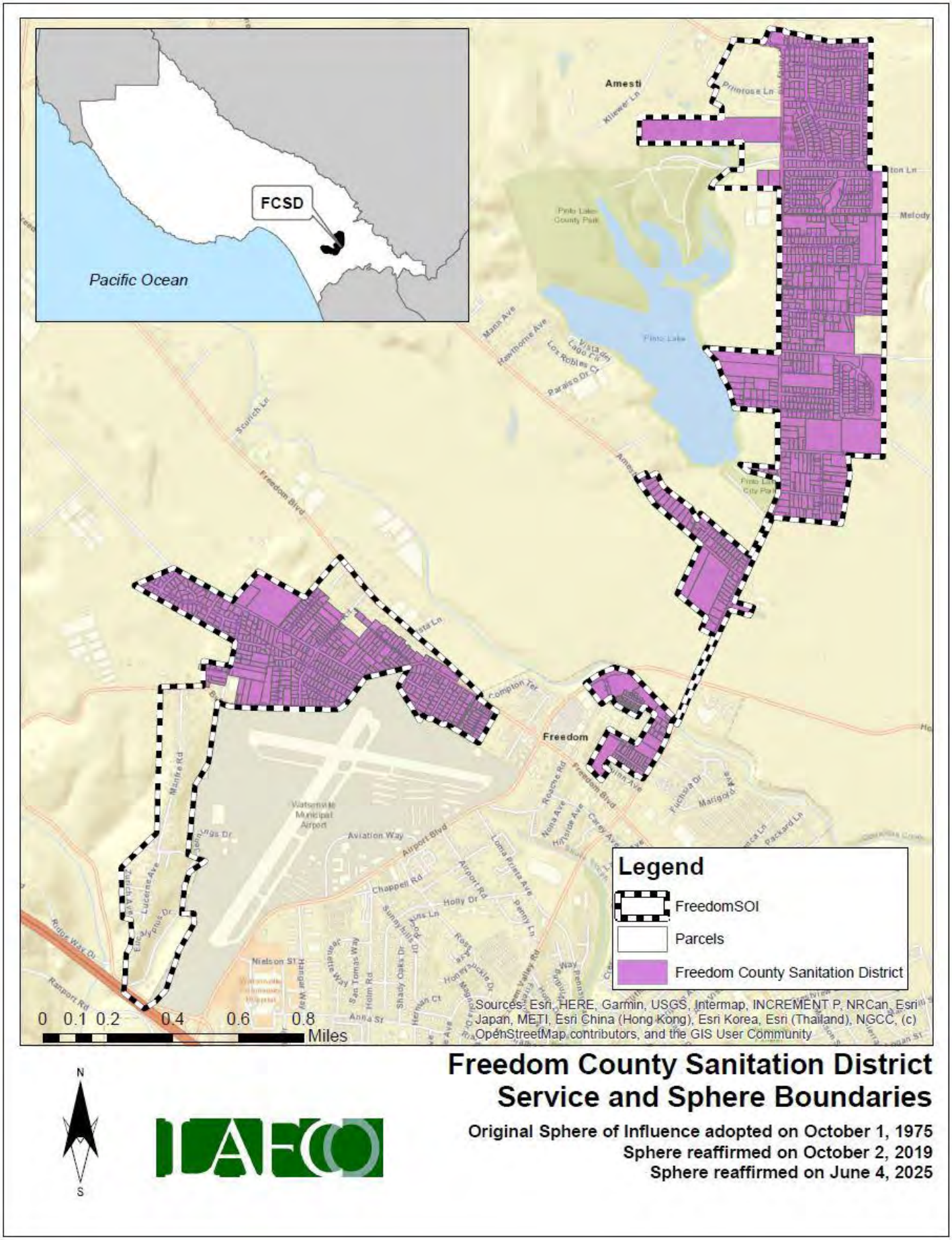
- Sanitary Sewer Spills are prohibited, and
- All Sanitary Sewer Spills, with the exception of Private Sewer Lateral Discharge (PLSDs), irrespective of size, must be reported to the State Water Board electronically using the California Integrated Water Quality System, and the Districts/CSAs must prepare and implement a Sewer System Management Plan (SSMP).

In 2022, the County adopted a Sewer System Management Plan to cover the management, operation and maintenance, design, construction and emergency response of the Davenport Sanitation District, Freedom Sanitation District, Santa Cruz County Sanitation District and County Service Areas sanitary sewer systems.

Sphere of Influence

The Freedom County Sanitation District was formed in 1958, before the establishment of LAFCOs. Santa Cruz LAFCO adopted the first sphere of influence for the District in 1975, and performed a major review of the District's sphere boundary in 1990. The last sphere update for the Freedom County Sanitation District was in March 2011. At present, the sphere boundary goes beyond the jurisdictional boundary of the District. A total of 266 parcels are located within the District's sphere. Staff recommends that the Commission reaffirm the sphere boundary. **Figure 60** on page 138 shows the current sphere of influence boundary for the Freedom County Sanitation District.

Figure 60: Freedom County Sanitation District's Current Sphere Map



District Summary

Freedom County Sanitation District	
Formation	County Sanitation District Act (Health and Safety Code Sections 4700-4858)
Board of Directors	5 members, elected at-large to four-year terms
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	8 full-time employees (approximately)
Facilities	Collection System; 9 pump stations; 1,891 connections
District Area	704 acres (1.1 square mile)
Sphere of Influence	Larger than District (i.e. sphere goes beyond existing jurisdictional boundary)
FY 2024-25 Budget	Total Revenue = $8,043,498 Total Expenditure = $9,168,132 Projected Net Position (Beginning Balance) = $14,581,389
Contact Information	Mailing Address: 701 Ocean Street, Room 410 Santa Cruz CA 95060 Phone Number: (831) 454-2160 Email Address: Matt.Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx
Public Meetings	The Board regularly meets on most Tuesdays in the Board of Supervisors' Chambers, 701 Ocean St, Rm. 525. Meetings generally begin at 9:00 am.
Mission Statement	The District does not have a published mission statement. However, their mission aligns with the published mission statement for the Santa Cruz County Sanitation District.

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   The Freedom area is substantially built-out. There are no growth projections available for the District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be around 4,300.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside the Watsonville city limits (totaling 1,504 parcels).

4. **Financial ability of agencies to provide services.**
   The Freedom County Sanitation District has recently experienced annual deficits. During the last six fiscal years, deficits have ranged from $1.1 to $1.6 million. As of June 30, 2024, the District is operating with a net position of approximately $15 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside the Watsonville city limits. The District also serves three connections outside its boundaries, including one duplex, one single family dwelling, and the Pinto Lake County Park ranger's residence. The District currently has over 1,800 connections and serves approximately 4,000 residents.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside the Watsonville city limits. The District also serves three connections outside its boundaries, including one duplex, one single family dwelling, and the Pinto Lake County Park ranger's residence. The District currently has over 1,800 connections and serves approximately 4,000 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   The Freedom County Sanitation District was formed in 1958, before the establishment of LAFCOs. Santa Cruz LAFCO adopted the first sphere of influence for the District in 1975, and performed a major review of the District's sphere boundary in 1990. Since then, the City of Watsonville has annexed over 300 acres of the District involving thousands of residents at the time of annexation. The last sphere update for the Freedom County Sanitation District was in March 2011. LAFCO is recommending that the current sphere be reaffirmed.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The District's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

SALSIPUEDES SANITARY DISTRICT

District Overview

The Salsipuedes Sanitary District has provided wastewater collection services to the unincorporated area northeast of Watsonville since 1965. The service area of the District encompasses about 800 acres and includes 502 parcels. Today, the District provides services to residential properties, as well as to Lakeview Middle School, St. Francis High School, Our Lady Help of Christians Catholic Church, the Santa Cruz County Fairgrounds, and several commercial businesses. **Appendix J** provides a copy of the formation resolution. The main streets in Salsipuedes Sanitary District's jurisdictional boundary include East Lake Avenue (Highway 152) and College Road. The District has 512 connections, and rents an office at 739 East Lake Avenue in Watsonville. The District has a five-person board of directors and employs a part-time Secretary-Manager. The District has a contract with the City of Watsonville to treat, recycle, and/or dispose sewage at the City's plant on Beach Road. **Figure 61**, on page 143, is a vicinity map of the service area.

District History

Salsipuedes Sanitary District was formed in 1965 following an election. Prior to the formation of the Salsipuedes Sanitary District, the Interlocken County Sanitary District provided limited sanitary sewer service to the unincorporated area in southern Santa Cruz County, northeast of the City of Watsonville. Upon formation, the District boundary extended from the Watsonville city limits at Hushbeck Avenue to the north end of Cutter Drive. The District has experienced a series of boundary changes of which the principal annexations were along East Lake Avenue (Highway 152) to include what is now Lakeview Middle School, Our Lady Help of Christians Catholic Church, St. Francis High School, two cemeteries, and the Santa Cruz County Fairgrounds. Detachments involving the District have also occurred as land was annexed to the City of Watsonville, which took over the sanitary sewer service responsibilities. A significant detachment occurred in 1987, in which LAFCO conditioned the Fairgrounds Reorganization to detach 200 acres of commercial agricultural land. This land was previously annexed into the District in the 1960s but was unlikely to need sewer service due to the agricultural land preservation policies enacted by the County in the 1970s and 1980s.

Population & Growth

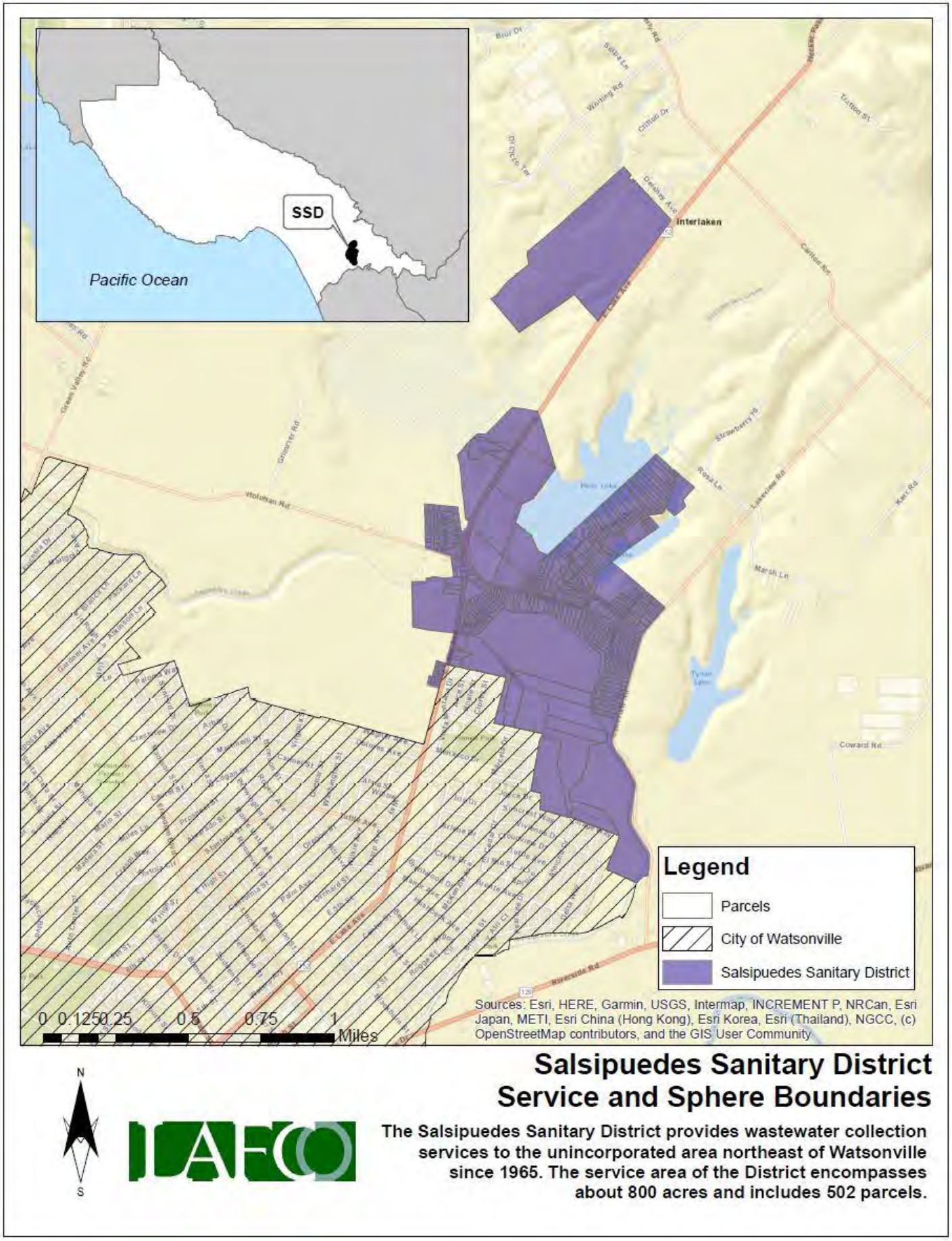
There are no growth projections available for the Salsipuedes Sanitary District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's population in 2040 will be around 2,228. In the daytime, the population in the District increases from attendance at the schools, churches, and fairgrounds. The projected population for the Salsipuedes Sanitary District is as follows:

Table 88: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
Salsipuedes Sanitary District	**2,172**	**2,190**	**2,209**	**2,228**	**0.86%**

Source: AMBAG 2018 Regional Growth Forecast

Figure 61: Salsipuedes Sanitary District's Vicinity Map



Services & Operations

Salsipuedes Sanitary District provides wastewater collection services for 512 connections within an unincorporated area northeast of Watsonville. Treatment of collected wastewater is provided by the Watsonville Wastewater Treatment Plant. The District has two lift stations and seven miles of sewer pipeline. The only reported sewer spill in the last ten years occurred in May 2014 when forty gallons spilled in the Beverly Drive neighborhood. To avoid a repeat spill, the district added that sewer segment to its preventive maintenance program. The District utilizes a private contractor, Green Line, to perform the maintenance on the mains and pump stations.

Table 89: Current Infrastructure

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
Salsipuedes Sanitary District	Collection	N/A	512	2	7.0

In 2009, in cooperation with the Pajaro Valley Water Management Agency, the City of Watsonville began treating part of its effluent flow to an advanced tertiary level, and providing it to the Pajaro Valley Water Management Agency to mix with inland well water and distribute through its Coastal Distribution System to irrigate farms in the coastal area of the Pajaro Valley. This recycled water use is a major component in reducing saltwater intrusion into the groundwater aquifers. The tertiary plant has a capacity of 7.7 million gallons per day. On October 1, 2015, the Pajaro Valley Water Management Agency broke ground on a 1.5-million-gallon storage tank that will increase tertiary water deliveries during the peak irrigation periods.

Contractual Agreement with the City of Watsonville

The District has acquired certain capacity rights to the City of Watsonville's Wastewater Treatment Facilities under an agreement dated March 28, 1985. The agreement provides for the apportionment of the costs of construction, reconstruction, enlargement, maintenance and operation of the existing and proposed facilities for the treatment and disposal of all sanitary sewage and industrial waste.

Under the agreement, the District does not obtain any ownership rights or other property rights, other than capacity rights. Capacity rights are for the right to discharge to the City of Watsonville's collection system and treatment plant up to a maximum of 0.281 million-gallon-per-day (mgd) of wastewater flow, 440 pounds a day biochemical oxygen demand, and 514 pounds a day suspended solids reflecting 1.7%, 0.71% and 1.00%, respectively of the treatment plant's capacity. Charges under the contract include operations and maintenance (based on the total flow from the District divided by the total flow to the treatment plant) and city collection system capital improvements (based on the District's rights to use in the improved facility). Charges under the contract totaled $157,252 for FY 2023-24. The following table depicts the City's contractual charges for the District's share of the treatment plant's operating and maintenance expenses during the last 5 years.

Table 90: Charges under the contract with the City of Watsonville

	FY 18-19 (audit)	FY 19-20 (audit)	FY 20-21 (audit)	FY 21-22 (audit)	FY 22-23 (audit)	FY 23-24 (audit)
Contractual Charges	$94,838	$128,580	$174,395	$173,536	$164,575	$157,252
Change ($)		$33,742	$45,815	$(859)	$(8,960)	$(7,323)
Change (%)		35.6%	35.6%	-0.5%	-5.2%	-4.4%

Sewer Rates

At present, the District's annual sewer rates derive from five primary areas: Single Family Dwelling, Condominiums, Commercial, the Lakeview Middle School, and the Fairgrounds. Each area has its own sewer rate. The following tables (**Tables 91 to 96**) show the gradual increase in annual flat rates during the last seven years.

Table 91: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Residential	$694.80	$715.68	$729.96	$729.96	$751.80	$766.80	$782.16
Condos	$521.16	$536.76	$547.44	$547.44	$563.88	$575.16	$586.68
Commercial	$117.96	$122.40	$126.12	$136.56	$141.84	$150.84	$152.88
School	$74.04	$76.20	$77.64	$77.16	$79.32	$80.64	$82.32
Fairgrounds	$18,069.00	$19,277.04	$18,976.08	$15,642.96	$18,462.00	$19,332.00	$21,852.00

Table 92: Single Family Dwelling's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Single-Family	$694.80	$715.68	$729.96	$729.96	$751.80	$766.80	$782.16	
Change ($)		*$20.88*	*$14.28*	*$0.00*	*$21.84*	*$15.00*	*$15.36*	*$16.06*
Change (%)		*3%*	*2%*	*0%*	*3%*	*2%*	*2%*	*2%*

Table 93: Condominium's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Multi-Family	**$521.16**	**$536.76**	**$547.44**	**$547.44**	**$563.88**	**$575.16**	**$586.68**	
Change ($)		*$15.60*	*$10.68*	*$0.00*	*$16.44*	*$11.28*	*$11.52*	*$12.04*
Change (%)		*3%*	*2%*	*0%*	*3%*	*2%*	*2%*	*2%*

Table 94: Commercial's Annual Flat Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Commercial	**$117.96**	**$122.40**	**$126.12**	**$136.56**	**$141.84**	**$150.84**	**$152.88**	
Change ($)		*$4.44*	*$3.72*	*$10.44*	*$5.28*	*$9.00*	*$2.04*	*$5.28*
Change (%)		*4%*	*3%*	*8%*	*4%*	*6%*	*1%*	*4%*

Table 95: School's Annual Flat Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
School	**$74.04**	**$76.20**	**$77.64**	**$77.16**	**$79.32**	**$80.64**	**$82.32**	
Change ($)		*$2.16*	*$1.44*	*-$0.48*	*$2.16*	*$1.32*	*$1.68*	*$1.38*
Change (%)		*3%*	*2%*	*-1%*	*3%*	*2%*	*2%*	*2%*

Table 96: Fairground's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Fairgrounds	**$18,069.00**	**$19,277.04**	**$18,976.08**	**$15,642.96**	**$18,462.00**	**$19,332.00**	**$21,852.00**	
Change ($)		*$1,208.04*	*-$300.96*	*-$3,333.12*	*$2,819.04*	*$870.00*	*$2,520.00*	*$740.45*
Change (%)		*7%*	*-2%*	*-18%*	*18%*	*5%*	*13%*	*5%*

When comparing the sewer rates with the other sanitation districts analyzed in this report, Salsipuedes Sanitary District is ranked the second lowest in charges for single family units ($782.16/year), ranked the second lowest in charges for multi-family units ($586.68/year), and ranked the lowest in commercial sites ($152.88/year), and ranked the lowest in charges to school units ($82.32/year). Sewer rate comparisons are shown in the following figures (**Figures 62 and 65**). It is important to note that the sewer rates for SSD only includes flat rates and no other supplemental charges regarding commercial or school rates as included in the other sewer agencies in Figures 64 and 65.

Figure 62: Annual Sewer Rates for Single-Family Units

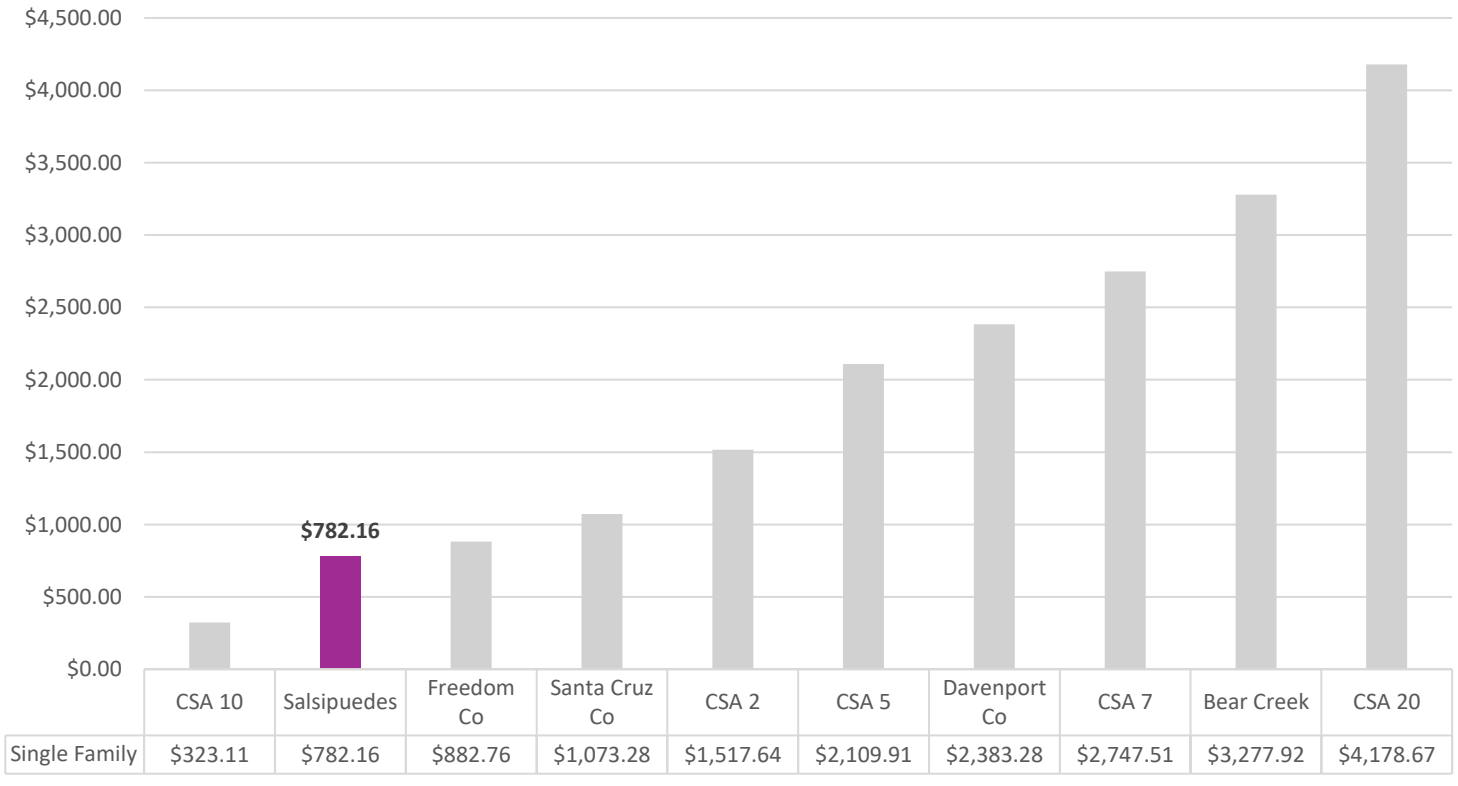
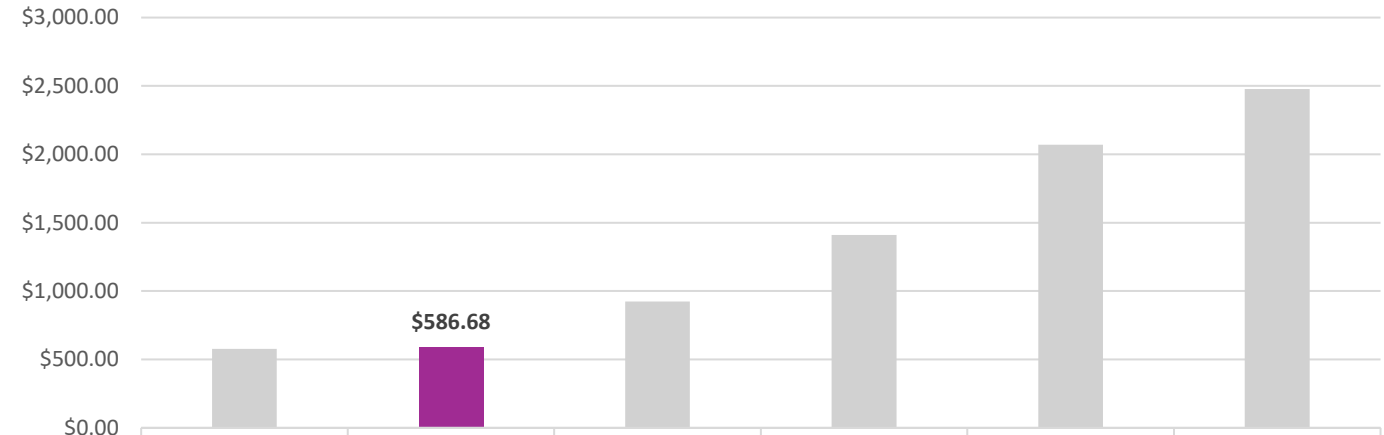


Figure 63: Annual Sewer Rates for Multi-Family Units



	Freedom Co	Salsipuedes	Santa Cruz Co	CSA 2	CSA 5	CSA 7
Single Family	$576.66	$586.68	$923.52	$1,411.19	$2,069.37	$2,477.10

Figure 64: Annual Sewer Rates for Commercial Sites

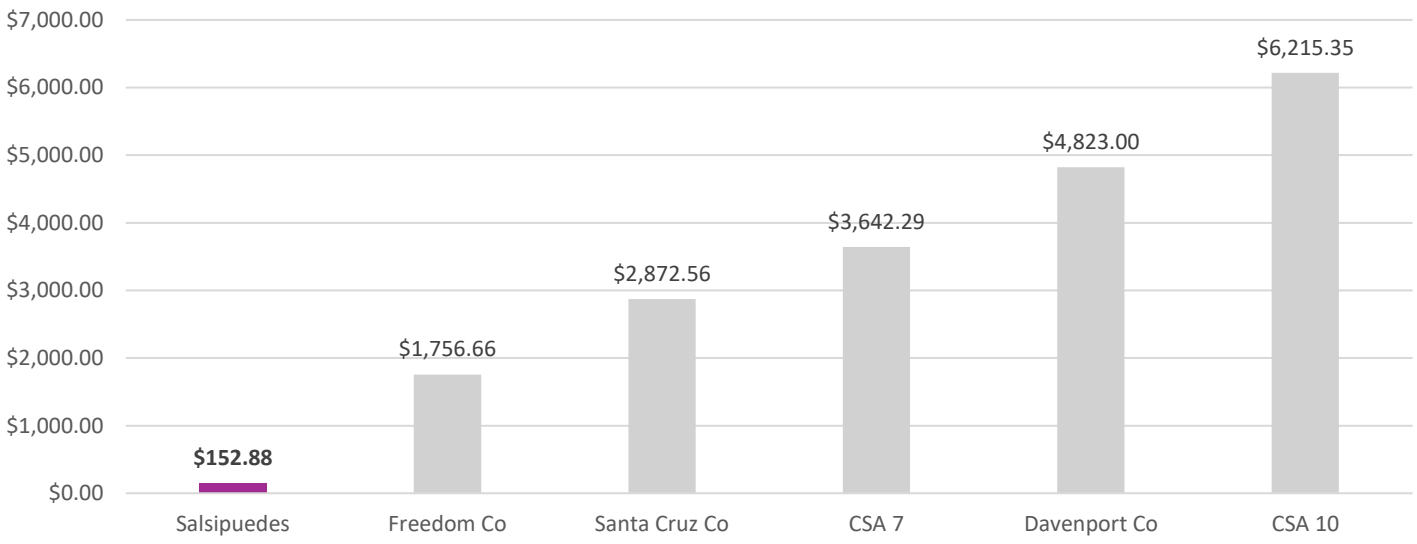
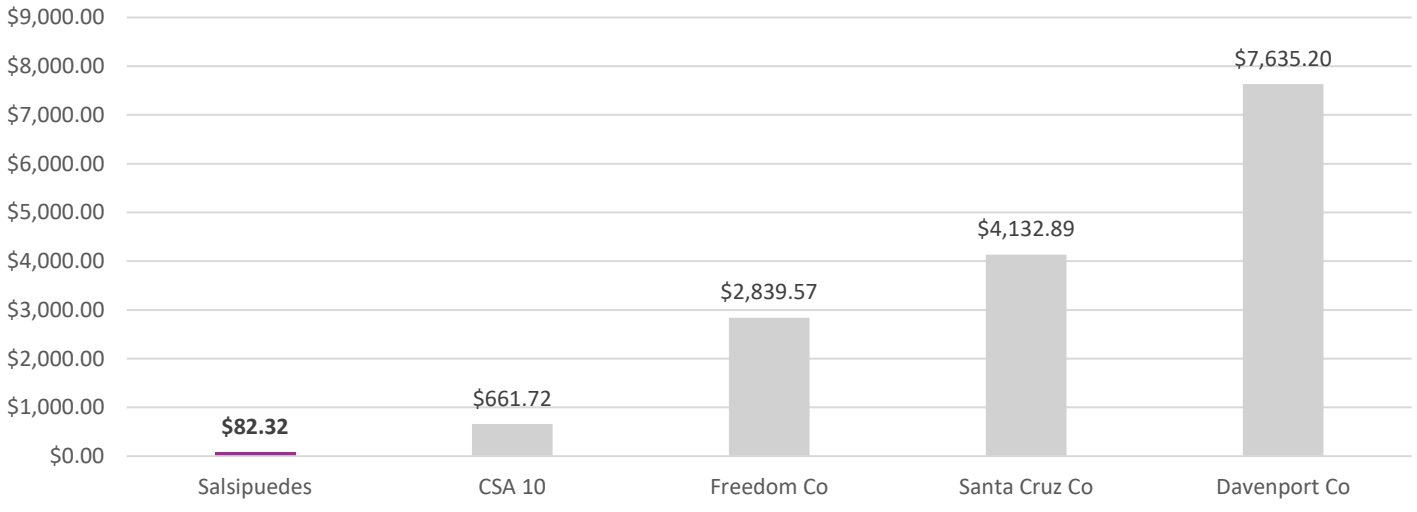


Figure 65: Annual Sewer Rates for School Sites

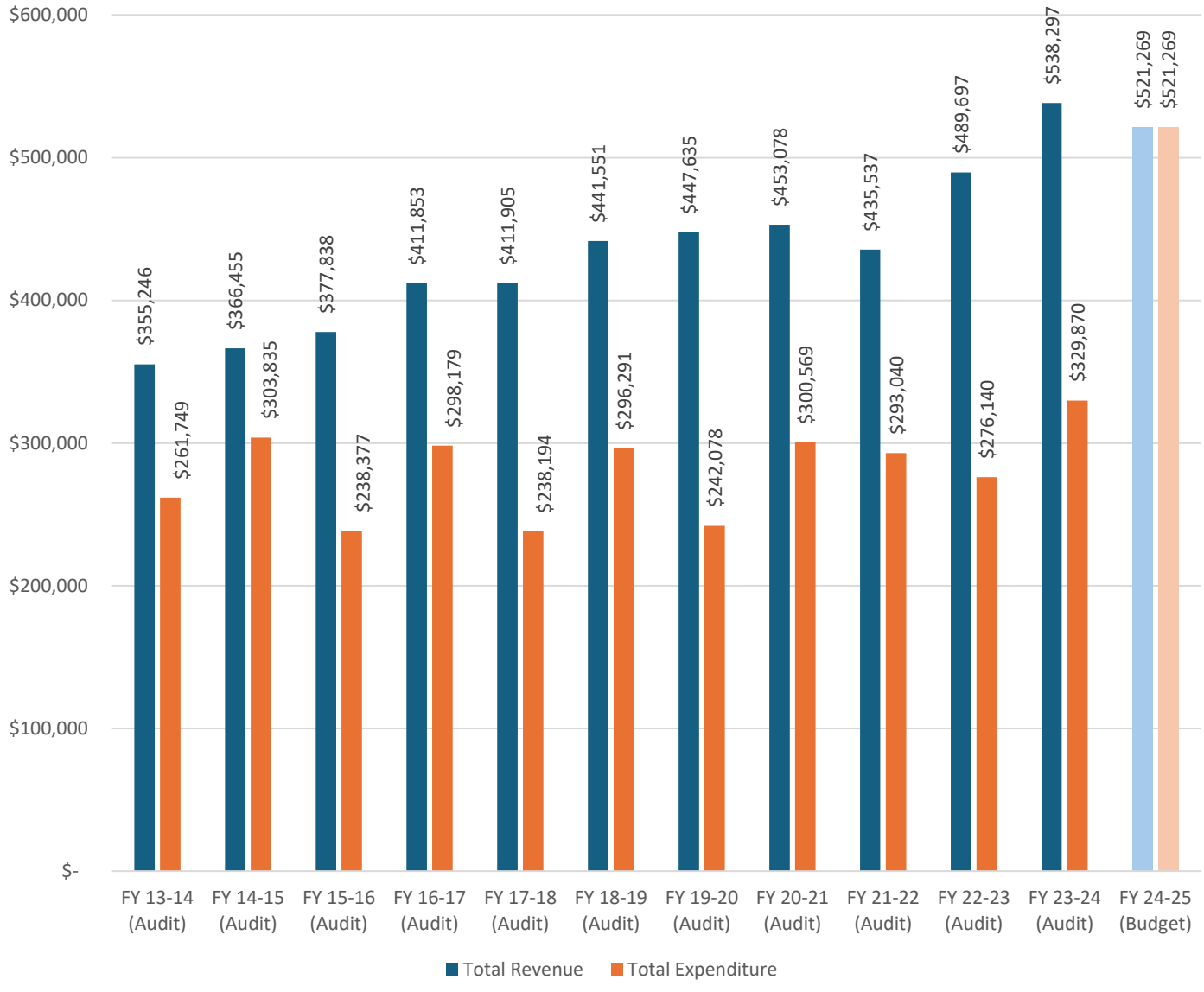


Finances

This section will highlight the District's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the District's financial performance during the past 12 years is shown in **Table 99** on page 150.

At the end of Fiscal Year 2023-24, total revenue collected was $538,297, representing a 10% increase from the previous year ($489,697 in FY 22-23). Total expenses for FY 2023-24 were $329,870, which increased from the previous year by 19% ($276,140 in FY 22-23). During LAFCO's last service review analysis in 2019, the District experienced annual surpluses in all five fiscal years (FY 13-14 to FY 17-18). During this service review cycle, the District continued to experience consecutive annual surpluses in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 66** below. Based on the recently adopted budget and past performances, LAFCO staff believes that the District will continue to operate effectively due to its stable revenue stream and stagnant expenditures.

Figure 66: Statement of Revenues & Expenditures



District Revenues

Operating Revenue

Salsipuedes Sanitary District's primary source of revenue is from Sewer Service Charges. In FY 2023-24, Sewer Service Charges totaled approximately $424,000. Overall, operating revenue represents 79% of the District's entire revenue stream. **Table 97** highlights the operating revenue funds for FY 2023-24.

Non-Operating Revenue

In FY 2023-24, the District collected approximately $114,000 in non-operating revenue. Interest Income ($86,231) and Property Taxes ($26,824) are the largest contributors to the non-operating revenue stream. Overall, non-operating revenue represents 21% of the District's entire revenue stream. **Table 97** highlights the non-operating revenue funds for FY 2023-24.

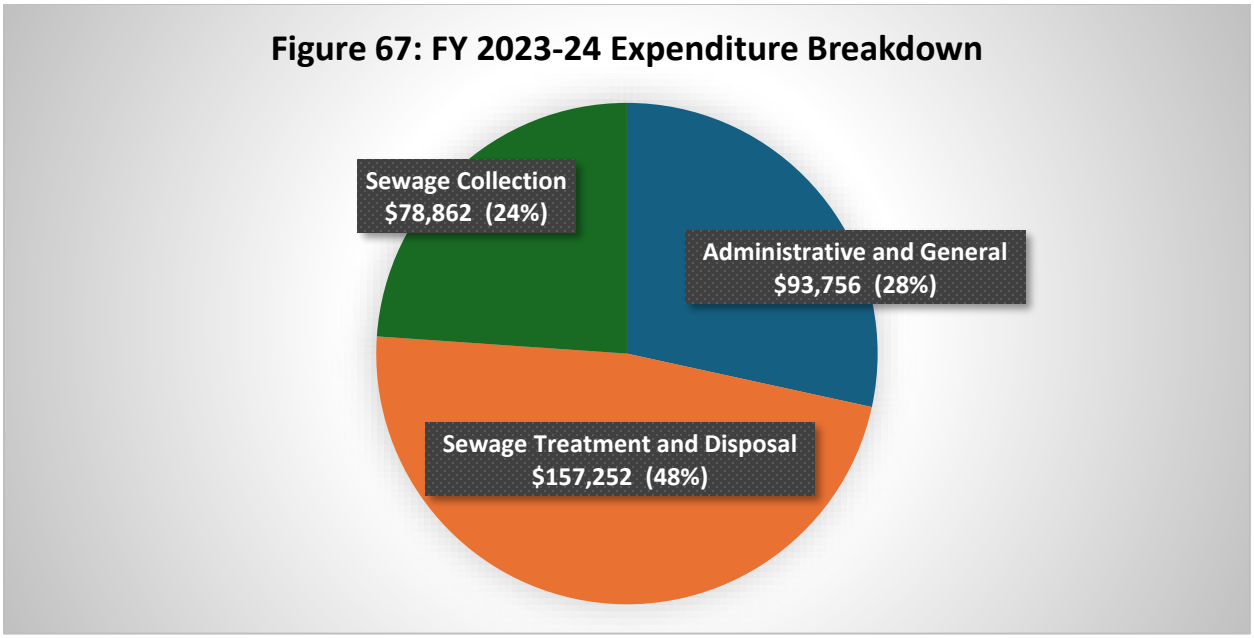
Table 97: Fiscal Year 2023-24 Revenue Breakdown

Operating Revenues:	**($)**	**(%)**
Sewer Service Charges	$424,117	78.79%
Miscellaneous Revenue	-	0.00%
Sub-total: Operating Revenue	$424,117	78.79%
Non-Operating Revenues:		
Interest Income	$86,231	16.02%
Taxes – Property	$26,824	4.98%
Homeowners Property Tax Relief	$124	0.02%
Sewer Inspection and Fees	$1,000	0.19%
Sub-total: Non-Operating Revenue	$114,179	21.21%
Total Revenue	**$538,297**	**100.0%**

District Expenditures

Salsipuedes Sanitary District's total expenditures can be categorized into three budgetary groups: Administrative and General, Sewerage Treatment & Disposal, and Sewage Collection. **Figure 67** depicts the how funding is distributed by category.

Figure 67: FY 2023-24 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $3 million. The following table highlights the Fund Balance from 2018 to 2025. As **Table 98** shows below, the District has generally experienced an increase in total reserves each year. On average, total reserves have increased by approximately $156,000 or 8% since 2013. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 99**.

Table 98: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$1,935,487**	**$2,141,044**	**$2,293,553**	**$2,436,050**	**$2,649,607**	**$2,858,033**	**$2,858,033**
Change in ($) from previous year	-	$205,557	$152,508	$142,497	$213,557	$208,427	-
Change in (%) from previous year	-	11%	7%	6%	9%	8%	-

Table 99: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUE												
Operating Revenue												
Sewer Service Charges	$ 334,605	$ 343,747	$ 352,535	$ 374,990	$ 357,786	$ 390,457	$ 393,583	$ 416,210	$ 400,284	$ 424,910	$ 424,117	$ 455,844
Miscellaneous Revenue	$ -	$ 1,667	$ 705	$ 978	$ -	$ 519	$ -	$ -	$ -	$ -	$ -	$ -
Operating Revenue Sub-total	$ 334,605	$ 345,414	$ 353,240	$ 375,968	$ 357,786	$ 390,976	$ 393,583	$ 416,210	$ 400,284	$ 424,910	$ 424,117	$ 455,844
Non-Operating Revenue												
Interest Income	$ 2,466	$ 3,663	$ 5,853	$ 9,191	$ 15,076	$ 28,248	$ 31,092	$ 11,974	$ 8,852	$ 37,978	$ 86,231	$ 29,590
Taxes - Property	$ 15,601	$ 17,248	$ 18,219	$ 19,367	$ 20,535	$ 22,200	$ 22,835	$ 23,571	$ 24,879	$ 26,088	$ 26,824	$ 29,110
Homeowners Property Tax Relief	$ 124	$ 130	$ 126	$ 127	$ 125	$ 126	$ 125	$ 122	$ 122	$ 121	$ 124	$ 125
Connection Fees	$ 1,650	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,600
Sewer Inspection and Fees	$ 800	$ -	$ 400	$ 1,200	$ 18,383	$ -	$ -	$ 1,200	$ 1,400	$ 600	$ 1,000	$ 3,000
Non-Operating Revenue Sub-total	$ 20,641	$ 21,041	$ 24,598	$ 35,885	$ 54,119	$ 50,574	$ 54,052	$ 36,868	$ 35,253	$ 64,787	$ 114,179	$ 65,425
Total Revenue	**$ 355,246**	**$ 366,455**	**$ 377,838**	**$ 411,853**	**$ 411,905**	**$ 441,551**	**$ 447,635**	**$ 453,078**	**$ 435,537**	**$ 489,697**	**$ 538,297**	**$ 521,269**
EXPENDITURE												
Administrative and General												
Salaries & Benefits	$ 44,090	$ 37,888	$ 32,025	$ -	$ 34,890	$ 42,407	$ 38,388	$ 41,776	$ 42,487	$ 43,455	$ 43,579	$ 44,960
Payroll Taxes	$ 4,022	$ 3,405	$ 2,917	$ -	$ 3,268	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Workers' Compensation	$ 1,583	$ 2,147	$ 2,344	$ -	$ 2,294	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000
Attorney Fees	$ 2,534	$ 4,089	$ 200	$ -	$ -	$ 408	$ 239	$ 1,689	$ 4,194	$ -	$ 162	$ 3,350
Accounting and Auditing Fees	$ 7,880	$ 8,920	$ 9,457	$ -	$ 1,529	$ 8,337	$ 1,589	$ 5,003	$ 5,406	$ 1,819	$ 11,717	$ 13,845
Custodial Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500
Directors' Fees	$ 8,090	$ 5,210	$ 6,100	$ -	$ 6,400	$ 6,500	$ 6,800	$ 6,450	$ 6,200	$ 5,550	$ 6,250	$ 7,150
Professional and Special Services	$ 284	$ -	$ -	$ -	$ -	$ 1,126	$ 1,604	$ 2,274	$ 2,064	$ 2,114	$ 2,444	$ 2,350
Telephone	$ 2,324	$ 2,466	$ 2,399	$ -	$ 2,812	$ 2,330	$ 2,572	$ 2,418	$ 2,172	$ 2,577	$ 2,272	$ 3,350
Property Insurance	$ 1,155	$ 1,373	$ 1,459	$ -	$ 1,360	$ 3,812	$ 3,605	$ 8,363		$ 2,502	$ 5,636	$ 4,000
Utilities	$ 1,916	$ 2,141	$ 2,491	$ -	$ 3,357	$ 4,196	$ 2,462	$ 2,645	$ 2,913	$ 3,497	$ 3,136	$ 3,850
Office Expense - Supplies	$ 6,506	$ 2,421	$ 2,584	$ -	$ 3,405	$ 5,146	$ 3,112	$ 1,985	$ 1,639	$ 858	$ 1,342	$ 2,781
Publication and Legal Notices	$ 1,461	$ -	$ 1,177	$ -	$ 983	$ 392	$ 853	$ 748	$ 644	$ -	$ 1,567	$ 1,350
Rent	$ 7,620	$ 7,720	$ 8,220	$ -	$ 12,000	$ 11,000	$ 13,000	$ 13,201	$ 12,430	$ 13,800	$ 13,580	$ 15,350
Election Expense	$ 75	$ -	$ -	$ -	$ 75	$ -	$ 75	$ -	$ -	$ -	$ -	$ 389
Travel - Mileage	$ 1,301	$ 1,465	$ 1,042	$ -	$ 1,362	$ 2,048	$ 1,353	$ 1,450	$ 1,357	$ 1,552	$ 1,514	$ 2,781
Contingencies	$ -	$ -	$ -	$ -	$ -	$ 539	$ -	$ -	$ -	$ -	$ -	$ 23,000
Contribution to Other Agencies	$ 455	$ 505	$ 505	$ -	$ 538	$ -	$ 587	$ 515	$ 531	$ 501	$ 556	$ 455
Administrative and General Sub-total	$ 91,296	$ 79,750	$ 72,920	$ 75,209	$ 74,273	$ 88,243	$ 76,237	$ 88,516	$ 82,038	$ 78,225	$ 93,756	$ 132,461
Sewage Treatment and Disposal												
Treatment Plant Operating and Maintenance Contrac	$ 83,381	$ 83,147	$ 95,330	$ 155,783	$ 114,953	$ 94,838	$ 129,892	$ 174,395	$ 173,536	$ 164,575	$ 157,252	$ 233,272
Sewage Collection												
Maintenance and Repair Projects - Sewer Line - MRO	$ 46,782	$ 106,961	$ 37,444	$ -	$ 18,821	$ 109,782	$ 35,414	$ 35,879	$ 29,683	$ 30,791	$ 77,147	$ 139,186
Engineering	$ 13,659	$ 7,346	$ 6,052	$ -	$ 3,471	$ 3,428	$ 534	$ 1,780	$ 5,283	$ 2,548	$ 1,715	$ 4,350
Sewage Collection Sub-total	$ 60,441	$ 114,307	$ 43,496	$ 40,556	$ 22,292	$ 113,210	$ 35,948	$ 37,659	$ 34,966	$ 33,339	$ 78,862	$ 143,536
Other Expenses												
Capital Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000
Depreciation	$ 26,631	$ 26,631	$ 26,631	$ -	$ 26,676	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Expenses Sub-total	$ 26,631	$ 26,631	$ 26,631	$ 26,631	$ 26,676	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ 12,000
Total Expenditure	**$ 261,749**	**$ 303,835**	**$ 238,377**	**$ 298,179**	**$ 238,194**	**$ 296,291**	**$ 242,078**	**$ 300,569**	**$ 293,040**	**$ 276,140**	**$ 329,870**	**$ 521,269**
Surplus/(Deficit)	**$ 93,497**	**$ 62,620**	**$ 139,461**	**$ 113,674**	**$ 173,711**	**$ 145,260**	**$ 205,557**	**$ 152,508**	**$ 142,497**	**$ 213,557**	**$ 208,427**	**$ -**
Net Position - Beginning of Year	$ 1,207,264	$ 1,300,761	$ 1,363,381	$ 1,502,842	$ 1,616,516	$ 1,790,227	$ 1,935,487	$ 2,141,044	$ 2,293,553	$ 2,436,050	$ 2,649,607	$ 2,858,033
Net Position - End of Year	**$ 1,300,761**	**$ 1,363,381**	**$ 1,502,842**	**$ 1,616,516**	**$ 1,790,227**	**$ 1,935,487**	**$ 2,141,044**	**$ 2,293,553**	**$ 2,436,050**	**$ 2,649,607**	**$ 2,858,033**	**$ 2,858,033**

Governance

Salsipuedes Sanitary District is an independent special district governed by a five-member Board of Directors elected at large by the voters within the District. When candidates run unopposed, they are appointed by the County Board of Supervisors in lieu of conducting the election. The current Board is as follows:

Table 100: Board of Directors

Board Member	Title	Term of Office Expiration
David Ferracane	Director	2027
Jenet DeCosta	Director	2027
Robert Roberts	Director	2027
Allen Rusler	Director	2027
Dan Dewig	Director	2025

The Board of Directors meet on the third Wednesday of each month at 7:00 PM at the District's offices. Public notice is provided through posting. The District contracts for independent audits.

Infrastructure Management Plans

The State Water Resources Control Board regulates wastewater discharges to surface water (rivers, ocean, etc.) and to groundwater (via land). The State Water Board requires sanitation districts to follow the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems.

The District's sewer system management plan consists of weekly inspections to both pump lift stations by a maintenance staff. Regular inspections ensure that wastewater flow is at adequate levels. Additionally, the District is scheduled for annual flushing.

At present, the District does not have a capital improvement plan. The District's General Manager has indicated that the District is developing a CIP plan which will identify future infrastructure repairs/replacements. The District is currently reviewing grant information to prepare for costs of future infrastructure needs.

LAFCO Staff Recommendation: *The District should consider adopting a long-term maintenance plan to ensure scheduled and unforeseen repairs, replacements, and installations are adequately funded.*

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

Based on SB 929's criteria and the recommendations set by the SDLF, LAFCO conducted a thorough review of the District's website. **Table 101** summarizes staff's findings on whether the website meets the statutory requirements. At present, the District does meet most of the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 101: 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)	**17 (85%)**

Opportunities & Challenges

Salsipuedes Sanitary District is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Regional Collaboration

Several sanitation districts, including entities managed and operated by the County, have expressed interest in transferring sewer responsibilities to another agency due to funding issues, limited long-term planning, or lack of economies of scale. Establishment of a countywide memorandum of understanding or a joint powers authority may unify the already-established collaboration set by the sanitation providers in the county. Such agreements may also lay the foundation for future changes of organization, including but not limited to annexations, consolidations, or mergers.

Sphere of Influence

LAFCO originally adopted a sphere of influence for the District back in 1987. The Commission, at that time, adopted a sphere boundary that goes beyond the District's jurisdictional boundary in the north but also excluded areas from being part of the sphere boundary adjacent to Watsonville's city limits. The area outside the sphere of influence but within the District is approximately 60 acres, undeveloped, and primarily used for agriculture. **Figure 68** on page 154 shows the current sphere of influence boundary for the Salsipuedes Sanitary District.

The current sphere has been in place for almost 40 years without any change or anticipated action. Therefore, staff is recommending that the Commission adopt a coterminous sphere to accurately reflect the District's current service area. **Figure 69** on page 155 shows the proposed sphere boundary.

Figure 68: Salsipuedes Sanitary District's Current Sphere Map

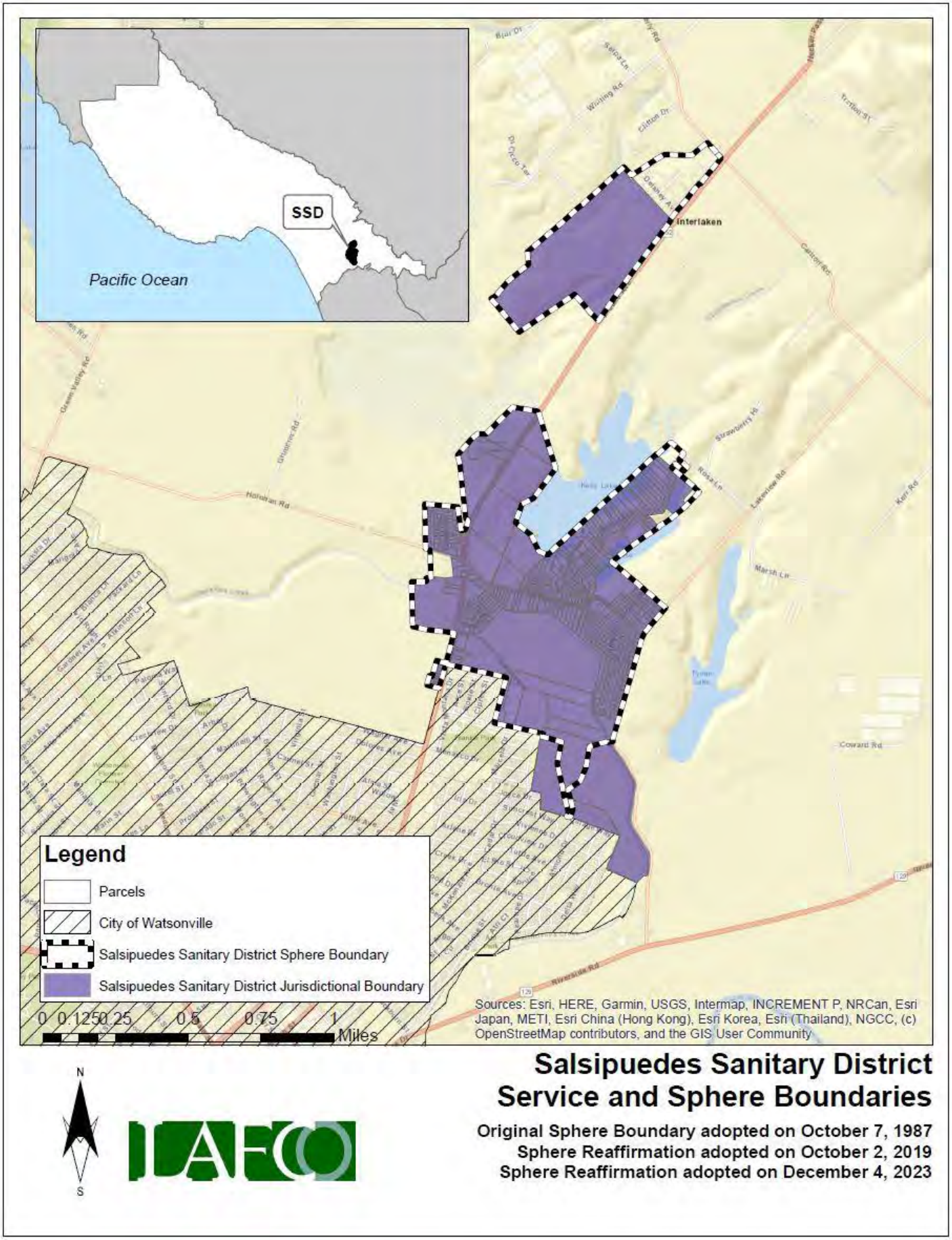
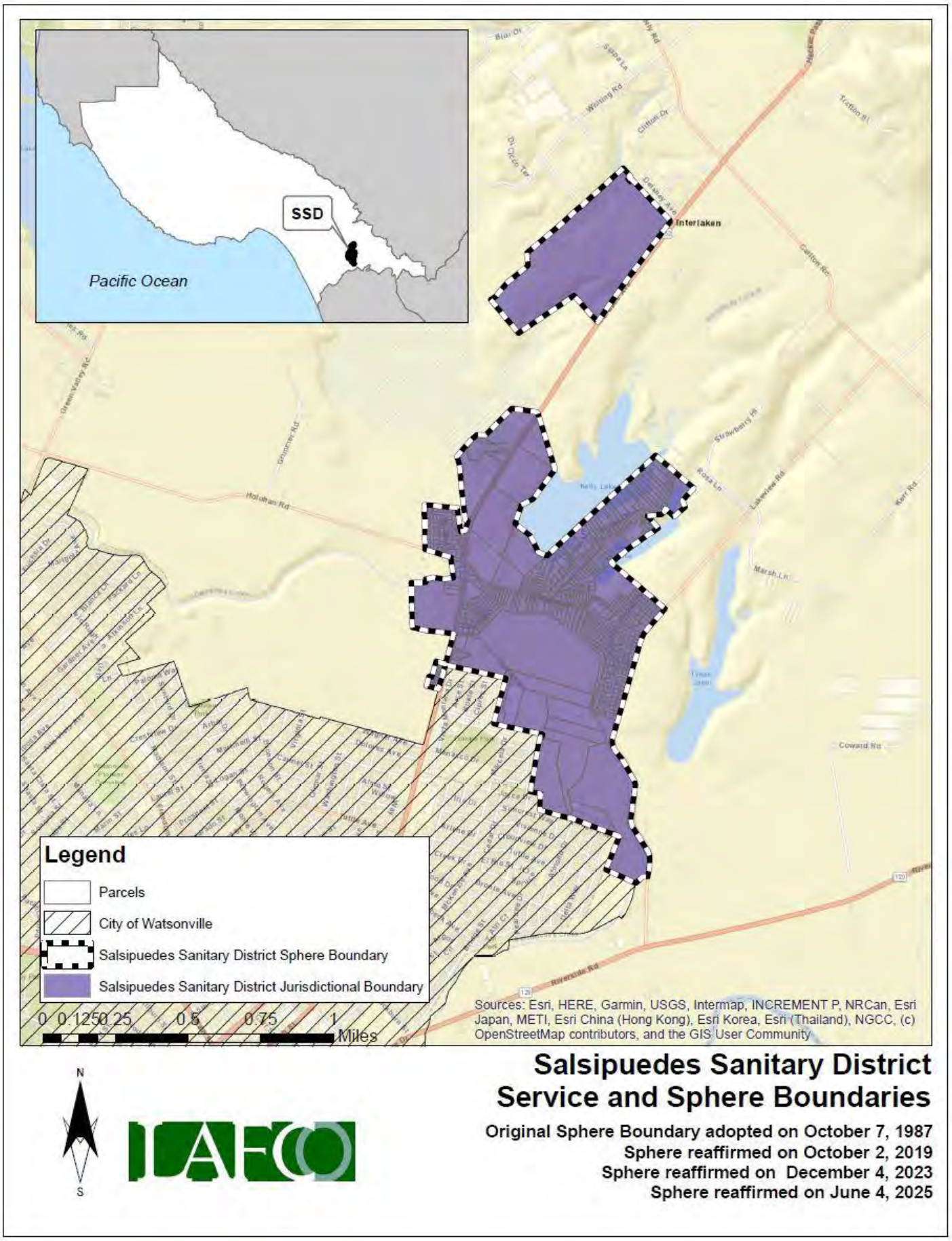


Figure 69: Salsipuedes Sanitary District's Proposed Sphere Map



District Summary

Salsipuedes Sanitary District	
Formation	Health and Safety Code §6400 et seq. (Sanitary District Act of 1923)
Board of Directors	Five members, elected at-large to four-year terms
Contact Person	Delia N. Brambila, Secretary/Manager
Employees	2 Part-Time Employees
Facilities	Collection Plant; 2 pump stations; 512 connections
District Area	7 square miles
Sphere of Influence	**Current Sphere:** Slightly Larger than the District (i.e. sphere goes beyond existing jurisdictional boundary) **Proposed Sphere:** Coterminous with District's service area
FY 2024-25 Budget	Total Revenue = $521,269 Total Expenditure = $ 521,269 Projected Net Position (Beginning Balance) = $2,858,033
Contact Information	Mailing Address: 739 East Lake Avenue, Suite 2, Watsonville CA 95076 Phone Number: (831) 722-7760 Email Address: salsisanitary@gmail.com Website: https://salsipuedessanitary.specialdistrict.org/
Public Meetings	The Board of Directors meets on the third Wednesday of each month at 7:00 PM at the District's offices. Public noticed is provided through posting.
Mission Statement	None

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   Salsipuedes Sanitary District serves an unincorporated community northeast of the City of Watsonville. The population of the District is approximately 2,100. The County General Plan anticipates very little future growth within the District's jurisdictional and sphere of influence boundaries.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   Salsipuedes Sanitary District serves 512 connections. It has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

4. **Financial ability of agencies to provide services.**
   Salsipuedes Sanitary District's financial ability to provide services is well-established. The District has successfully kept costs below its revenue stream since 2013. As of June 30, 2024, the District is operating with a net position of approximately $3 million.

5. **Status of, and opportunities for, shared facilities.**
   Salsipuedes Sanitary District has an active contract with the City of Watsonville to utilize their regional treatment plant. The District should explore other collaborative efforts with neighboring agencies, which may help to reduce costs and/or maximize economies of scale.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   Salsipuedes Sanitary District should consider adopting a long-term maintenance plan to ensure scheduled and unforeseen repairs, replacements, and installations are adequately funded.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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 in the Salsipuedes Sanitary District are principally suburban residential and public facilities. There are some neighborhood commercial uses near the corner of Holohan Road and East Lake Avenue. Rural homes and agricultural buildings in the southern agricultural portion of the District's jurisdictional and sphere boundaries are connected to the District's mains. The County of Santa Cruz plans for the southern portion of the District, between Salsipuedes Creek and the City of Watsonville, to remain in commercial agricultural uses.

2. **The present and probable need for public facilities and services in the area.**
   The present and probable future need for public facilities and services in the Salsipuedes Sanitary District is the maintenance, repair, and replacement of aging main lines and pumps.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   Salsipuedes Sanitary District serves 512 connections. It has adequate transmission and treatment capacity for the present and planned facilities within the District's jurisdictional and sphere of influence boundaries. The District's principal needs are repair and replacement of aging infrastructure.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The District's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the Salsipuedes Sanitary District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

SANTA CRUZ COUNTY SANITATION DISTRICT

District Overview

The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves Harbor High School, a satellite medical center and the Port District which are within the City of Santa Cruz and outside the District's boundary. The District receives periodic inquiries regarding sewer service in the La Selva Beach area due to septic problems in that area, but that area lies outside its current sphere of influence. **Figure 70**, on page 160, is a vicinity map of the service area. **Appendix K** provides a copy of the formation resolution.

The Santa Cruz County Sanitation District was formed in 1973 by the consolidation of three sanitation districts: East Cliff, Capitola, and Aptos. At that time each district had a primary treatment plant and ocean outfall into Monterey Bay. The discharges did not meet either the Federal or State clean water standards. During the 1970s the District participated in regional sewer studies and ultimately acted to abandon its treatment plants and outfall, build a transmission line into the City of Santa Cruz, and contract with the city to treat and dispose of the district's sewage. The city built a new outfall in 1989 and added secondary treatment in 1998.

Population & Growth

There are no growth projections available for the Santa Cruz County Sanitation District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. However, the District also includes the entire City of Capitola. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be around 76,500. The projected population for the Santa Cruz County Sanitation District are as follows:

Table 102: Projected Population

	2025	2030	2035	2040	Growth Rate
Santa Cruz County (unincorporated)	137,896	139,105	140,356	141,645	0.86%
City of Capitola	10,312	10,451	10,622	10,809	1.48%
Santa Cruz County Sanitation District	**73,894**	**74,756**	**75,628**	**76,510**	**1.17%**

Source: AMBAG 2018 Regional Growth Forecast

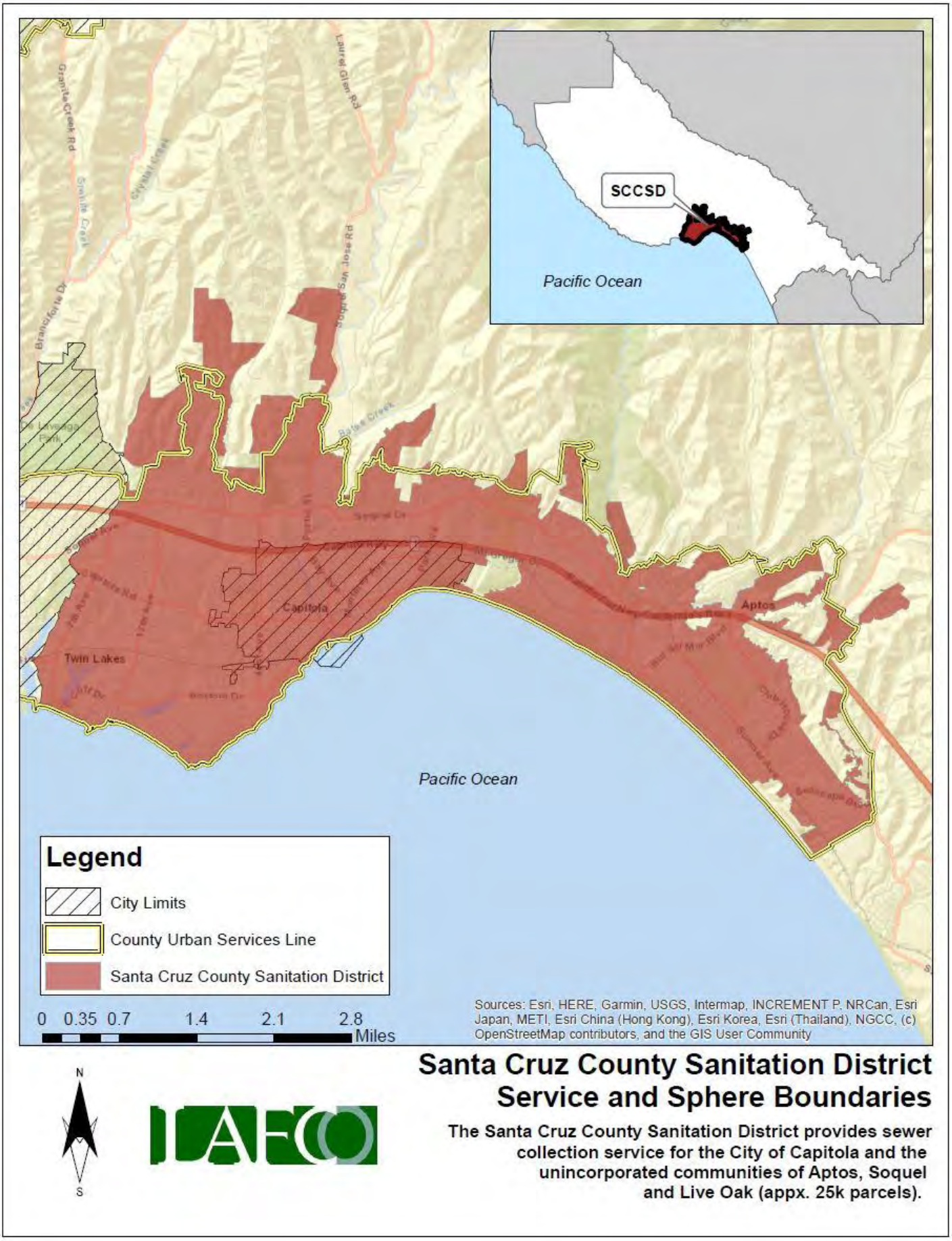
Infrastructure Summary

Santa Cruz County Sanitation District operates a collection system and serves about 72,000 residents. It currently has 36,000 connections and approximately 200 miles of sewer line. **Table 103** provides an overview of the type of service and current infrastructure:

Table 103: Infrastructure Summary

	Type of System	Treatment Level	No. of Connections	No. of Lift Stations	Miles of Sewer Line
Santa Cruz County Sanitation District	Collection	N/A	36,000	35	220.0

Figure 70: Santa Cruz County Sanitation District's Vicinity Map



Services & Operations

The Santa Cruz County Sanitation District includes the following areas in the County with sewer service: Aptos, Capitola, Soquel, and Live Oak. The District collection system is pumped to the City of Santa Cruz POTW for treatment. The District is required to comply with the requirements of the City of Santa Cruz NPDES permit NO. CA0048194. The main pump station along the transmission main is located at the D. A. Porath Facility at 2750 Lode Street off 26th Avenue in Live Oak. That facility pumps sewage from the entire District before it is pumped to the City of Santa Cruz for treatment. The District uses a Supervisory Control and Data Acquisition (SCADA) system to remotely monitor its pumping stations.

The volume of wastewater is determined from records of water usage as metered by the Santa Cruz City Water Department (their jurisdiction within the Santa Cruz County Sanitation District covers the Live Oak area from Lake Avenue on the east side of the Yacht Harbor to 41st Avenue) and Soquel Creek Water District (from 41st Avenue to San Andreas Road). Due to the lead time involved in getting the yearly sewer charges placed on the County property tax statements, the current fiscal year's charges are based on water use and strength factors from the previous calendar year.

Sewer Rates

At present, the District's annual sewer rates derive from five user classes: Single-Family Units, Multi-Family Units, Mobile Homes, Commercial, and Schools. Each user class has its own sewer rate. **Table 104** shows the gradual increase in annual rates.

Table 104: Annual Sewer Rates

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Single-Family	$783.00	$824.16	$846.96	$880.92	$939.96	$997.56	$1,073.28
Multi-Family	$676.80	$712.80	$731.76	$762.48	$812.28	$861.36	$923.52
Mobile Homes	$581.04	$612.48	$628.20	$655.80	$697.44	$738.84	$788.64
Commercial	$353.88	$368.40	$351.36	$372.48	$390.12	$407.64	$427.08
*Additional Charge (HCF)**	*$8.25 - $13.20*	*$8.43 - $13.40*	*$8.97 - $13.95*	*$9.05 - $13.74*	*$9.63 - $15.32*	*$13.63 - $24.63*	*$11.24 - $40.56*
School*	$353.88	$368.40	$351.36	$372.48	$390.12	$407.64	$427.08
*Additional Charge (ADA)**	*$7.97 - $31.95*	*$8.43 - $33.82*	*$8.97 - $35.50*	*$9.05 - $36.30*	*$9.63- $34.75*	*$13.63 - $36.89*	*$11.24 - $40.56*

Note: Additional Charge is for "Commercial" is per Hundred Cubic Feet of Water (HCF); Additional Charge is for "School" is per Average Daily Attendance (ADA)

Using information supplied by District staff, the rates are reviewed each year by an independent engineering firm which specializes in revenue studies for utility districts and are subject to final approval by the Board. Before the rates are set, a notice of public hearing is mailed to all owners of property within the Sanitation District boundaries, another notice is published in the Santa Cruz Sentinel, and the public hearing is held. The public hearing is normally scheduled in April or May of each year, with the rates becoming effective on the first of July. Customers are encouraged to participate in the public hearings and can send written comments to the attention of the District Engineer.

The following tables (**Tables 105 to 109**) show the gradual increase in annual rates for each area. Please note that FY 24-25 data was not available for LAFCO's analysis.

Table 105: Single-Family Unit's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Single Family	**$783.00**	**$824.16**	**$846.96**	**$880.92**	**$939.96**	**$997.56**	**$1,073.28**	
Change ($)		$41.16	$22.80	$33.96	$59.04	$57.60	$75.72	$37.72
Change (%)		5%	3%	4%	7%	6%	8%	8%

Table 106: Multi-Family Unit's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Multi-Family	**$676.80**	**$712.80**	**$731.76**	**$762.48**	**$812.28**	**$861.36**	**$923.52**	
Change ($)		*$36.00*	*$18.96*	*$30.72*	*$49.80*	*$49.08*	*$62.16*	*$34.24*
Change (%)		*5%*	*3%*	*4%*	*7%*	*6%*	*7%*	*7%*

Table 107: Mobile Home Unit's Annual Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Mobile Homes	**$581.04**	**$612.48**	**$628.20**	**$655.80**	**$697.44**	**$738.84**	**$788.64**	
Change ($)		*$31.44*	*$15.72*	*$27.60*	*$41.64*	*$41.40*	*$49.80*	*$28.72*
Change (%)		*5%*	*3%*	*4%*	*6%*	*6%*	*7%*	*7%*

Table 108: Commercial's Annual Flat Sewer Rates Review

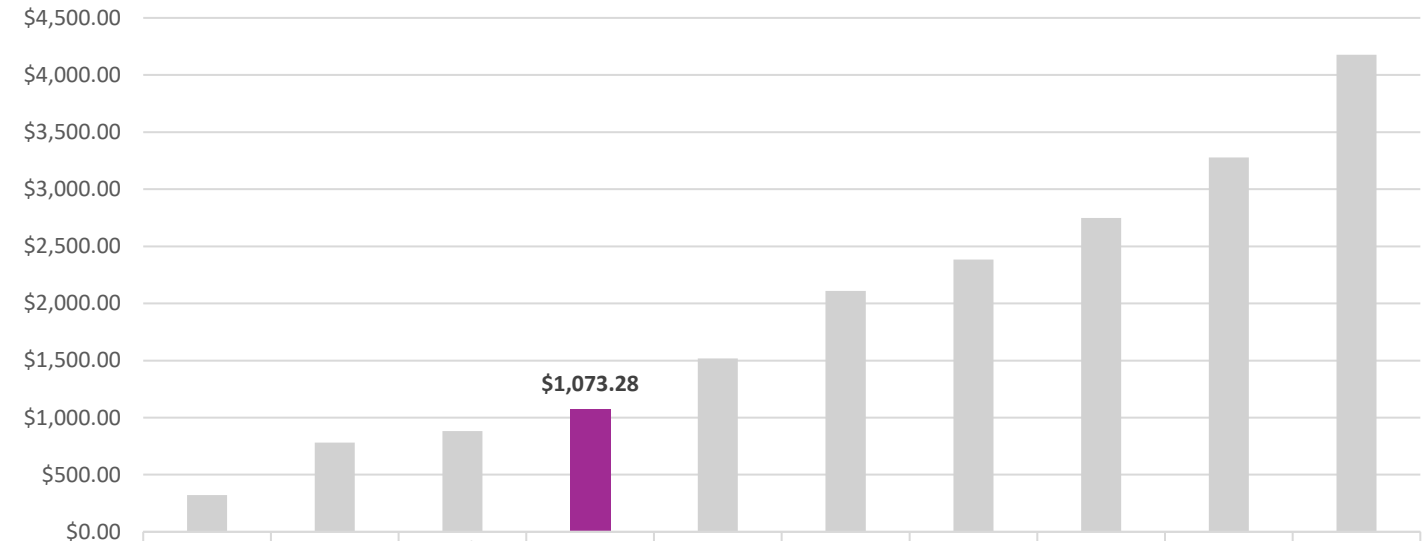
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
Commercial	**$353.88**	**$368.40**	**$351.36**	**$372.48**	**$390.12**	**$407.64**	**$427.08**	
Change ($)		*$14.52*	*-$17.04*	*$21.12*	*$17.64*	*$17.52*	*$19.44*	*$16.04*
Change (%)		*4%*	*-5%*	*6%*	*5%*	*4%*	*5%*	*5%*

Table 109: School's Annual Flat Sewer Rates Review

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Average Change
School	**$353.88**	**$368.40**	**$351.36**	**$372.48**	**$390.12**	**$407.64**	**$427.08**	
Change ($)		*$14.52*	*-$17.04*	*$21.12*	*$17.64*	*$17.52*	*$19.44*	*$16.04*
Change (%)		*4%*	*-5%*	*6%*	*5%*	*4%*	*5%*	*5%*

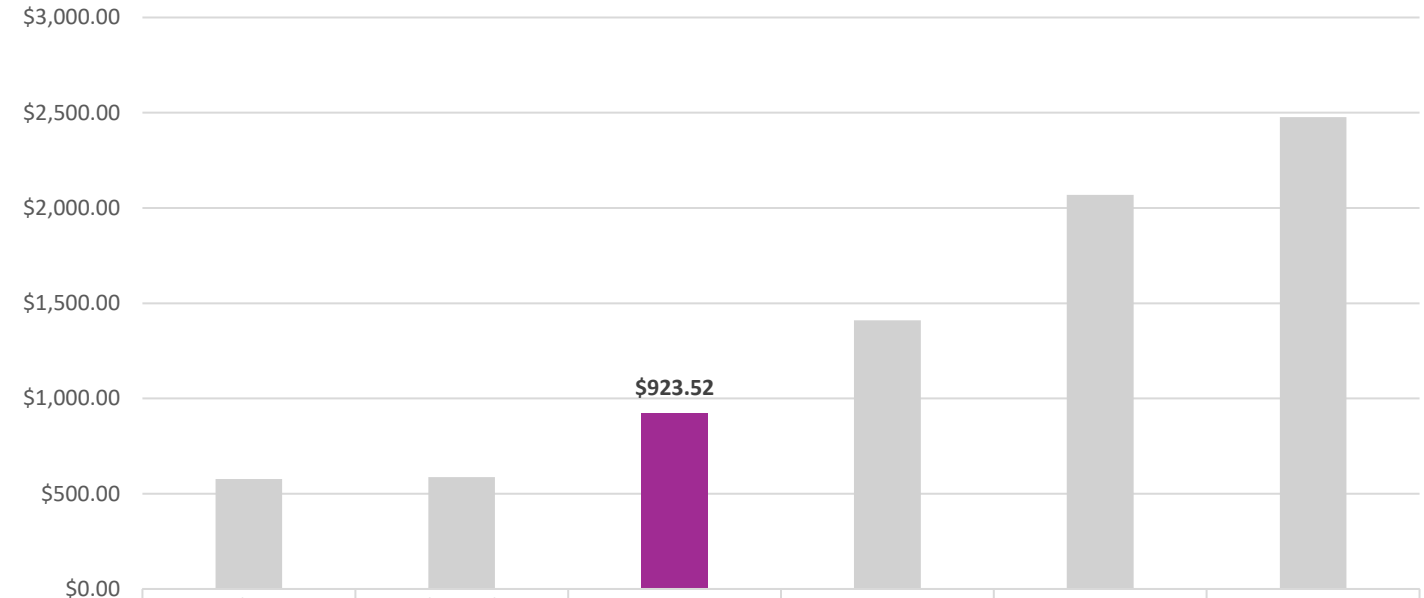
When comparing the sewer rates with the other sanitation districts analyzed in this report, Santa Cruz County Sanitation District is ranked fourth in charges for single family units ($1,073.28/year), ranked the third lowest in charges for multi-family units ($923.52/year) and ranked the lowest in charges to mobile home units ($788.64/year). Using a general business with a water usage of 192 hundred cubic feet of annual water usage, SCCSD's commercial charges are ranked the third lowest ($2,873/year). When comparing schools with 135 students, SCCSD ranked second highest compared to school sites in other Districts/CSAs ($4,133/year). Sewer rate comparisons are shown in the following figures (**Figures 71 to 75**).

Figure 71: Annual Sewer Rates for Single-Family Units



	CSA 10	Salsipuedes	Freedom Co	Santa Cruz Co	CSA 2	CSA 5	Davenport Co	CSA 7	Bear Creek	CSA 20
Single Family	$323.11	$782.16	$882.76	$1,073.28	$1,517.64	$2,109.91	$2,383.28	$2,747.51	$3,277.92	$4,178.67

Figure 72: Annual Sewer Rates for Multi-Family Units



	Freedom Co	Salsipuedes	Santa Cruz Co	CSA 2	CSA 5	CSA 7
Single Family	$576.66	$586.68	$923.52	$1,411.19	$2,069.37	$2,477.10

Figure 73: Annual Sewer Rates for Mobile Home Units

Figure 74: Annual Sewer Rates for Commercial Sites

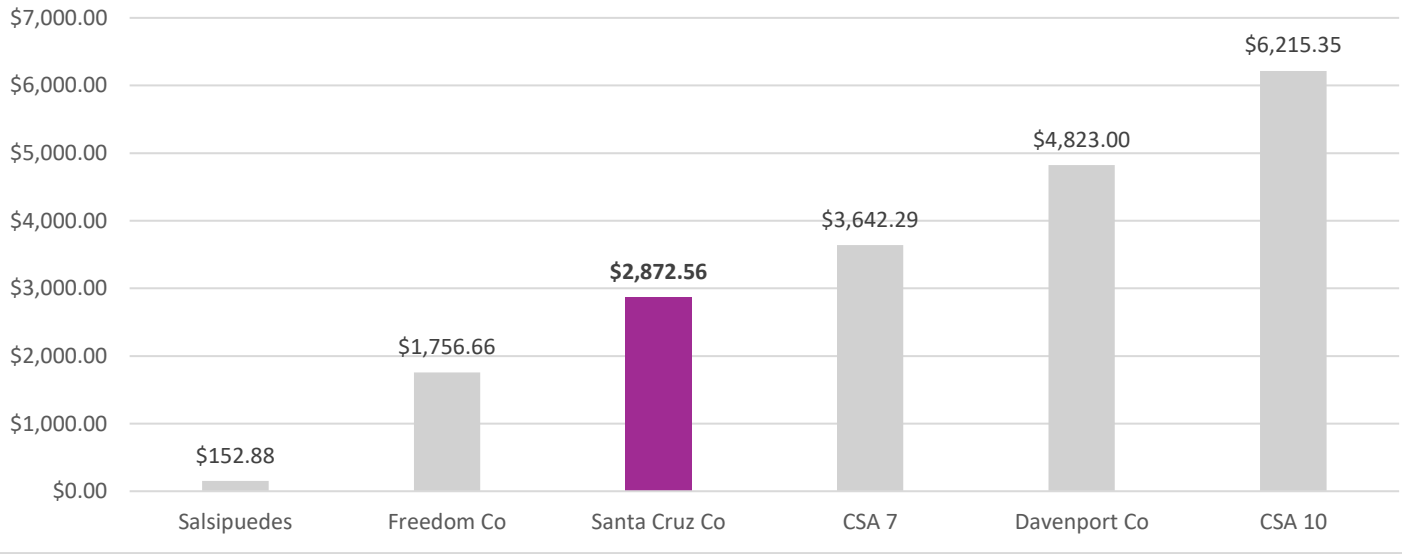
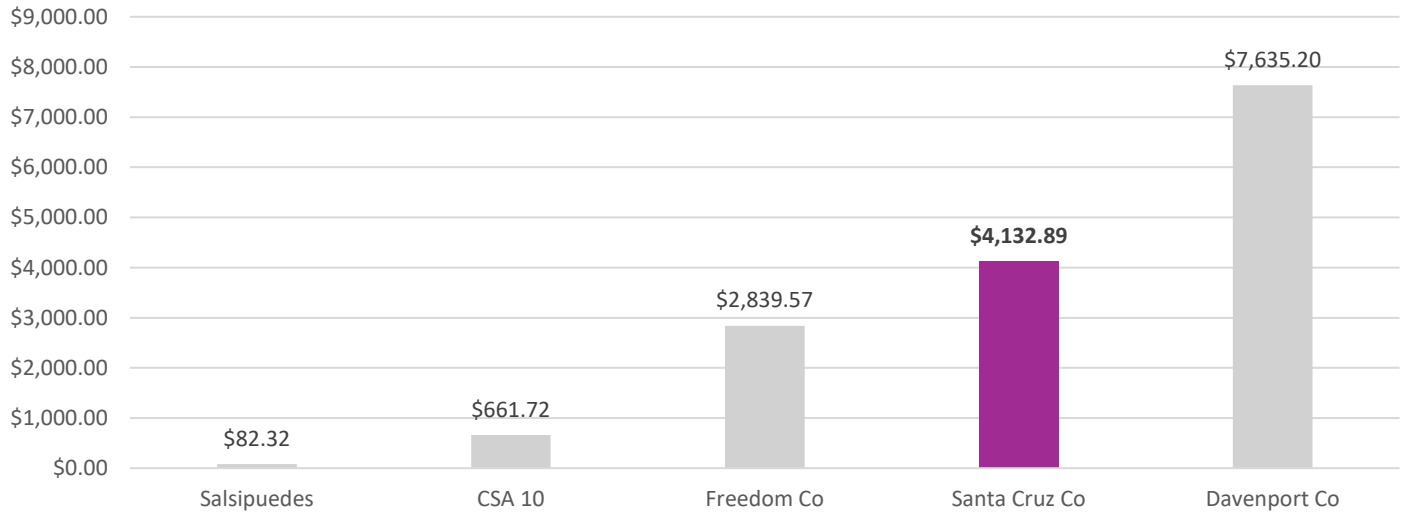


Figure 75: Annual Sewer Rates for School Sites

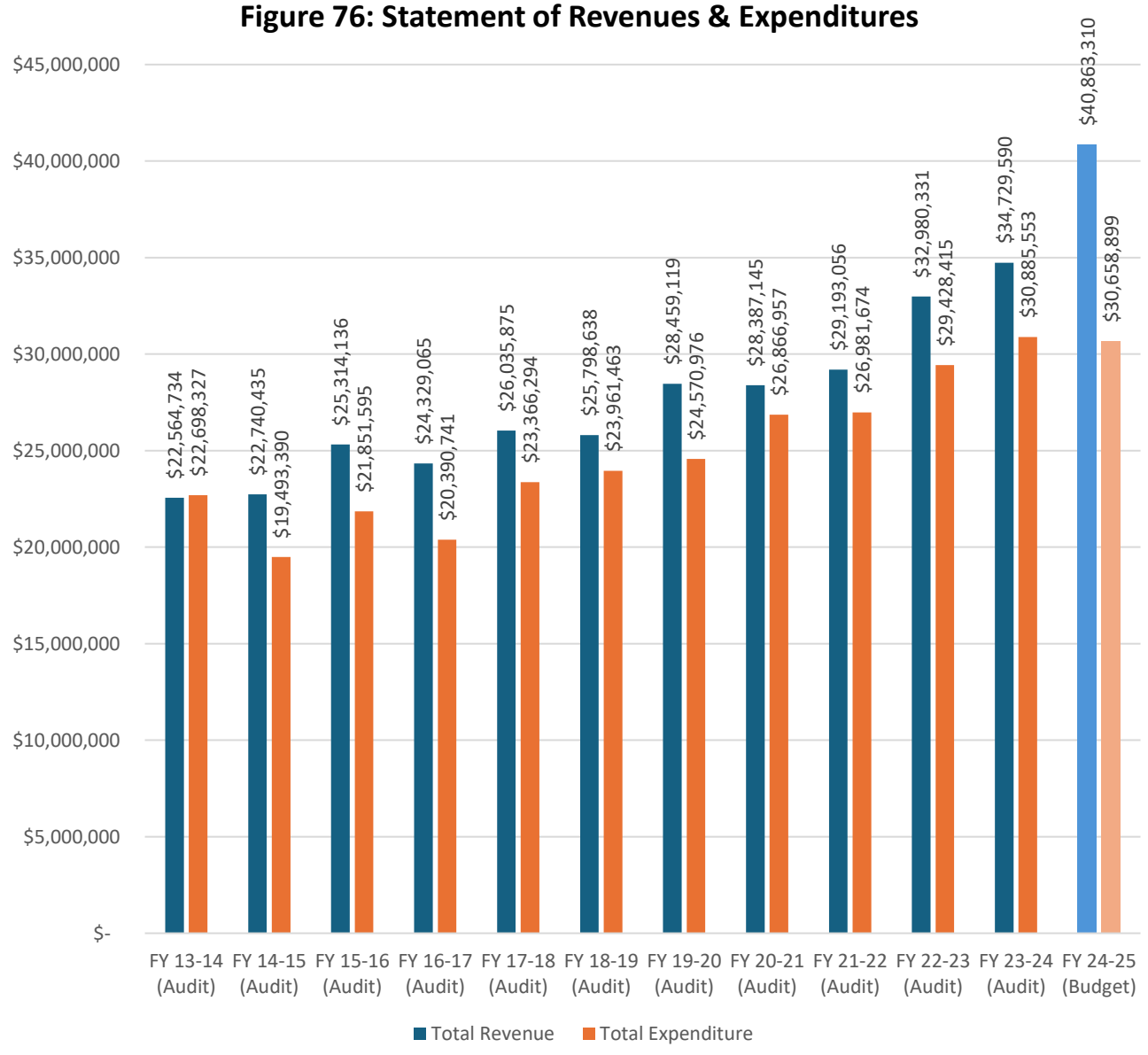


Finances

This section will highlight the District's audited financial performance during the most recent fiscal years. Fiscal Year 2023-24 is the latest audited financial statement available. A comprehensive analysis of the District's financial performance during the past 12 years is shown in **Table 111** on page 167.

At the end of Fiscal Year 2023-24, total revenue collected was approximately $35 million, representing a 5% increase from the previous year ($33 million in FY 22-23). Total expenses for FY 2023-24 were approximately $31 million, which increased from the previous year by 5% ($29 million in FY 22-23). During LAFCO's last service review analysis in 2019, the District experienced an annual surplus in four of the five fiscal years (FY 13-14 to FY 17-18). During this service review cycle, the District continued that positive trend by completing six consecutive annual surpluses in the past six years (FY 18-19 to FY 23-24), as shown in **Figure 76** below. LAFCO staff believes that the District will continue to operate effectively due to its stable revenue stream and stagnant expenditures.

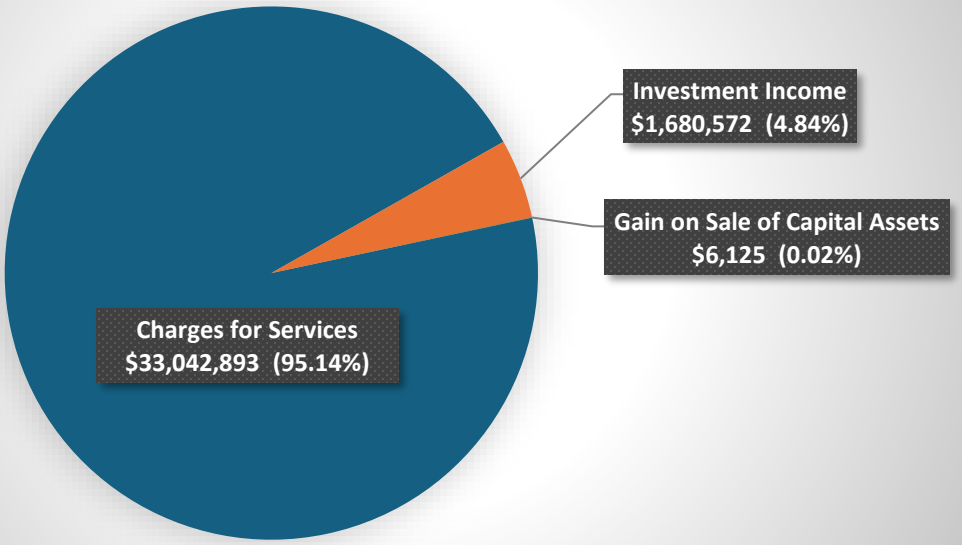
Figure 76: Statement of Revenues & Expenditures



District Revenues

The District's primary source of revenue is from Charges for Services. In FY 2023-24, the District received revenue from three different sources: Charges for Services, Interest Income, and Gain on Sale of Capital Assets. On average, the District receives approximately $26 million each year in service fees. **Figure 77** highlights the total revenue received in FY 2023-24.

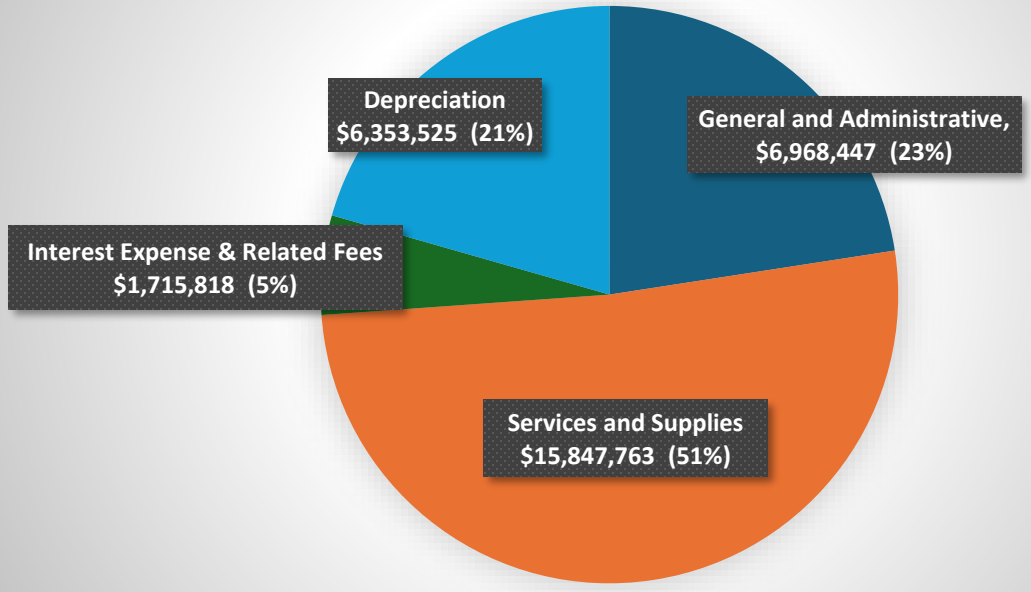
Figure 77: FY 2023-24 Revenue Breakdown



District Expenditures

The District's total expenditures can be categorized into four budgetary groups: General & Administrative, Services & Supplies, Interest Expense, and Depreciation, as shown in **Figure 78**.

Figure 78: FY 2023-24 Expenditure Breakdown



Fund Balance/Net Position

As of June 30, 2024, the total fund balance is approximately $151 million. The following table highlights the Fund Balance from 2018 to 2025. As **Table 110** shows below, the District has generally experienced an increase in total reserves each year. On average, total reserves have decreased by approximately $2.9 million or 2% between FY 13-14 to FY 23-24. A full review of the District's revenues and expenditures from FY 2013-14 to FY 24-25 is shown on **Table 111**.

Table 110: Fund Balance/Net Position

	FY 18-19 (Audited)	FY 19-20 (Audited)	FY 20-21 (Audited)	FY 21-22 (Audited)	FY 22-23 (Audited)	FY 23-24 (Audited)	FY 24-25 (Budget)
Net Position	**$135,574,234**	**$139,462,377**	**$140,982,565**	**$143,193,947**	**$146,745,863**	**$150,589,900**	**$160,749,311**
Change in ($) from previous year		$3,888,143	$1,520,188	$2,211,382	$3,551,916	$3,844,037	$10,204,411
Change in (%) from previous year		3%	1%	2%	2%	3%	7%

Table 111: Total Revenues & Expenditures

	FY 13-14 (Audit)	FY 14-15 (Audit)	FY 15-16 (Audit)	FY 16-17 (Audit)	FY 17-18 (Audit)	FY 18-19 (Audit)	FY 19-20 (Audit)	FY 20-21 (Audit)	FY 21-22 (Audit)	FY 22-23 (Audit)	FY 23-24 (Audit)	FY 24-25 (Budget)
REVENUES												
Charges for Services	$ 21,977,224	$ 22,412,016	$ 23,491,067	$ 23,814,123	$ 24,758,144	$ 25,664,972	$ 27,096,778	$ 27,780,566	$ 29,088,620	$ 31,679,491	$ 33,042,893	$ 40,750,390
Special Assessments	$ 93,064	$ 90,297	$ 91,598	$ 91,703	$ 91,348	$ (129,567)	$ -	$ -	$ -	$ -	$ -	$ -
Aid from Other Government Agencies	$ 21,898		$ 1,586,016	$ 307,000	$ 965,497	$ -	$ 1,160,140	$ 514,482	$ 104,436	$ 189,673	$ -	$ -
Investment Income	$ 229,497	$ 153,593	$ 144,855	$ 116,239	$ 220,886	$ 263,233	$ 202,201	$ 92,097	$ -	$ 1,101,758	$ 1,680,572	$ 112,920
Contributions and Donations	$ 238,396		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gain on Sale of Capital Assets	$ 4,655	$ 84,529	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,409	$ 6,125	$ -
Total Revenue	**$ 22,564,734**	**$ 22,740,435**	**$ 25,314,136**	**$ 24,329,065**	**$ 26,035,875**	**$ 25,798,638**	**$ 28,459,119**	**$ 28,387,145**	**$ 29,193,056**	**$ 32,980,331**	**$ 34,729,590**	**$ 40,863,310**
EXPENDITURES												
General and Administrative	$ 4,438,926	$ 4,639,987	$ 5,331,941	$ 5,357,032	$ 5,434,920	$ 5,771,734	$ 6,114,191	$ 6,163,848	$ 6,296,211	$ 6,894,506	$ 6,968,447	$ -
Services and Supplies	$ 12,971,877	$ 9,545,195	$ 11,784,103	$ 9,817,855	$ 12,444,069	$ 12,869,924	$ 12,675,255	$ 14,699,556	$ 13,570,675	$ 15,054,640	$ 15,847,763	$ 27,992,035
Bond Interest and Related Fees	$ 855,013	$ 671,143	$ 401,514	$ 447,909	$ 298,209	$ 231,732	$ 452,935	$ 510,219	$ 1,000,241	$ 1,303,947	$ -	$ 2,666,864
Loss on Sale of Capital Assets	$ -	$ -	$ -	$ -	$ 66,796	$ -	$ 9,245	$ -	$ -	$ -	$ -	$ -
Interest Expense & Related Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 430,016	$ -	$ 1,715,818	$ -
Depreciation	$ 4,432,511	$ 4,637,065	$ 4,334,037	$ 4,767,945	$ 5,122,300	$ 5,088,073	$ 5,319,350	$ 5,493,334	$ 5,684,531	$ 6,175,322	$ 6,353,525	$ -
Total Expenditure	**$ 22,698,327**	**$ 19,493,390**	**$ 21,851,595**	**$ 20,390,741**	**$ 23,366,294**	**$ 23,961,463**	**$ 24,570,976**	**$ 26,866,957**	**$ 26,981,674**	**$ 29,428,415**	**$ 30,885,553**	**$ 30,658,899**
Surplus/(Deficit)	**$ (133,593)**	**$ 3,247,045**	**$ 3,462,541**	**$ 3,938,324**	**$ 2,669,581**	**$ 1,837,175**	**$ 3,888,143**	**$ 1,520,188**	**$ 2,211,382**	**$ 3,551,916**	**$ 3,844,037**	**$ 10,204,411**
Net Position - Beginning	$121,523,635	$ 121,390,042	$ 123,666,613	$127,129,154	$ 131,067,478	$ 133,737,059	$ 135,574,234	$ 139,462,377	$ 140,982,565	$ 143,193,947	$ 146,745,863	$ 150,589,900
Net Position - Ending	**$121,390,042**	**$ 124,637,087**	**$ 127,129,154**	**$131,067,478**	**$ 133,737,059**	**$ 135,574,234**	**$ 139,462,377**	**$ 140,982,565**	**$ 143,193,947**	**$ 146,745,863**	**$ 150,589,900**	**$ 160,794,311**
RESERVES												
Revenue Trust Reserves	$ 3,617,413	$ 4,246,905	$ 4,866,765	$ 3,434,705	$ 3,836,858	$ 3,736,949	$ 3,659,894	$ 3,705,097	$ 3,556,912	$ 3,453,638	$ 12,823,612	$ 3,458,418
2005 Bond Payment Reserves Fund	$ 969,937	$ 969,937	$ 969,937	$ 969,937	$ 969,937	Debt Paid Off						
SRF Debt Reserve Fund (136419)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 791,029	$ 805,304	$ 836,024	$ 872,487
IBANK Reserve Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 271,357	$ 277,779	$ 289,985
SRF Debt Reserve Fund (625174)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 53,226	$ 54,187	$ 56,254	$ 126,007
SRF Debt Resere Fund (625178)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 218,469	$ 491,072	$ 228,577	$ 241,226	$ 252,127

The District has made the change to have the reserve funds restricted so the funds budgeted will remain in the reserve accounts each year. For FY25-26, the budgeted reserves in the revenue trust account is $3.6M; this amount is planned to be increased by a minimum of $100,000 per year, with $300,000 being proposed annually for the next five years.

Governance

The Santa Cruz County Sanitation District operates under the authority of the County Sanitation District Act. The Board consists of the Mayor of Capitola (or his or her council representative) and the County Supervisors representing the 1st and 2nd Districts. The current Board is as follows:

Table 112: Board of Directors

Board Member	Title	Years of Service	Term of Office Expiration
Kimberly De Serpa	Director 2nd District	First Year	Next Election: Primary 2028
Manu Koenig	Director 1st District	4 years	Next Election: Primary 2028
Joe Clarke	Chairperson	First Year	Next Election: Primary 2026
Gerry Jensen	*Alternate Director*	*First Year*	*Next Election: Primary 2028*
Jacques Bertrand	*Alternate Director*	*6 years*	*Next Election: April 2029*

Board members receive $100 compensation per meeting. The Board's meeting room is located at the D.A. Porath Facility, 2750 Lode Street, Santa Cruz. The Board's regular meeting dates are the first and third Thursday of the month at 4:45 p.m. Public notice is provided through posting. The District contracts for independent audits.

The County of Santa Cruz Public Works Division is responsible for the administration, engineering, maintenance, emergency response and construction of all County sanitation services. The division also manages various Board-governed special districts and CSAs. The Sanitation Operations unit is one of six organizational units within the Special Services Division of Public Works and provides operation and maintenance services to County sanitation districts and CSAs. Sanitation operations employees work in all Districts and CSAs. Each sanitation district is governed according to its specific code of regulations. The Districts' codes are very similar, and some sections are adopted by reference from the Santa Cruz County Sanitation District Code. CSAs are governed according to the Santa Cruz County Code of Regulations.

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 a number of 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 in an effort to promote transparency in the operations and governance of special districts to the public and to provide special districts with an opportunity to showcase their efforts in transparency.

Based on SB 929's criteria and the recommendations set by the SDLF, LAFCO conducted a thorough review of the District's website (even though said law only applies to

independent special districts). **Table 113** summarizes staff's findings on whether the website meets the statutory requirements. At present, the District does meet the statutory requirements set under SB 929 and SDLF's website transparency criteria. LAFCO appreciates the recent efforts by the County to revamp the organization's website, which included a new webpage specifically for the sewer agencies governed and managed by the County.

Table 113: 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)	**20 (100%)**

Opportunities & Challenges

The Santa Cruz County Sanitation District is significantly affected by aging infrastructure, escalating operational costs, and changes to state laws and regulations that may introduce new requirements without additional funding. These issues are common with other sanitation districts in Santa Cruz County. The following section discusses these challenges and identifies possible opportunities to ensure the delivery of wastewater services in an efficient and effective manner.

Awards / Recognitions

In 2022, SCCSD was recognized as Small Collection System of the Year by the California Water Environment Association Monterey Bay Section and in 2023 SCCSD placed third at the State level. The award recognizes outstanding maintenance programs, regulatory compliance and safety and training procedures.

Urban Services Line

The County General Plan, the Local Coastal Program Land Use Plan and Chapter 17.01 SCCC (Growth Management) requires the County to preserve a distinction between urban and rural areas, to encourage the location of new development in urban areas, and to protect agricultural land and natural resources in rural areas. These policies are supported by the establishment of a rural services line (RSL) and an Urban Services Line (USL) to define areas which are or have the potential to be urban and areas which are and should remain rural. The establishment of distinct urban boundaries serves the following purposes:

- To administer separate urban and rural growth rates and the allocation of residential building permits;
- To encourage residential development to locate in urban areas and to discourage division of land in rural areas;
- To develop and apply different policies governing urban and rural development;
- To provide a basis for a County capital improvements program;
- To coordinate planning for the public services among the County, cities, special districts, and the Local Agency Formation Commission (LAFCO);
- To ensure that urban development proceeds at a pace consistent with the provision of urban public services; and
- To limit the extension of urban services to those areas within the rural services line in the Coastal Zone. [Ord. 4416 § 27, 1996; Ord. 4406 § 27, 1996; Ord. 3327 § 1, 1982; Ord. 2657, 1979].

It is important to note that the Urban Services Line was developed and managed by the County, not LAFCO. Historically, LAFCO staff receives inquiries from confused landowners who are interested in connecting to the Santa Cruz County Sanitation District but are unfamiliar with the Urban Services Line restrictions. A primary reason for such confusion is the inconsistency between the District's jurisdictional and sphere boundaries and the Urban Services Line, as shown on the map on page 172 (refer to **Figure 79**).

The Santa Cruz County Sanitation District's northern boundary does not match the County Urban Services Line. In some cases, before the adoption of the Urban Services Line in 1979, the District annexed strips of land up into the lower elevations of Santa Cruz Mountains. The Urban Services Line was subsequently adopted closer to the urbanized and sewer areas of the Mid-County. The current County General Plan does not envision urban or suburban development occurring further than the Urban Services Line at the edge of the mountains, and the County and District may want to propose detachments of the areas within the district boundary that are unsewered and beyond the Urban Services Line.

In other cases, there are areas within the Urban Services Line and the adopted District Sphere of Influence that are not within the County Sanitation District's boundaries. The current practice is for individual property owners to apply for annexation either when a septic system fails at an existing house, or when the planning approvals are secured for new development. The County and District may want to propose wholesale annexations of areas within the Urban Service Area that are developed or are planned for development at a density that only utilizes sanitary sewers.

Sphere of Influence

LAFCO originally adopted a sphere of influence for the Santa Cruz County Sanitation District on October 5, 1983. The main theme of that sphere boundary was to utilize the County's Urban Services Line as the primary tool to locate the sphere line. Sanitary sewer is perhaps the clearest example of an "urban service." The adopted sphere of influence line included the areas of the District in Live Oak, Capitola, Soquel, and Aptos and many developed and undeveloped areas of Live Oak (Santa Cruz Gardens), Soquel, and Aptos that were inside the Urban Services Line, but not yet annexed or connected for sewer service. **Figure 79** on page 173 shows the current sphere boundary.

The 1983 sphere excluded a series of unserved rural areas in the lower Santa Cruz Mountains above Live Oak, Soquel, and Aptos that were outside the Urban Services Line, but had annexed to the Sanitation District, by its predecessor district during the 1950s, 1960s, and 1970s. To ensure that the sphere boundary accurately reflects the District's service area and reduces the confusion on where the District can provide services, staff is recommending that the Commission amend the sphere to be generally coterminous with the District's current jurisdictional boundary. **Figure 80** on page 173 shows the proposed sphere of influence boundary for the Santa Cruz County Sanitation District.

Figure 79: Santa Cruz County Sanitation District's Current Sphere Map

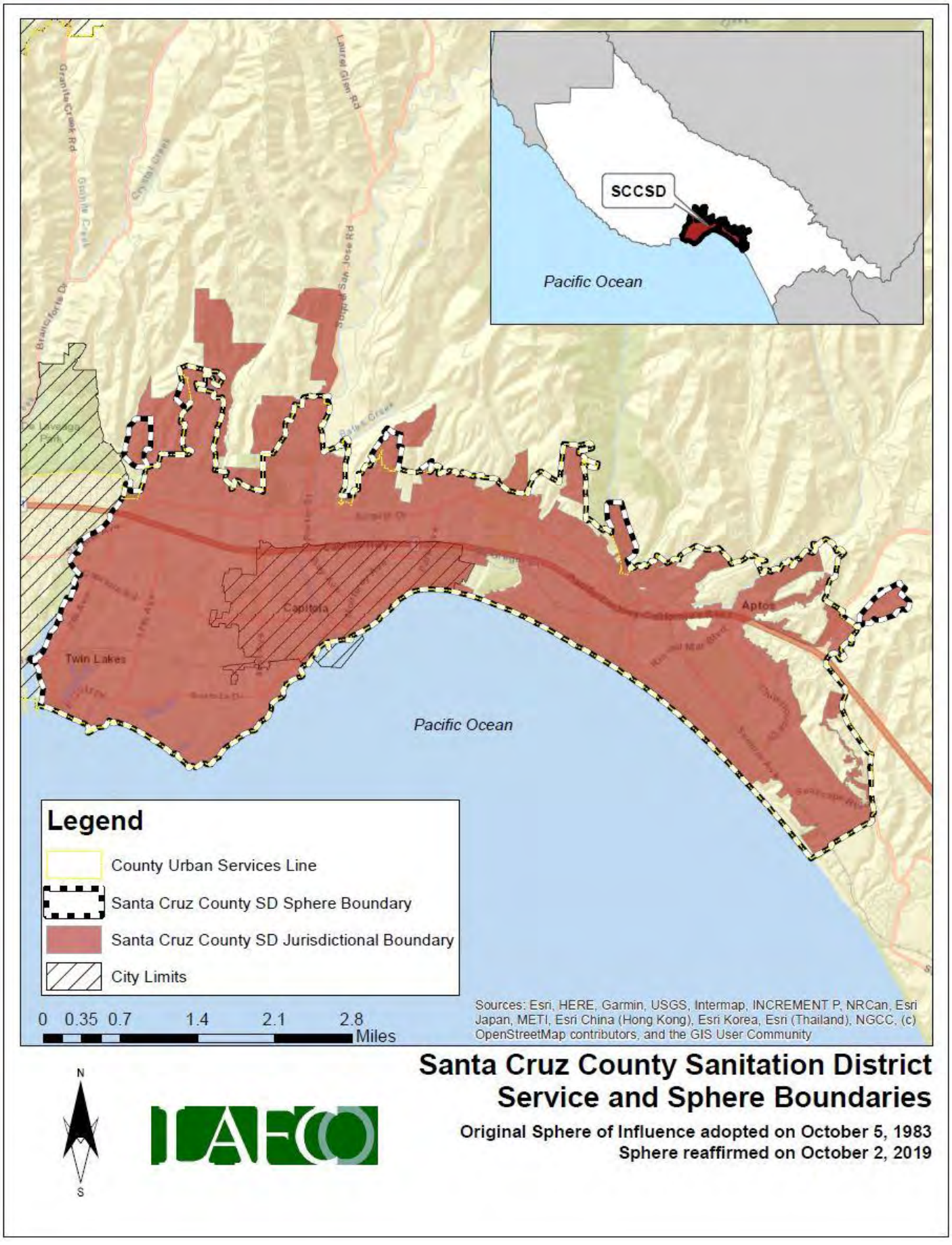
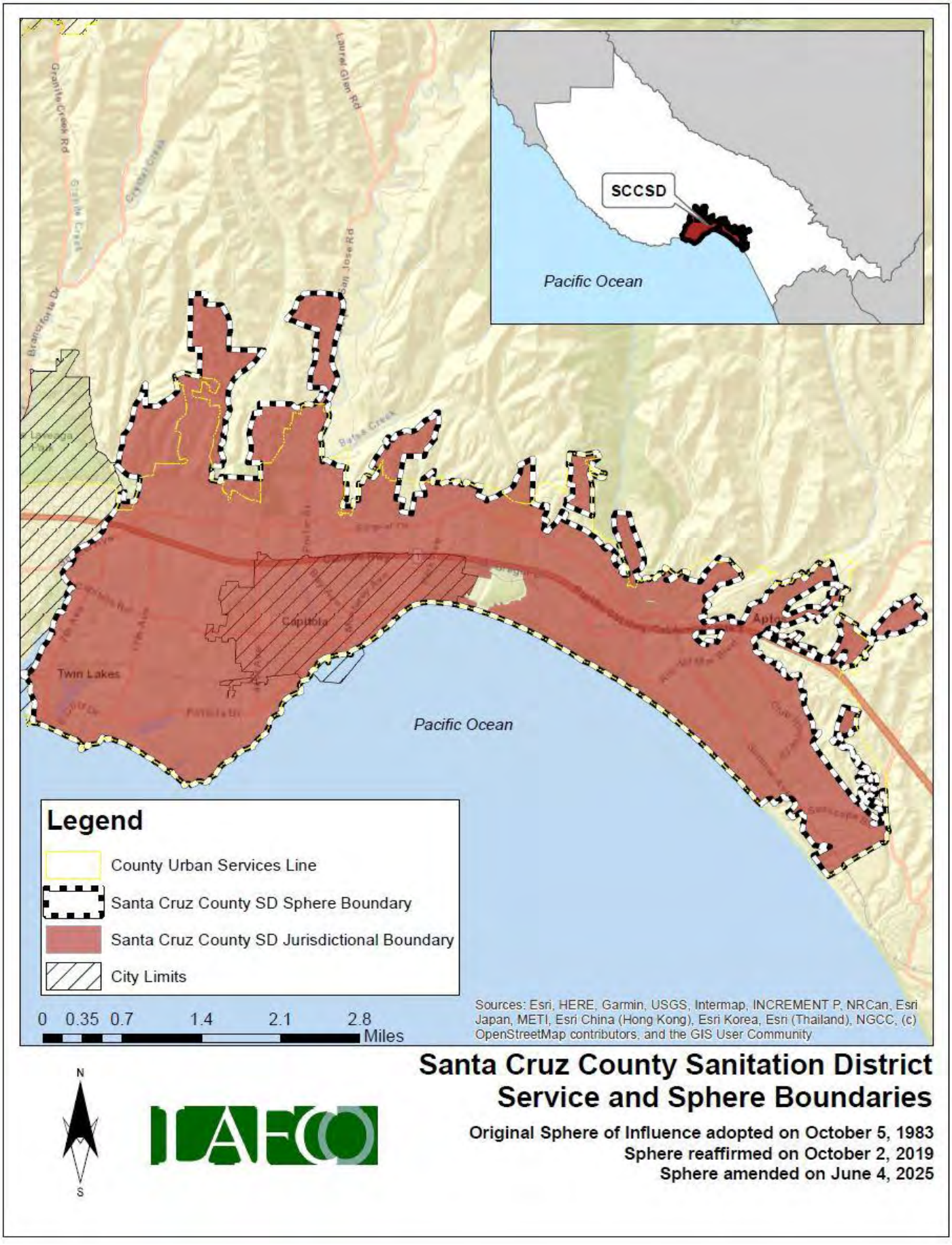


Figure 80: Santa Cruz County Sanitation District's Proposed Sphere Map



District Summary

Santa Cruz County Sanitation District	
Formation	County Sanitation District Act (Health and Safety Code Sections 4700-4858)
Board of Directors	Three-member board; two County Board of Supervisors and one Capitola City Council Member.
Contact Person	Matt Machado, Deputy CAO/Director of Community Development and Infrastructure
Employees	52 full-time employees (approximately)
Facilities	Collection Plant; 35 pump stations; 36,000 connections
District Area	870 acres (1.36 square mile)
Sphere of Influence	Slightly larger than the District in the south-eastern side (i.e. sphere goes beyond existing jurisdictional boundary); and
FY 2024-25 Budget	Total Revenue = $40,863,310 Total Expenditure = $30,658,899 Projected Net Position (Beginning Balance) = $160,794,311
Contact Information	Mailing Address: 701 Ocean Street, Room 410 Santa Cruz CA 95060 Phone Number: (831) 454-2160 Email Address: Matt.Machado@santacruzcountyca.gov Website: http://dpw.co.santa-cruz.ca.us/Home/SewerWater.aspx
Public Meetings	The Board's regular meeting dates are the first and third Thursday of the month at 4:45 p.m. Meetings are held at 2750 Lode Street, Santa Cruz.
Mission Statement	"The purpose of the District is to construct and maintain pipelines transporting waste from the District to the Wastewater Treatment Facility, as well as to provide instruction, services, and monitoring for environmental compliance. To accomplish this last item, the District's Environmental Compliance Unit conducts programs to educate residents, professionals, and business owners about the proper use of their sewer and drainage systems in order to help preserve their own, as well as the District's facilities and to help protect the environment."

Service and Sphere Review Determinations

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

Service Determinations

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

1. **Growth and population projections for the affected area.**
   There are no growth projections available for the Santa Cruz County Sanitation District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. However, the District also includes the entire City of Capitola. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be around 76,500.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves Harbor High School, a satellite medical center and the Port District which are within the City of Santa Cruz and outside the District's boundary. The District receives periodic inquiries regarding sewer service in the La Selva Beach area due to septic problems in that area, but that area lies outside its current sphere of influence. The Santa Cruz County Sanitation District was formed in 1973 by the consolidation of three sanitation districts: East Cliff, Capitola, and Aptos. At that time each district had a primary treatment plant and ocean outfall into Monterey Bay. The discharges did not meet either the Federal or State clean water standards. During the 1970s the District participated in regional sewer studies and ultimately acted to abandon its treatment plants and outfall, build a transmission line into the City of Santa Cruz, and contract with the city to treat and dispose of the District's sewage. The city built a new outfall in 1989 and added secondary treatment in 1998.

4. **Financial ability of agencies to provide services.**
   The Santa Cruz County Sanitation District continues to experience annual surpluses. LAFCO staff projects that this positive trend will continue. As of June 30, 2024, the District is operating with a net position of approximately $151 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves a high school, a medical center and the Port District that are outside the County boundaries.

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 and sphere review.

Sphere Determinations

Government Code Section 56425 requires LAFCO to periodically review and update spheres 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.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves Harbor High School, a satellite medical center and the Port District which are within the City of Santa Cruz and outside the District's boundary. The District currently has approximately 36,000 connections and serves over 73,000 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   LAFCO originally adopted a sphere of influence for the Santa Cruz County Sanitation District back in 1983. Staff is recommending that the Commission modify the sphere boundary to better reflect the District's current service area.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity (at the City of Santa Cruz's Wastewater Treatment Plant) for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

APPENDICES

A. Bear Creek Estates Wastewater System – Formation Document

B. CSA 2 (Place de Mer) – Formation Resolution

C. CSA 5 (Sand Dollar/Canon del Sol) – Formation Resolution

D. CSA 7 (Boulder Creek) – Formation Resolution

E. CSA 7 (Zone 2) – Formation Resolution

F. CSA 10 (Rolling Woods/Graham Hill) – Formation Resolution

G. CSA 20 (Trestle Beach) – Formation Resolution

H. Davenport County Sanitation District – Formation Resolution

I. Freedom County Sanitation District – Formation Resolution

J. Salsipuedes Sanitary District – Formation Resolution

K. Santa Cruz County Sanitation District – Formation Resolution

APPENDIX A:

BEAR CREEK ESTATES WASTEWATER SYSTEM (FORMATION DOCUMENT)

California Regional Water Quality Control Board
Central Coast Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb3
81 Higuera Street, Suite 200, San Luis Obispo, California 93401-5427
Phone (805) 549-3147 • FAX (805) 543-0397

Gray Davis
Governor

July 25, 2000

RECEIVED
JUL 2 8 2000
SAN LORENZO VALLEY
WATER DISTRICT

COPY

Mr. James Mueller
San Lorenzo Valley Water District
13060 Highway 9
Boulder Creek, CA 95006

Dear Mr. Mueller:

RENEWAL OF BEAR CREEK ESTATES WASTEWATER FACILITY, SANTA CRUZ COUNTY, ORDER NO. 00-043

Enclosed is an updated copy of Waste Discharge Requirements Order No. 00-043, for Bear Creek Estates Wastewater Facility, Santa Cruz County. This Order was adopted by the Board at July 14, 2000 meeting.

If you have any questions or comments please call Howard Kolb at 805/549-3331 or Chris Adair 805/542-4629 of my staff.

542-4629 - Chris Adair
549-3331

Sincerely,

Gladly E Hagerman

FAX Roger W. Briggs
Executive Officer

Enclosure

s:/northern/howard/permits/wdr/san lorenzo valley water dist. bear creek estates/final renewal bear creek
Discharger File: San Lorenzo Valley Water DistrictBear Creek Estates

RWQCB-4 (1/99)

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
CUSTOMER SERVICE SURVEY

One of Cal/EPA's objectives is to provide superior levels of customer service. Your feedback telling us what is going well and what needs improvement is essential to our success in our efforts to better serve you. Please take a moment to respond to the following questions.

Winston H. Hickox, Secretary for Environmental Protection

SERVICE PROVIDER: Regional Water Quality Control Board (San Luis Obispo)

What was the nature of your contact with us? (Please check only one box)

☐ General Information ☐ Problem Resolution ☐ Technical Assistance

☐ Permitting/Licensing Assistance ☐ Registration Assistance ☐ Other: _____

STATEMENTS	*Check (✓) As Appropriate*			
	Strongly Agree	*Agree*	*Disagree*	*Strongly Disagree*
Staff was courteous and helpful.				
Staff provided complete, accurate information to you.				
A timely response was provided.				
My overall experience was positive.				
Please complete the section below if your contact with us involved permitting/licensing/registration assistance.				
The regulations were understandable.				
The application instructions were understandable.				
The permit/license/registration terms and conditions were understandable.				

◊ Please indicate any staff person you would like to commend: _____
Name(s)

◊ Comments:

◊ If you feel we fell short in meeting your service expectations, please describe the situation, including name of the staff person involved and the date the incident occurred.

◊ As a result of your experience with us, what service-related improvements can you recommend?

☞ Please fold this survey in thirds, staple/tape, and mail. Postage will be paid by Cal/EPA.

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL COAST REGION
81 Higuera Street, Suite 200
San Luis Obispo, California 93401-5427

WASTE DISCHARGE REQUIREMENTS ORDER NO. 00-043

Waste Discharger Identification No. 3 440107001

FOR
SAN LORENZO VALLEY WATER DISTRICT,
BEAR CREEK ESTATES WASTEWATER TREATMENT FACILITY,
SANTA CRUZ COUNTY

The California Regional Water Quality Control Board, Central Coast Region (hereinafter called the Board) finds that:

SITE OWNER AND LOCATION

1. On January 27, 2000, James A. Mueller, San Lorenzo Valley Water District (SLVWD) District Manager, filed a Report of Waste Discharge. The report was filed on behalf of Bear Creek Estates Wastewater Treatment Facility for authorization to continue discharging treated domestic wastewater within the San Lorenzo River sub-basin.

2. San Lorenzo Valley Water District (hereafter Discharger), 13060 Highway 9, Boulder Creek, owns and operates a wastewater treatment facility. The facility includes collection lines and a septic-tank/leachfield system. It is located in Santa Cruz County along Bear Creek Road approximately 2 1/2 miles northeast of the community of Boulder Creek as shown on Attachment "A" of this Order.

PURPOSE OF ORDER

3. The primary objectives of this order are to: 1) Permit the discharge of treated domestic wastewater; 2) Review and revise discharge limits; and 3) Review and revise a discharge monitoring program to evaluate the impact to water quality.

SITE/FACILITY DESCRIPTION

Discharge Type

4. The facility is designed to treat and dispose domestic wastewater from the Bear Creek Estates Subdivision, Units 3, 4, and 5.

Design and Current Capacity

5. The facility treatment system consists of two single-chambered septic tanks in series, each having a liquid volume of approximately 16,800 gallons (total capacity of approximately 33,600 gpd).

6. Septic tank effluent is alternately discharged among five leachfields.

7. The facility is designed to treat an average dry weather flow of 12,000 gallons per day gpd and a peak wet weather flow of 32,500 gpd.

8. The system treats and disposes up to 16,500 gallons-per-day (gpd) of domestic wastewater.

Geology

9. The leachfield disposal area is located on approximately 2.1 acres of sloping (5-30%) topography consisting of silty/clay soils underlain by siltstone and sandstone.

Surface and Groundwater

10. Bear Creek, a tributary to San Lorenzo River, flows around the eastern portion of the disposal area. The edge of the leachfield disposal area is over 100 feet from the creek.

11. Depth to ground water was measured during wet weather at a depth of 12 feet and generally migrates in a southerly direction. Ground water in the vicinity of the discharge has the following average concentrations based on results of ground water samples collected from March 1986 to September 1994:

Constituent	Concentration
Total dissolved solids	552 mg/l
Sodium	102 mg/l
Chloride	31 mg/l
Total nitrogen	3.4 mg/l
Nitrate as NO_3	1.8 mg/l

Ground water samples collected from December 1991 to December 1999 have the following average concentrations:

Constituent	Concentration
Total dissolved solids	503 mg/l
Sodium	95 mg/l
Chloride	36 mg/l
Total nitrogen	7.4 mg/l
Nitrate as NO_3	1.4 mg/l

12. Storm water flows over the leachfield area and into Bear Creek. Because the flow is less than one million gpd, the facility is not required to have a storm water pollution prevention plan.

Monitoring and Reporting Program (MRP)

The MRP requires effluent monitoring, ground water monitoring, receiving water monitoring, leachfield/seep monitoring, and system performance monitoring.

BASIN PLAN

13. The Water Quality Control Plan, Central Coastal Basin (Basin Plan), was adopted by the Board on November 17, 1989, and approved by the State Water Resources Control Board on August 16, 1990. The Regional Board approved amendments of the Plan on February 11, 1994 and September 8, 1994. The Basin Plan incorporates statewide plans and policies by reference and contains a strategy for protecting beneficial uses of State waters. BP

14. Present and anticipated beneficial uses of Bear Creek that could be affected by the discharge include: BP

    a. Domestic and municipal supply;
    b. Agricultural supply;
    c. Ground water recharge;
    d. Industrial service supply;
    e. Water contact recreation;
    f. Non-contact water recreation;
    g. Wildlife habitat;
    h. Cold fresh-water habitat;
    i. Fish migration;
    j. Fish spawning
    k. Preservation of Biological Habitats of Special Significance;
    l. Rare, Threatened, or Endangered Species;
    m. Fresh Water Replenishment and,
    n. Commercial and Sport Fishing.

15. Present and anticipated uses of ground in the vicinity of the discharge include: BP

    a. Domestic supply;
    b. Agricultural supply;
    c. Industrial process supply; and,
    d. Industrial service supply.

16. The San Lorenzo Wastewater Management Plan (WWMP), adopted by Santa Cruz County Board of Supervisors, was approved by the Regional Board on April 5, 1995 as Resolution 95-04. The WWMP includes findings and recommendations resulting from investigation of elevated nitrate levels in surface water and groundwater in the San Lorenzo River watershed. The WWMP recommends the Regional Board require nitrogen control measures in the issuance of new or revised waste discharge requirements. The WWMP's

goal is for at least 50 % reduction in nitrogen from onsite disposal systems. BP

17. This order requires 50 % reduction of nitrogen in effluent, consistent with Resolution No. 95-04. BP

18. The surface water quality objectives specified in the Basin Plan for the San Lorenzo River above Bear Creek, are: BP

Analyte	Value	Units
Total Dissolved Solids	400	mg/l
Sodium	50	mg/l
Chloride	60	mg/l
Boron	0.2	mg/l
Sulfate	80	mg/l

19. The range of median ground water quality objectives in the San Lorenzo Sub-Basin, as specified in the Basin Plan, are reported as follows: BP

Analyte	Range	Units
Total Dissolved Solids	100-250	mg/l
Sodium	10-20	mg/l
Chloride	20-30	mg/l
Nitrate (as N)	1-5	mg/l
Sulfate	10-50	mg/l

CEQA

20. These waste discharge requirements are for an existing facility and are exempt from provisions of the California Environmental Quality Act (Public Resources Code, Section 21000, et seq.) in accordance with Section 15301, Chapter 3, Title 14, of the California Code of Regulations.

EXISTING ORDERS AND GENERAL FINDINGS

21. The discharge has been regulated by Waste Discharge Requirements Order No. 95-09, adopted by the Board on March 10, 1995. The discharge from Bear Creek Estates has been regulated by the Board since February 15, 1963.

22. Discharge of waste is a privilege, not a right, and authorization to discharge is conditional upon the discharge complying with provisions of Division 7 of the California Water Code and any more stringent effluent limitations necessary to implement water quality control plans, to protect beneficial uses, and to prevent nuisance. Compliance with this Order should assure this and mitigate any potential adverse changes in water quality due to the discharge.

23. On March 28, 2000, the Board notified the Discharger and interested agencies and persons of its intent to adopt waste discharge requirements for the discharge and has provided them with a copy of the proposed Order and an opportunity to submit written views and comments.

24. In a public hearing on July 14, 2000, the Regional Board heard and considered all comments pertaining to the discharge and found this Order consistent with the above findings.

IT IS HEREBY ORDERED, pursuant to authority in Section 13263 of the California Water Code, that San Lorenzo Valley Water District, its agents, successors, and assigns, may discharge wastewater at Bear Creek Estates Wastewater Treatment Facility providing compliance is maintained with the following:

[Note: Other prohibitions and conditions, definitions, and the method of determining compliance are contained in the attached "Standard Provisions and Reporting Requirements for Waste Discharge Requirements" dated January, 1984. Applicable paragraphs are referenced in paragraph E.3. of this Order.

Throughout the Order superscripts (BP) are provided to indicate requirements taken from the Basin Plan. Requirements not referenced are based on staff's professional judgment.]

PROHIBITIONS

1. Discharge of wastewater to the treatment system from other than Bear Creek Estates

Units 3, 4, and 5, is prohibited.

2. Discharge of wastewater is prohibited outside of the leachfield disposal area shown on Attachment "A".

3. Discharge of wastewater within 100 feet of Bear Creek is prohibited.

4. Wastewater on the soil surface of the leachfield disposal area is prohibited.

5. Bypass of the collection and treatment systems and discharge of untreated or partially treated wastes directly to the leachfield disposal area is prohibited.

SPECIFICATIONS

Effluent Limitations

1. Daily flow averaged over each month shall not exceed 16,500 gallons.

2. Effluent discharged to the leachfield shall not have a pH less than 6.5 or greater than 8.3 BP.

Receiving Water Limitations

3. The discharge shall not cause a statistically significant increase in fecal coliform concentration in Bear Creek. Compliance is evaluated by statistically comparing fecal coliform concentrations in creek samples collected upstream and downstream of the leachfield disposal area.

Ground Water Limitations

4. The discharge shall not cause a statistically significant increase of mineral constituent (total dissolved solids, sodium, chloride, and nitrate) concentrations in the ground water. This is determined by statistical analysis of water quality data from the disposal area's monitoring wells.

5. The discharge shall not cause ground water to exceed concentrations of chemical constituents limits specified in Title 22, Chapter 15, Article 4, Section 64435, of the California Code of Regulations as listed below BP.

Constituents	Maximum Contaminant Level (mg/l)
Nitrate (as NO_3)	45

System Operation Specifications

6. The wastewater discharge shall be rotated among the five leaching areas at least once every nine months.

7. High water alarms, readily audible or visible to maintenance personnel, shall be installed at each raw wastewater pumping station.

8. Stand-by power or portable pumps shall be available for use when wastewater-pumping facilities fail.

9. The Discharger currently has an onsite septic system. To comply with the San Lorenzo Wastewater Management Plan, this system shall be modified to reduce nitrogen levels by a minimum of 50%. The Discharger will comply with the timeline listed below for system construction:

Task	Completion Date
Completion of extended treatment system design	1/1/2002
Installation of extended treatment system	7/1/2003
Submit a technical report detailing optimal system performance	1/1/2004

Solids/Solid Waste Control

10. Solids accumulation in each septic tank shall be measured semi-annually and the appropriate tank cleaned when it appears (a) the bottom of the scum layer will be within 4" of the bottom of the outlet device before the next scheduled inspection or (b) the sludge level will be within 10" of the outlet device before the next scheduled inspection.

11. Solids cleaned from tanks shall be disposed of at an approved septage receiving facility.

Stormwater Control

12. Extraneous surface drainage shall be diverted away from the treatment system and leachfield disposal area.

Inflow/Infiltration Control

13. The Discharger shall develop and implement an Infiltration/Inflow and Spill Prevention Program (Program). The Program shall be reviewed and updated as necessary by every five years.

A. The Program shall be developed in accordance with good engineering practices and shall address the following objectives:

   a. identify infiltration and inflow sources that may affect treatment facility operation or possibly result in overflow or exceed pump station capacity; and,

   b. identify, assign, and implement spill prevention measures and collection system management practices to ensure overflows and contribution of pollutants or incompatible wastes to Discharger's treatment system are minimized.

B. The District shall make a copy of the Program available upon request to a representative of the Regional Board.

C. The Program shall provide a description of the collection and transport system, measures used to ensure proper operation, and other information necessary to determine compliance with these requirements. The Program shall include, at a minimum, the following items:

   a. A map showing: collection system lines greater than 12 inches, pump stations, standby power facilities, surface water bodies (including discharge point(s) where pump station overflows may occur), storm drain inlets, and date of last revision.

   b. A narrative description of the following:

      i. Line Flushing and Cleaning: Describe available equipment and projected schedule necessary to clean and flush entire system every two years, and assigned staff. Describe coordination with area plumbers to address introduction of incompatible wastes (e.g., root balls, construction debris, etc.) during lateral cleaning and efforts to abate introduction of material into the system, which might cause system backup.

      ii. Visual System Inspection: Describe visual inspection methods (e.g., televising lines,), replacement schedules, frequency, collection system length and assigned staff. Describe results and detail problem areas found. Inspection records shall be retained for five years.

      iii. Inflow & Infiltration: Describe current and five year projected investigation methods (e.g., smoke testing), frequency, results, and efforts to reduce storm water inflows and sewer line ex-filtration. Inspection records shall be retained for five years. Preventive Repair and Replacement: Describe a projected schedule to eliminate sewage conveyance systems determined or projected to be structurally compromised. List each project or reach of conveyance to be replaced separately along with proposed start and estimated completion dates.

iv. Pump Station Maintenance: Describe each pump station, location, flow monitoring (wet and dry weather), and the previous year's operational problems and overflows.

v. Alternate Power Supply for Pump Station Operation: Describe alternate power supply for each pump station within the member entity's system.

D. Fiscal Resources: The Program shall provide a description of fiscal resources necessary to ensure system operation. The Program shall include, at a minimum, the following items:

a. Fee Structure: Quantification of current and five year projected sewer assessment fees necessary to implement the Program.

b. Available Fiscal Resources: Actual and five year projected budget expenses for staffing, operation and replacement of the collection system, including a description of a capital improvement or sinking fund to provide funding for item E.e., below.

E. Personnel and Training: The Program shall provide a description of staffing available to ensure system operation. The Program shall include, at a minimum, the following items:

a. Personnel: Identify specific individuals (and job titles) who are responsible for developing, implementing, and revising the Program. Provide an organizational chart of all staff, position, duties, and training received during the past year. Identify managers and provide a list of contacts with associated phone numbers.

b. Training: List the frequency of training, qualification of each employee. Periodic dates for training shall be identified.

. Planning and Reporting: The Program shall provide a description of planning efforts and reporting of system operation. The Program shall include, at a minimum, the following items.

a. Spill Response: Describe a plan, identify employees responsible and duties necessary to implement your response to spills. Identify posting, notification, and spill estimation efforts used.

b. Annual Reporting: List spills or system problems during the previous year, cleanups, amounts, location, and efforts to ensure similar spills or problems do not reoccur. A tracking or follow-up procedure shall be used to ensure appropriate response has been taken. Inspections and maintenance activities shall be documented and recorded.

c. Offsite and Onsite Spill Alarms: Describe the current or proposed alarm system (or why unnecessary), central information location, staffing and response times for detecting spills from the system.

d. Wet Season Manhole Inspections: Describe or propose frequency to conduct inspections to detect line blockage during wet season flows to avoid system overflows, staffing, and available and projected equipment to ensure safe and effective inspections.

e. Capital Improvement - Describe a current and projected work plan.

f. Five Year Planning - Describe projected planning efforts.

g. 20 Year Planning - Describe long term planning efforts.

G. The District shall provide an annual report, due January 30th of each year, describing program development and permit compliance over the previous twelve months. Report shall be of

sufficient content as to enable the Regional Board to determine compliance with requirements.

PROVISIONS

1. Order No. 95-09, "Waste Discharge Requirements for San Lorenzo Valley Water District, Bear Creek Estates, Santa Cruz County" adopted by the Board on March 10, 1995 is hereby rescinded.

2. Discharger shall comply with "Monitoring and Reporting Program No. 00-043", and any amendments thereto, as specified by the Executive Officer.

3. The Discharger shall comply with all items of the attached "Standard Provisions and Reporting Requirements for Waste Discharge Requirements" dated January, 1984; except Item Nos. A.8. and A11.

4. Pursuant to Title 23, Division 3, Chapter 9, of the California Code of Regulations, the Discharger must submit a written report to the Executive Officer not later than January 1, 2009, addressing:

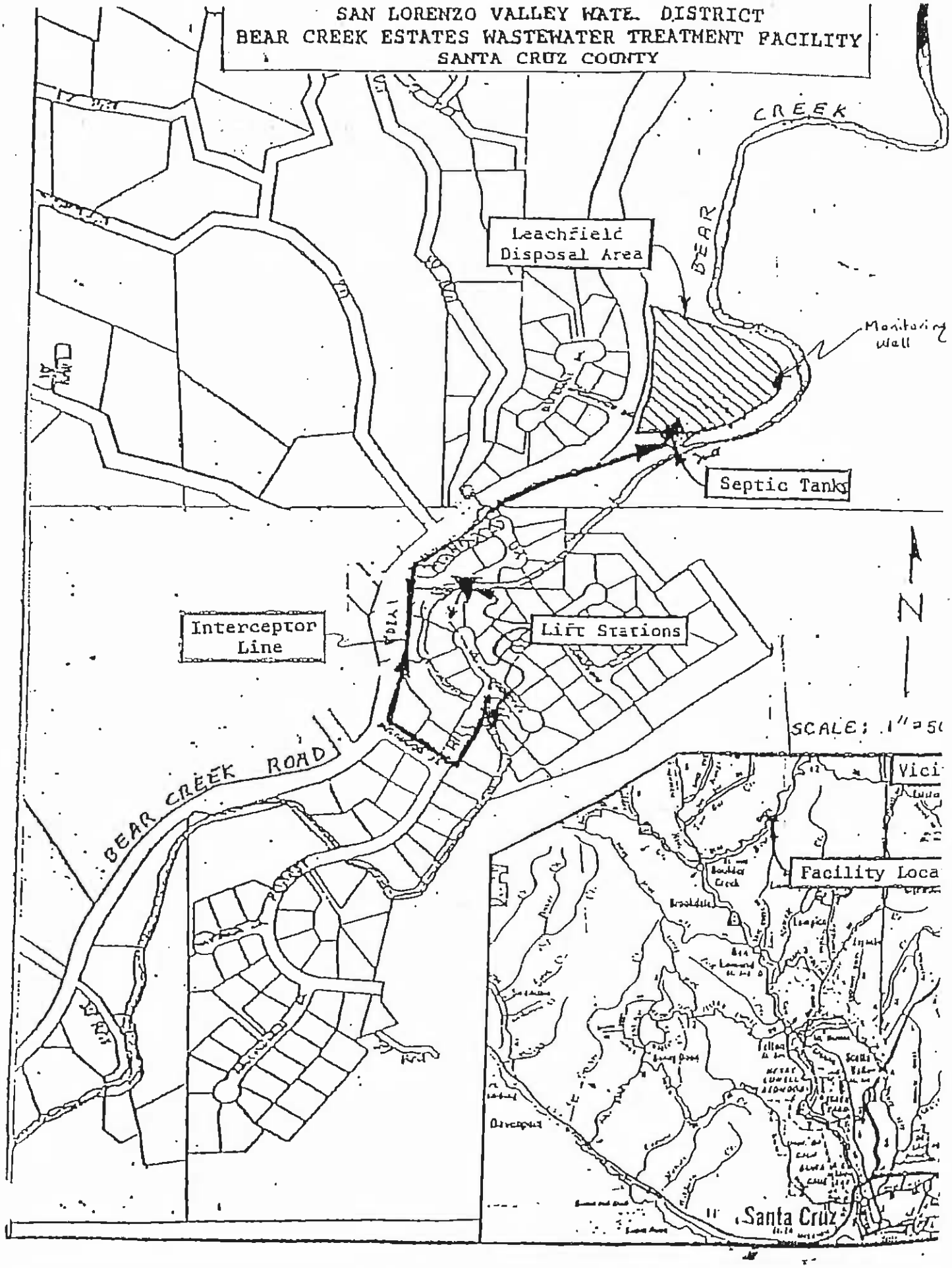
    a. Whether there will be changes in the continuity, character, location, or volume of the discharge; and,

    b. Whether, in their opinion, there is any portion of the Order that is incorrect, obsolete, or otherwise in need of revision.

I, Roger W. Briggs, Executive Officer, do hereby certify the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, Central Coast Region, on July 14, 2000.

Bradley E. Hagemann
FOR EXECUTIVE OFFICER

HEK/SLR/Permits/Bear Creek/00-043 WDR
Task: 121-01
File: Discharger file; San Lorenzo Valley WD, Bear Creek Estates WWF


SAN LORENZO VALLEY WATER DISTRICT
BEAR CREEK ESTATES WASTEWATER TREATMENT FACILITY
SANTA CRUZ COUNTY
CREEK
BEAR
Leachfield
Disposal Area
Monitoring
Well
Septic Tanks
Interceptor
Line
Lift Stations
N
SCALE: 1" = 5
BEAR CREEK ROAD
Vici
Facility Loca
Santa Cruz

STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL COAST REGION
81 Higuera Street, Suite 200
San Luis Obispo, CA 93401-5427

MONITORING AND REPORTING PROGRAM NO. 00-043
FOR
SAN LORENZO VALLEY WATER DISTRICT
BEAR CREEK ESTATES WASTEWATER TREATMENT FACILITY
SANTA CRUZ COUNTY

INFLUENT MONITORING[1]

Representative influent samples shall be collected before treatment and analyzed for the following:

Parameter	Units	Type of Sample	Minimum Measuring Frequency
BOD	mg/l	Grab	Monthly
pH	"	"	"
Organic Nitrogen (N)	"	"	* Twice per month
Nitrate (N)	"	"	"
Nitrite (N)	"	"	"
Ammonia (N)	"	"	"
Total dissolved solids	"	"	Quarterly
Total suspended solids	"	"	"

(N) – All nitrogen data shall be reported as nitrogen.

*Staff requires monitoring twice per month for the Nitrogen series (Organic Nitrogen, Nitrate, Nitrite, and Ammonia) for a minimum of 15 months. After 15 months Discharger shall submit a report analyzing the nitrogen removal efficiency of the wastewater treatment plant. Regional Board staff will evaluate the report to determine the need and frequency for continued nitrogen monitoring.

[1] Influent monitoring shall begin after installation of enhanced wastewater treatment system. The enhanced wastewater treatment system shall be installed by July 1, 2003.

EFFLUENT MONITORING

Representative effluent samples shall be collected prior to leachfield disposal and analyzed for the following:

Parameter	Units	Type of Sample	Minimum Measuring Frequency
Flow to Leachfield	Gallons per day	Metered	Monthly
BOD	mg/l	Grab	"
pH	"	"	"
Organic Nitrogen (N)	"	"	* Twice per month[2]
Nitrate (N)	"	"	"
Nitrite (N)	"	"	"
Ammonia (N)	"	"	"
Total suspended solids	"	"	Quarterly
Total dissolved solids	"	"	"
Sodium	"	"	"
Chloride	"	"	"

(N) – All nitrogen data shall be reported as nitrogen.

*Staff requires monitoring twice per month for the Nitrogen series (Organic Nitrogen, Nitrate, Nitrite, and Ammonia) for a minimum of 15 months. After 15 months Discharger shall submit a report analyzing the nitrogen removal efficiency of the wastewater treatment plant. Regional Board staff will evaluate the report to determine the need and frequency for continued nitrogen monitoring.

[2] Effluent nitrogen monitoring shall be conducted quarterly until the installation of enhanced wastewater treatment system. The additional effluent nitrogen monitoring shall commence once the enhanced wastewater treatment system is installed or July 1, 2003, which ever comes first.

SEPTIC TANK MONITORING

Each septic tank shall be opened and measured for the following items:

Measurement	Units	Type of Measurement	Minimum Measuring Frequency
Distance of scum layer from bottom of outlet device	Inches	Staff gauge	Semi-Annually (June & Dec.)
Distance of sludge layer from bottom of outlet device	Inches	Staff gauge	Semi-Annually (June & Dec.)

Septic tanks shall be pumped as necessary to ensure proper performance and protection of the leachfield. In the event of a leachfield failure or impending failure, the Executive Officer and the County Environmental Health Department shall be notified immediately. In the event of failure, the area shall be posted to prevent public contact with domestic wastewater.

GROUND WATER MONITORING

The Discharger shall install one monitoring well upgradient and two wells downgradient of the leachfield disposal area. Prior to the installation of monitoring wells, Discharger shall submit a report to the Executive Officer discussing the proposed locations, monitoring well depths, and the technical justification of the proposal. The report shall include an estimated direction of groundwater flow and depth, to accurately position up gradient and down gradient wells. Reports detailing groundwater monitoring well installation and flow must be prepared by a registered professional engineer or hydrogeologist or equivalent professional knowledgeable in hydrogeology and ground water monitoring. The wells shall be installed by January 1, 2001.

The Discharger shall sample monitoring wells in accordance with the following schedule:

Constituent	Units	Type of Sample	Minimum Sampling and Analyzing Frequency
Total Dissolved Solids	mg/l	Grab	Semi-annually (June & Dec)
Sodium	"	"	"
Chloride	"	"	"
Organic Nitrogen (N)	"	"	"
Nitrate (N)	"	"	"
Nitrite (N)	"	"	"
Ammonia (N)	"	"	"
pH	"	"	"

BEAR CREEK MONITORING

Discharger shall establish two Bear Creek monitoring stations to determine impact of discharge. One station shall be located 100 feet upstream of the leachfield disposal area. The second station shall be located 100 feet downstream of the disposal area. Creek samples from these stations shall be collected and analyzed according to the following:

Constituent	Units	Type of Sample	Minimum Sampling and Analyzing Frequency
Fecal coliform	MPN/100 ml	Grab	Monthly*
Enterococci	"	"	"
Nitrate as N	mg/l	"	"
Total dissolved solids	"	"	"

*Monthly samples shall be collected during the 1st working day of the month. After one year of creek sampling (twelve samples) the Discharger may provide an analysis of coliform monitoring data to determine if a significant change has occurred due to the discharge. If no significant change has occurred, the Discharger may request a reduction in creek monitoring subject to Executive Officer approval.

DISPOSAL AREA INSPECTION

Monthly inspections shall be made of the leachfield disposal area for evidence of surfacing effluent. During the inspection, the level of effluent in each leachfield trench shall be recorded. Notes shall be kept of observations and shall be summarized in the Quarterly Monitoring Reports. In the event of a leachfield failure or impending failure, the Executive Officer and the County Environmental Health Department shall be notified immediately. In the event of failure, the area shall be posted to prevent public contact with domestic wastewater. Repairs shall be made as quickly as possible. To assure compliance with discharge specifications the discharger shall describe which leachfield is in use and when the leachfield was last rotated.

Monthly inspections shall be made of seep areas (along Bear Creek) for evidence of surfacing effluent. Notes shall be kept of observations and shall be summarized in the Quarterly Monitoring Reports. In the event of a surfacing effluent, the Executive Officer and the County Environmental Health Department shall be notified immediately. In the event of failure, the area shall be posted to prevent public contact with domestic wastewater. Repairs shall be made as quickly as possible.

REPORTING

Monthly sampling and inspection results shall be reported quarterly by the 1st day of February, May, August, and November. Semi-annual sampling results shall be submitted with the January and July quarterly reports.

The quarterly reports shall also include a summary of sewage collection or treatment or disposal systems spill(s) during the reporting quarter. At a minimum, the following information shall be reported:

1. Location, volume, date, and time of sewage spill, and the number of times spill has occurred at this location within the last five years.

2. Corrective action(s) taken to stop and mitigate spill and prevent future spills.

If there is no spill during the reporting quarter, a "no sewage spill" statement shall be included in the quarterly report.

All data (weekly, monthly, and semi-annual) shall be submitted to the Board in both hard copy and electronic format. The electronic data submission shall conform to criteria approved by the Central Coast Regional Water Quality Control Board Executive Officer.

ORDERED BY Gladle E. Hagaman
for: Executive Officer

July 14, 2000
Date

HEK/SLR/Permits/Bear Creek/00-043 MRP
Task: 121-01
File: Discharger file;San Lorenzo Valley WD, Bear Creek Estates WWF

APPENDIX B:

COUNTY SERVICE AREA 2 (FORMATION RESOLUTION)

BEFORE THE BOARD OF SUPERVISORS

OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 301-68

On the motion of Supervisor Black

duly seconded by Supervisor Locatelli

the following resolution is adopted:

RESOLUTION AUTHORIZING ACCEPTANCE OF CONVEYANCES EXECUTION OF GRANT OF EASEMENT AND QUIT CLAIM OF UNNECESSARY EASEMENT - PLACE DE MER TR. 386, UNIT NO. 3 - COUNTY SERVICE AREA NO. 2 PLACE DE MER

WHEREAS, construction and improvement of the Place De Mer Planned Unit Development has been completed, and

WHEREAS, as a condition of approving the final map of said development certain improvements and dedications of service facilities were required which are now completed.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that this Board hereby authorizes and directs as follows:

1. That the conveyance of all easements, fees, and appurtenances connected with the sewer, water, park and that portion of Oceanview Drive not accepted into the County Highway System, (said easements to be maintained, repaired and operated through the Place De Mer County Service Area No. 2, as required by the Use Permit and final map of said Unit No. 3) are hereby accepted, and the Chairman of this Board is directed to indicate thereon Acceptance by the County of Santa Cruz for said Service Area, and recording of the documents is hereby ordered.
2. That a grant of easement from the County of Santa Cruz to the owners of the Place De Mer Condominium

for the right to landscape and construct improvements (paths and stairways) subject to the prior right of the County of Santa Cruz for utility purposes over a portion of Lot 1 of said Unit No. 3 be and hereby is authorized to be executed by the Chairman of this Board.

3. That the 10 foot drainage easement over lot 57 of said Unit 3 be and hereby is declared no longer necessary and the Chairman is authorized and directed to execute said quit claim.

4. That all of the subdivision bonds filed pursuant to the subdivision agreement for said Unit 3 be and hereby are authorized to be released.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 7th day of May, 1968, by the following vote:

AYES: SUPERVISORS Burton, Black, Locatelli and McCallie

NOES: SUPERVISORS None

ABSENT: SUPERVISORS Mello

RUSS McCALLIE
Chairman of said Board

ATTEST: TOM M. KELLEY
Clerk of said Board

DISTRIBUTION: Recorder
Public Works

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 MAY 10 1968

TOM M. KELLEY, County Clerk

By Florence Davis, Deputy

Approved as to form

JERRY V. BARTHOLOW
Assistant County Counsel

J 25.021
B

STATEMENT OF FUNCTIONS AND SERVICES

1/12/96

DISTRICT: CSA 2 Place de Mer

On January 4, 1995, this district was providing the following functions and services:

FUNCTION	SERVICES	STATE CODE SECTIONS
[ ] Cemeteries	[ ] Cemeteries	
[ ] Fire and All Emergency Medical Services	[ ] Fire protection [ ] First response, basic life support [ ] First response, paramedic [ ] Patient transport [ ] Hazardous materials (including administration and response) [ ] Rescue services [ ] Disaster planning and response [ ] Weed abatement	
[ ] Flood Control	[ ] Flood control	
[X] Harbor	[ ] Harbor facilities and services [X] Public access (beach access) [ ] Safety [ ] Visitor services	Government Code Section 25210.4
[X] Parks and Recreation	[X] Park acquisition [X] Development [X] Operation and maintenance [ ] Recreational and educational activities	
[ ] Pest and Vector Control	[ ] Pest and vector control	
[X] Police	[X] Police [X] Security patrols	
[ ] Public Transportation	[ ] Land transportation	
[X] Roads, Streets and Highways	[X] Road improvement [X] Road maintenance [X] Road landscaping [ ] School crossing guards	

Statement of Functions and Services (continued)

FUNCTION	SERVICES	STATE CODE SECTIONS
[X] Sewer	[X] Sewage collection	Health and Safety 4741
	[X] Sewage transportation	
	[X] Sewage treatment	
	[X] Sewage reclamation	
	[X] Sewage disposal	
	[ ] Septic tank maintenance	
[ ] Soil Conservation	[ ] Soil conservation	
[ ] Solid Wastes	[ ] Waste collection	
	[ ] Waste disposal	
	[ ] Recycling	
	[ ] Litter control	
	[ ] Graffiti control	
[X] Street Lighting	[X] Street lighting	
[X] Water	[X] Water supply	
	[X] Water treatment	
	[X] Water distribution	
[ ] Water Management	[ ] Groundwater management	
	[ ] Surface Water management	
	[ ] Conservation and education	

Additional Information

[X] Additional information is attached to explain the categories checked above.

[ ] No additional information is attached.

Certification

Signature: Susann Rogberg

Printed or typed name: Susann Rogberg

Title: CSA Administrator

District: Co Service Areas

Date: Jan 12, 1996

Please return the completed form to the LAFCO office. An envelope is provided.

RESOLUTION NO. 680-63

On the motion of Supervisor McCallie

duly seconded by Supervisor Burton

the following resolution is adopted:

RESOLUTION OF INTENTION TO ESTABLISH A COUNTY SERVICE AREA IN THE SOQUEL SUPERVISORIAL DISTRICT

BE IT RESOLVED AND ORDERED by the Board of Supervisors of Santa Cruz County:

1. That a county service area is proposed to be established under the terms of Title 3, Division 2, Part 2, Chapter 2 of the Government Code, Sections 25210.1 et seq., in the unincorporated area of the Second Supervisorial District of the County of Santa Cruz.

2. That the boundaries of the territory proposed for inclusion in the area are described as set forth in Exhibit "A" attached hereto and made a part hereof, as fully as though set forth at length herein.

3. That the name proposed for the area is COUNTY SERVICE AREA NO. 2.

4. That the types of extended county services already provided or proposed to be provided are:

(a) Establishment and maintenance of local Park, Recreation or Parkway facilities.

(b) Maintenance of roads.

(c) Acquisition, development, distribution and sale of water.

(d) Extended police protection.

(e) Extended sewer service.

(f) Street lighting service.

5. That a tax sufficient to pay for all such services which are furnished on an extended basis will be annually levied upon all taxable property within the said county service area.

BE IT FURTHER RESOLVED AND ORDERED that Tuesday, the 12th day of November, 1963, at 2:15 o'clock P.M., in the supervisors Room, Courthouse Annex, Santa Cruz, California, be fixed as the time and place for a public hearing on the establishment of the area.

BE IT FURTHER RESOLVED AND ORDERED that the clerk shall publish a notice of the hearing one time in the Watsonville Register-Pajaronian, a newspaper of general circulation published in the county, and that publication shall be complete at least seven (7) days prior to the date of the hearing.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 28th day of October 1963 by the following vote:

AYES: SUPERVISORS McCallie, Burton, Silliman, Locatelli and Nelson

NOES: SUPERVISORS None

ABSENT: SUPERVISORS None

Chairman of said Board

ATTEST: Tom M. Kelley
Clerk of said Board

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 Nov 15, 1965

TOM M. KELLEY, County Clerk

By Thelma Davis Deputy

Approved as to form
William H. Ford
County Counsel

Jerry Holzworth

RESOLUTION NO. 703-63

On the motion of Supervisor McCallie

duly seconded by Supervisor Burton

the following resolution is adopted:

RESOLUTION ESTABLISHING COUNTY SERVICE AREA NO. 2

WHEREAS, this board by its Resolution No. 680-63, adopted October 28, 1963, declared its intention to establish a County Service Area in a certain area of the unincorporated territory of Santa Cruz County, and for that purpose fixed a time and place for public hearing on said resolution, and

WHEREAS, At the time and place fixed no protests were received and the property owners affected urged the formation of said service area.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of Santa Cruz County, California, that said Board of Supervisors does hereby so declare and determine that the County Service Area No. 2 be and it hereby is established.

BE IT FOUND AND DETERMINED that the boundaries of County Service Area No. 2 shall be as set forth in Exhibit "A", attached hereto and by this reference made a part hereof.

BE IT FURTHER RESOLVED AND ORDERED that the types of services to be performed in County Service Area No. 2 shall include any one or more of the following:

(a) Establishment and maintenance of local Park, Recreation or Parkway facilities.

(b) Maintenance of roads.

(c) Acquisition, development, distribution and sale of water.

(d) Extended police protection.

(e) Extended sewer service.

(f) Street lighting service.

BE IT FURTHER RESOLVED AND ORDERED that the County Clerk shall comply with the provisions of Government Code §§54900, et seq.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 12th day of November, 1963 by the following vote:

AYES: SUPERVISORS McCallie, Burton, Locatelli and Nelson

NOES: SUPERVISORS None

ABSENT: SUPERVISORS Silliman

Chairman of said Board

ATTEST: Tom M. Kelley
Clerk of said Board

DISTRIBUTION: Assessor
Auditor
Surveyor
Dept. of Public Works

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 Nov 15, 1965

TOM M. KELLEY, County Clerk

By Florence Davis, Deputy

Approved as to form
William N. Carl
County Counsel

EXHIBIT "A"

BEING a part of the San Andreas Rancho and beginning at a 3/4 inch pipe on the Southwestern line of San Andreas Road at the most Northern corner of Ocean View Drive as shown on the Map entitled, "Tract 295, Place De Mer, Unit No. 1", filed for record September 12, 1961 in Map Book 37, Page 52, Santa Cruz County Records; thence along the Northwestern and Northern line of Oceanview Drive and the prolongation thereof, curving to the right with a radius of 20.00 feet through an angle of 84° 54' 06" a distance of 29.64 feet to a 3/4 inch pipe; thence South 21° 28' 26" West 247.42 feet to a 3/4 inch pipe; thence curving to the right with a radius of 100.00 feet through an angle of 65° 05' a distance of 113.59 feet to a 3/4 inch pipe; thence South 86° 33' 26" West 537.60 feet to a 3/4 inch pipe at the Northwestern corner of Lot 1, as shown on the above mentioned Map; thence along the Northeasterly boundary of lands of the State of California as said boundary is shown on the Record of Survey Map in Volume 33 of Maps at page 81; thence South 30° 19' 34" East 630.52 feet to an angle; thence South 26° 28' 34' East 668.02 feet to the most Southern corner of the lands conveyed to George A. Place, et ux., by Deed recorded in Volume 1334 at page 65, Official Records of Santa Cruz County; thence along the southeastern boundary of said last mentioned lands, North 21° 28' 20" West 1380.14 feet to a concrete monument on the Southwestern line of San Andreas Road; thence along the Southwestern line of San Andreas Road, North 63° 25' 40" West 466.19 feet to the point of beginning.

APPENDIX C:

COUNTY SERVICE AREA 5 (FORMATION RESOLUTION)

RESOLUTION NO. 195

On the motion of Commissioner McCallie

Duly seconded by Commissioner Fleming

The following resolution is adopted:

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SANTA CRUZ WAIVING PUBLIC HEARING AND APPROVING BOUNDARIES OF SPECIAL FIRE PROTECTION ZONE "A" IN THE SCOTTS VALLEY FIRE PROTECTION DISTRICT

The Local Agency Formation Commission of the County of Santa Cruz DOES HEREBY DETERMINE, FIND AND RESOLVE as follows:

1. The Scotts Valley Fire Protection District, by Resolution, has requested this Local Agency Formation Commission to review, in accordance with the provisions of Section 54790(f) of the Government Code, the boundaries of territory involved in a Special Fire Protection Zone "A" with respect to the definiteness and certainty thereof.

2. A Special Fire Protection Zone is not a "Special District" as defined in Section 54775(i) of the Government Code and therefore not subject to the provisions of District Reorganizations Act.

3. The Local Agency Formation Commission hereby waives any requirement for a public hearing on the formation of said Special Fire Protection Zone before this Commission.

4. The proposed boundaries of said Fire Protection Zone have been reviewed by the County Surveyor of the County of Santa Cruz and a report on the same made to this Commission.

5. The Local Agency Formation Commission finds the said boundaries to be definite and certain and that there is no non-conformance with lines of assessment or ownership.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this 17th day of December, 1969 by the following vote:

AYES: Commissioners Hall, Fleming, Haber, McCallie, Forbus

NOES:

ABSENT:

Ed McCallie

EDWARD C. HALL - Chairman
Local Agency Formation Commission
of the County of Santa Cruz

ATTEST: E R Hanna

E. R. Hanna,
Executive Officer

APPENDIX D:

COUNTY SERVICE AREA 7 ZONE 1 (FORMATION RESOLUTION)

RESOLUTION NO. 124-LAFC

On the motion of Commissioner Mello

duly seconded by Commissioner Fleming

the following resolution is adopted:

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION OF THE COUNTY OF SANTA CRUZ
MAKING DETERMINATIONS AND APPROVING THE
PROPOSED ~~ANNEXATION~~ OF TERRITORY DESIGNATED
AS FORMATION
TO THE BOULDER CREEK GOLF AND COUNTRY CLUB COUNTY SERVICE AREA

WHEREAS a petition for the proposed ~~annexation~~ formation of certain territory ~~to~~ known as BOULDER CREEK GOLF AND COUNTRY CLUB COUNTY SERVICE AREA in the County of Santa Cruz was heretofore filed with the Executive Officer of this Local Agency Formation Commission, and said Executive Officer has examined said petition and executed his certificate determining and certifying that said petition is sufficient as a petition; and

WHEREAS, at the times and in the form and manner provided by law, said Executive Officer has given notice of public hearing by this Commission upon said petition; and

WHEREAS said Executive Officer has reviewed said petition and prepared a report, including his recommendations, thereon, said petition and report having been presented to and considered by this Commission; and

WHEREAS the public hearing by this Commission was held upon the date and at the time and place specified in said notice of public hearing and in any order or orders continuing such hearing; and

WHEREAS at such hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed and received evidence as to whether the

(a)

BOORUM & PEASE "NOTEAR" ®

territory proposed to be ~~annexed~~ formed is inhabited or uninhabited and all persons present were given an opportunity to hear and be heard in respect to any matter relating to said petition and report,

NOW, THEREFORE, the Local Agency Formation Commission of the County of Santa Cruz DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Subject to the terms and conditions hereinafter specified, if any, said petition is approved.

Section 2. The boundaries, as set forth in the petition of the territory proposed to be ~~annexed~~ formed are approved, said territory is found to be inhabited and said territory is assigned the following short form designation:

BOULDER CREEK COUNTY SERVICE AREA

Section 3. Any resolution ordering such ~~annexation~~ formation shall provide that such ~~annexation~~ formation shall be made subject to the following specified terms conditions:

(a) The terms and conditions contained in said petition, and

(b) The following additional term and condition:

NONE

Section 4. The Boulder Creek Golf and Country Club County Service Area is designated as the conducting district and the Board of Directors of said district is hereby directed to initiate ~~annexation~~ formation proceedings in compliance with this resolution. Any election called by said

BOORUM & PEASE "NOTEAR" ®

Board of Directors upon the question of confirming an order for such ~~annexation~~ formation shall be called, held and conducted upon such question only within the territory ordered to be ~~annexed~~ formed.

Section 5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Section 56272 of the Government Code. In addition, said Executive Officer shall also mail to said conducting district a certified copy, without signatures, of said petition.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz, State of California, this 20th day of March, 1968, by the following vote:

AYES: Commissioners Burton, Mello, Fleming, Hall

NOES: Commissioners None

ABSENT: Commissioners Silliman

Robert Burton
Chairman of said Commission

ATTEST:

Executive Officer

Distribution: County Counsel
County Surveyor
Ben B. White & Associates, Inc.
621 Capitola Avenue
Capitola, California(c)

APPENDIX E:

COUNTY SERVICE AREA 7 ZONE 2 (FORMATION RESOLUTION)

DocuSign Envelope ID: F7162FCC-718E-4888-969D-11D951D2E39C

DS

Adopted 04/30/2024
Board of Supervisors
DOC-2024-365 12.c

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

RESOLUTION NO. 90-2024

On the motion of Supervisor McPherson:
Duly seconded by Supervisor Friend:

The following resolution is adopted:

RESOLUTION AUTHORIZING THE CREATION OF ZONES WITHIN
COUNTY SERVICE AREA NO. 7 BOULDER CREEK

WHEREAS, this Board, by its Resolution No. 54-2024, adopted March 12, 2024, declared its intention to create zones 1 and 2 within County Service Area No. 7, Boulder Creek as shown on Exhibit 1 attached hereto, and with proper notice set April 30, 2024, at 9:00 a.m. or thereafter, as the time for hearing on said matter; and

WHEREAS, at this time and place fixed, with no majority protest; and

WHEREAS, pursuant to California Government Code 25210.30 et seq., this Board considers creation of zones to be in the best interest of CSA No. 7, Boulder Creek.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Santa Cruz that said Board does hereby so declare and determine that CSA No. 7, Boulder Creek zones 1 and 2 are hereby established.

BE IT FURTHER RESOLVED AND ORDERED that the geographic boundaries of each zone CSA No. 7, Boulder Creek Zone 1 and Zone 2 are reflected and shown on Exhibit 1.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 30th day of April, 2024, by the following vote:

AYES:	Supervisors Koenig, Friend, McPherson, Cummings
NOES:	None
ABSENT:	Supervisor Hernandez
ABSTAIN:	None

Resolution 90-2024

DocuSigned by:
Justin Cummings 5/1/2024
C15905D366C8451...
Justin Cummings
Chair of the Board of Supervisors

ATTEST: DocuSigned by:
Juliette Rezzato 5/1/2024
466B074F3141450...
Juliette Rezzato
Clerk of the Board

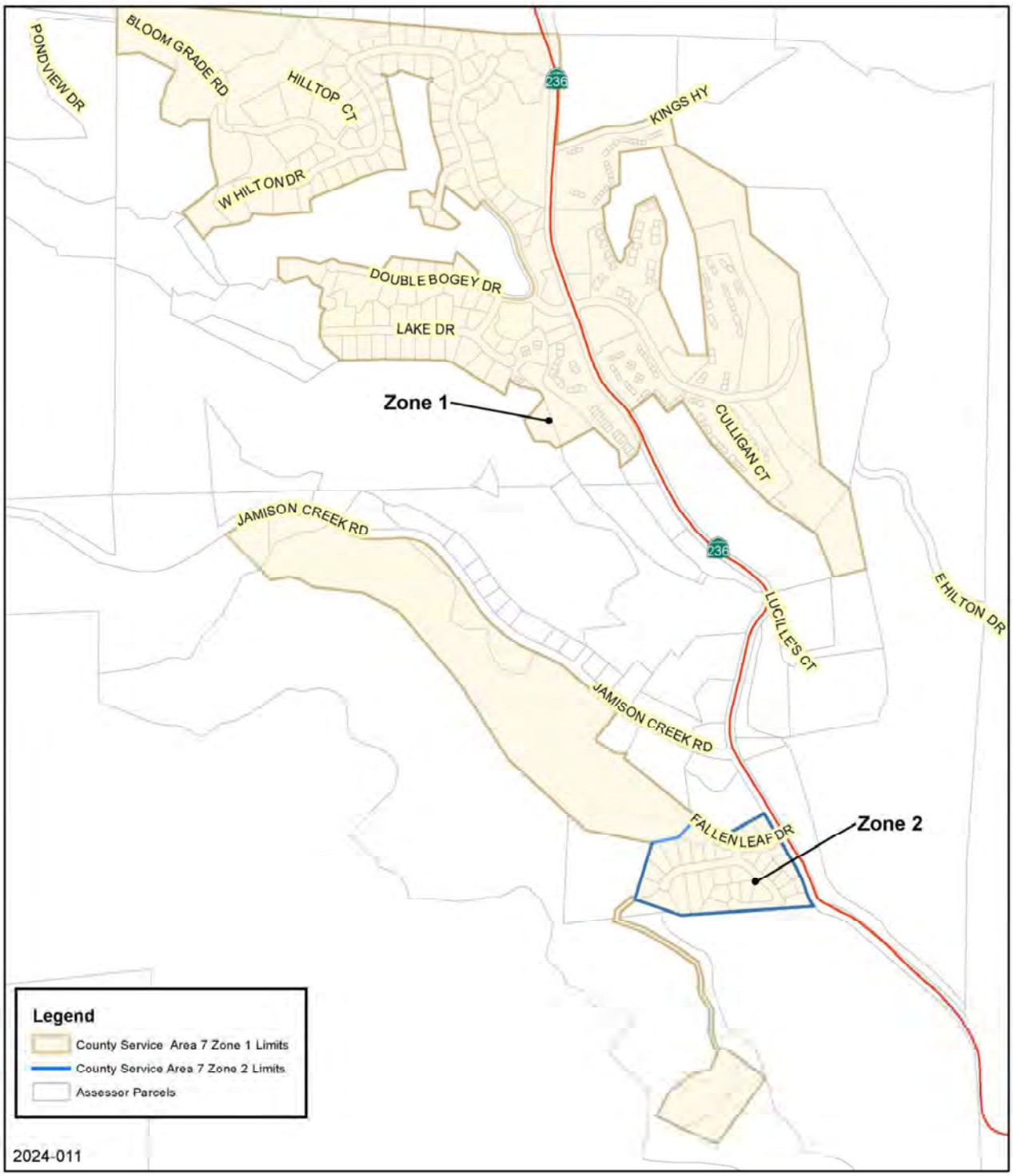
Approved as to Form:

DocuSigned by:
Michael De Smidt
77B7BAAA5B324F0...
3/29/2024
Office of the County Counsel
3/28/2024 (AMS 15862)

Attachment: Exhibit 1

DocuSign Envelope ID: F7162FCC-718E-4888-969D-11D951D2E39C

Resolution _____



CSA No. 7 Boulder Creek

Zone 1 and 2

Exhibit 1

Date: 2/21/2024

COB Rev. 8-1-22

DocuSign

Certificate Of Completion

Envelope Id: E9C03AA9E8084E74A792CB5803771DBF
Status: Completed
Subject: Resolution - Authorizing Creation of Zones (15862) BOS 4/30/2024
Source Envelope:
Document Pages: 3
Signatures: 1
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Blanca Martinez
701 Ocean Street
Santa Cruz, CA 95060
Blanca.Martinez@santacruzcountyca.gov
IP Address: 108.64.244.228

Record Tracking

Status: Original
3/29/2024 7:51:19 AM
Holder: Blanca Martinez
Blanca.Martinez@santacruzcountyca.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: FedRamp

Storage Appliance Status: Connected
Pool: County of Santa Cruz
Location: DocuSign

Signer Events	Signature	Timestamp
Michael De Smidt Michael.DeSmidt@santacruzcountyca.gov Security Level: Email, Account Authentication (None)	DocuSigned by: Michael De Smidt 77B7BAAA5B324F0...	Sent: 3/29/2024 7:53:16 AM Viewed: 3/29/2024 10:59:37 AM Signed: 3/29/2024 10:59:54 AM

Signature Adoption: Pre-selected Style
Using IP Address: 24.5.158.121

Electronic Record and Signature Disclosure:
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ID: 258f3b16-c2b3-48c8-a38f-08b57de9f4f6

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/29/2024 7:53:16 AM
Certified Delivered	Security Checked	3/29/2024 10:59:37 AM
Signing Complete	Security Checked	3/29/2024 10:59:54 AM
Completed	Security Checked	3/29/2024 10:59:54 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Santa Cruz

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

DocuSign

Certificate Of Completion

Envelope Id: F7162FCC718E4888969D11D951D2E39C
Status: Completed
Subject: Complete with DocuSign: Resolution 90-2024 Authorizing Creation of Zones Within CSA 7 Boulder C...
Source Envelope:
Document Pages: 7
Signatures: 2
Certificate Pages: 5
Initials: 0
AutoNav: Enabled
Stamps: 1
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
CBD eSignature
701 Ocean Street
Santa Cruz, CA 95060
cbd.esignature@santacruzcountyca.gov
IP Address: 63.194.190.100

Record Tracking

Status: Original
5/1/2024 12:44:30 PM
Holder: CBD eSignature
cbd.esignature@santacruzcountyca.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: FedRamp
Storage Appliance Status: Connected
Pool: County of Santa Cruz
Location: DocuSign

Signer Events	Signature	Timestamp
Justin Cummings Justin.Cummings@santacruzcountyca.gov Security Level: Email, Account Authentication (None)	DocuSigned by: Justin Cummings C15905D366C8451...	Sent: 5/1/2024 12:46:37 PM Viewed: 5/1/2024 2:13:46 PM Signed: 5/1/2024 2:13:50 PM
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Juliette Rezzato Juliette.Rezzato@santacruzcountyca.gov Chief Deputy Clerk of the Board of Supervisors County of Santa Cruz Security Level: Email, Account Authentication (None)	DocuSigned by: Juliette Rezzato 466B074F3141450...	Sent: 5/1/2024 2:13:52 PM Viewed: 5/1/2024 2:25:32 PM Signed: 5/1/2024 2:25:36 PM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Beatriz Barranco Beatriz.Barranco@santacruzcountyca.gov Sr. Civil Engineer County of Santa Cruz Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 1/25/2024 12:26:22 PM ID: edb23b86-e633-4a7e-980d-86a085ffcaaa	COPIED	Sent: 5/1/2024 3:53:56 PM
Blanca Martinez Blanca.Martinez@santacruzcountyca.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 5/22/2023 10:22:56 AM ID: 19cee9c2-6d92-40c2-9275-3198e60874eb	COPIED	Sent: 5/1/2024 3:53:57 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

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Payment Events	Status	Timestamps

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Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Santa Cruz

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

APPENDIX F:

COUNTY SERVICE AREA 10 (FORMATION RESOLUTION)

RESOLUTION NO. 228

On motion of Commissioner Lappin

seconded by Commissioner Forbus

The following Resolution is adopted:

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SANTA CRUZ MAKING DETERMINATIONS AND AUTHORIZING PROCEEDINGS FOR THE FORMATION OF "ROLLING WOODS COUNTY SERVICE AREA NO. 10"

The Local Agency Formation Commission of the County of Santa Cruz DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. A petition for the proposed formation of "Rolling Woods County Service Area No. 10" was heretofore filed with the Executive Officer of this Commission; said County Service Area is assigned the short form designation of "Rolling Woods County Service Area No. 10" the County of Santa Cruz is designated as the conducting agency; and the Board of Supervisors of said County is hereby authorized to conduct proceedings in compliance with this resolution.

2. The Executive Officer of this Commission has examined said petition and executed his certificate determining and certifying that said petition is sufficient as a legal document; has given notice of public hearing by this Commission upon said petition in the form and manner provided by law; and has reviewed said petition and 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 August 19, 1970 being the time and date, and at the place specified in said notice of public hearing, and at such hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented, or filed.

4. The boundaries set forth in said petition are approved as submitted.

5. The approval of such formation is conditioned upon the following terms and conditions:

   Rolling Woods County Service Area No. 10 shall perform only the following extended services:

   1. To own, operate and maintain a sewerage system.

   2. To plan, construct, finance, and any other act or function necessary to the furnishing of a complete sewerage service.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this 19th day of August by the following vote:

AYES: Commissioners McCallie, Lappin, Wicklund, Haber, Forbus
NOES: Commissioners
ABSENT: Commissioners

John K. McCallie
Chairman
Local Agency Formation Commission

Attest: E R Hanna
E. R. Hanna, Executive Officer

APPENDIX G:

COUNTY SERVICE AREA 20 (FORMATION RESOLUTION)

RESOLUTION NO. 564

On the motion of Commissioner Liddicoat
duly seconded by Commissioner Liberty
The following Resolution is adopted:

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF SANTA CRUZ
MAKING DETERMINATIONS AND AUTHORIZING PROCEEDINGS TO
CREATE A COUNTY SERVICE AREA DESIGNATED AS
TRESTLE BEACH NO. 564

The Local Agency Formation Commission of the County of Santa Cruz DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. A petition for the proposed formation of a County Service Area was heretofore filed with the Executive Officer of this Commission; said County Service Area is assigned the short form designation of "Trestle Beach No. 564," the County of Santa Cruz is designated as the conducting agency; and the Board of Supervisors of said County is hereby authorized to conduct proceedings in compliance with this Resolution.

2. The Executive Officer of this Commission has examined said petition and executed his certificate determining and certifying that said petition is sufficient as a legal document; has given notice of public hearing by this Commission upon said petition in the form and manner provided by law; and has reviewed said petition and 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 August 8, 1979, being the time and date, and at the place specified in said notice of public hearing, and at such hearing this Commission heard and received all oral and written protests, objections, and evidence which were made, presented, or filed.

4. The boundaries set forth in said petition are approved as submitted.

5. Creation of said County Service Area is in order to provide a County controlled public agency to operate and maintain a sanitary sewer system. The Board of supervisors of Santa Cruz County may complete these proceedings only after receiving the recommendations of the County Environmental Health Officer and the Director of Public Works that the proper handling of sewage can best be accomplished through the vehicle of the proposed County Service Area.

6. For the purposes of complying with the California Environmental Quality Act and the Local Agency Formation Commission Environmental Impact Guidelines, the County of Santa Cruz is the Lead Agency.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this 8th day of August , 1979 by the following vote:

AYES: Commissioners Liddicoat, Palmtag, Liberty, Levy, Ghio

NOES: Commissioners None

ABSENT: Commissioners None

Joseph J. Ghio
Chairman, Santa Cruz Local Agency
Formation Commission

E. Newell

ATTEST: T. E. Parker
Acting Executive Officer

APPENDIX H:

DAVENPORT COUNTY SANITATION DISTRICT (FORMATION RESOLUTION)

RESOLUTION NO. 565

On the motion of Commissioner Levy
duly seconded by Commissioner Liberty
The following Resolution is adopted:

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF SANTA CRUZ
MAKING DETERMINATIONS AND AUTHORIZING PROCEEDINGS FOR THE
FORMATION OF THE DAVENPORT COUNTY SANITATION DISTRICT

The Local Agency Formation Commission of the County of Santa Cruz DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. A resolution for the proposed formation of the Davenport County Sanitation District was heretofore filed with the Executive Officer of this Commission; the County of Santa Cruz is designated as the conducting agency; and the Board of Supervisors of said County is hereby authorized to conduct proceedings in compliance with this Resolution.

2. The Executive Officer of this Commission has examined said petition and executed his certificate determining and certifying that said resolution is sufficient as a legal document; has given notice of public hearing by this Commission upon said petition in the form and manner provided by law; and has reviewed said petition and 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 August 8, 1979, being the time and date, and at the place specified in said notice of public hearing, and at such hearing this Commission heard and received all oral and written protests, objections, and evidence which were made, presented, or filed.

4. The boundaries set forth in said petition are approved as submitted.

5. The approval of such formation is conditioned upon the following terms and conditions: None.

6. The boundaries set forth in said petition of territory to be included in the formation are approved as amended.

7. Said territory is found to be inhabited for purposes of District formation.

8. The formation of this District will not have a significant effect on the environment and, therefore, a negative declaration is issued as defined in the California Environmental Quality Act.

PASSED AND ADOPTED by the Local Agency FormationCommission of the County of Santa Cruz this 8th day of August , 1979, by the following vote:

AYES: Commissioners Liddicoat, Palmtag, Liberty, Levy, Ghio

NOES: Commissioners None

ABSENT: Commissioners None

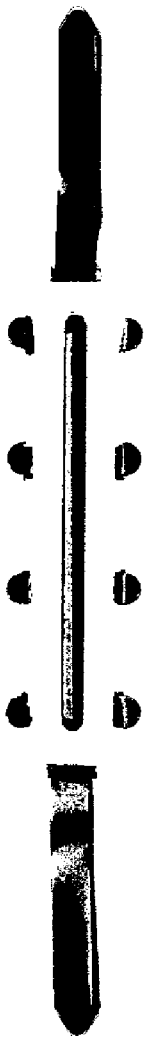
Joseph J. Ghio
Chairman, Santa Cruz Local Agency
Formation Commission

ATTEST: T. E. Parker
Acting Executive Officer

APPENDIX I:

FREEDOM COUNTY SANITATION DISTRICT (FORMATION RESOLUTION)

SANITATION DISTRICTS 588 2
Freedom Sanitation Dist
General - Prior 1969



RESOLUTION NO. 901-65

On the motion of Director Silliman

Duly seconded by Director Black

the following resolution is adopted:

RESOLUTION AUTHORIZING AND DIRECTING THE COUNTY TREASURER TO DEPOSIT FUNDS PRESENTLY IN THE FREEDOM COUNTY SANITATION DISTRICT CONSTRUCTION FUND # 532

WHEREAS, there are in the Freedom County Sanitation District Construction Fund #532 certain monies which are not presently needed for the district's purposes, and

WHEREAS, the Public Works Director recommends that said funds be invested.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the County Treasurer be and he hereby is authorized and directed to deposit the sum of $65,100.00 from the funds presently in the Freedom County Sanitation District Construction Fund #532 with the Wells Fargo Bank for six months.

PASSED AND ADOPTED by the Board of Directors of Freedom County Sanitation District, County of Santa Cruz, State of California, this 21st day of December, 1965, by the following vote:

AYES: DIRECTORS Black, Silliman, Locatelli and McCallie

NOES: DIRECTORS None

ABSENT: DIRECTORS Burton

[illegible] McCallie
Chairman of said Board

ATTEST: [illegible] KELLEY
Clerk of said Board

DISTRIBUTION: Treasurer & Tax Collector
Auditor-Controller
Director of Public Works

Approved as to form

[illegible]
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 said Board on the [illegible] day of said Board.

In Witness whereof I have hereunto set my hand and affixed the seal of the said Board this DEC 22 1965

TOM M. KELLEY, County Clerk

By Beatrice E Kirk, Deputy

RESOLUTION NO. 10-65

On the motion of Director Silliman

duly seconded by Director Nelson

the following resolution is adopted:

RESOLUTION CREATING FREEDOM COUNTY SANITATION DISTRICT EXPANSION CONSTRUCTION FUND

BE IT RESOLVED AND ORDERED by the Board of Directors of the Freedom County Sanitation District that there is hereby created a fund No. 531 to be known as the Freedom County Sanitation District Expansion Construction Fund, the purpose of which shall be to receive such amounts as are collected by the Department of Public Works representing connection fees from new dwellings and subdivisions, the proceeds of which are to be used in the expansion of the existing system from time to time as requirements may indicate.

PASSED AND ADOPTED by the Board of Directors of Freedom County Sanitation District, County of Santa Cruz, State of California, this 4th day of January, 1965, by the following vote:

AYES: DIRECTORS Nelson, Burton, Silliman, Locatelli and McCallie

NOES: DIRECTORS None

ABSENT: DIRECTORS None

Chairman of said Board

ATTEST: Tom M. Kelley
Clerk of said Board

DISTRIBUTION: Auditor
County Counsel

Approved as to form
William H. Clark
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 Jan. 20, 1965

TOM M. KELLEY, County Clerk

By Florence Davis, Deputy

RESOLUTION NO. 421-66

On the motion of Director Silliman

Duly seconded by Director Locatelli

the following resolution is adopted:

RESOLUTION AUTHORIZING AND DIRECTING THE COUNTY TREASURER TO DEPOSIT FUNDS PRESENTLY IN THE FREEDOM COUNTY SANITATION DISTRICT CONSTRUCTION FUND #532

WHEREAS, there are in the Freedom County Sanitation District Construction Fund #532 certain monies which are not presently needed for the district's purposes; and

WHEREAS, the Public Works Director recommends that said funds be invested.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the County Treasurer be and he hereby is authorized and directed to deposit the sum of $65,100. from the funds presently in the Freedom County Sanitation District Construction Fund #532 with the Wells Fargo Bank for six (6) months.

PASSED AND ADOPTED by the Board of Directors of Freedom County Sanitation District, County of Santa Cruz, State of California, this 28th day of June, 1966, by the following vote:

AYES: DIRECTORS McCallie, Burton, Silliman, Locatelli

NOES: DIRECTORS None

ABSENT: DIRECTORS Black

RUSS McCALLIE
Temporary Chairman of said Board

ATTEST: TOM M. KELLEY
Clerk of said Board

DISTRIBUTION: County Counsel
Treasurer-Tax Collector
Auditor-Controller
Dir of Public Works

APPROVED AS TO FORM:

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 JUL 6 1966

TOM M. KELLEY, County Clerk

By R. Higgenson Deputy

THE BOARD NOW MEETS AS THE BOARD OF DIRECTORS OF FREEDOM COUNTY SANITATION DISTRICT

(Resolution No. 584-58
(Freedom County Sanitation District
Directing preparation of Survey & Report.....

On motion of Director Locatelli, seconded by Director McLean, the following resolution is adopted:

RESOLVED, by the Board of Directors of the Freedom County Sanitation District, Santa Cruz County, California, that

WHEREAS, Section 4748 of the Health and Safety Code provides that said Board shall employ one or more sanitation engineers to make a survey of the problems of said District concerning sanitation and especially with reference to the matters of sewage collection, treatment and disposal.

NOW, THEREFORE, IT IS HEREBY ORDERED, as follows:

1. That the engineering office of Bowman & Williams is hereby employed and ordered and directed to make and file a survey and report called for under Section 4748 of said Code, for said District, setting forth the following:

(a) A general description of existing facilities for sewage collection, treatment and disposal.

(b) A general description of the work proposed to be done to carry out the objects of the District.

(c) A general plan and general specifications of the work.

(d) A general description of the property proposed to be acquired or damaged in carrying out the work.

(e) A map showing the boundaries of the District and in general the location of the work proposed to be done, property taken or damaged, and any other information useful to an understanding of the work.

(f) An estimate of the cost of the proposed work.

(Resolution No. 585-58
(Freedom County Sanitation Dist.
(Fixing time and place for hearing
(Engineer's Report.....

On motion of Director Locatelli, seconded by Director McLean, the following resolution

is adopted:

RESOLVED, by the Board of Directors of the Freedom County Sanitation District, Santa Cruz County, California, that

WHEREAS, Section 4748 of the Health and Safety Code of the State of California provides that said Board shall employ one or more sanitation engineers to make a survey of the problems of said District concerning sanitation and especially with reference to the matter of sewage collection, treatment and disposal; and

WHEREAS, the Engineer employed to make such survey has prepared and filed with this Board a report entitled "Report on Existing and Proposed Sanitary Sewerage Facilities for Freedom County Sanitation District, Santa Cruz County, California, Project No. 58-1", dated September 2, 1958; and

WHEREAS, this Board has examined said report and found that said report complies with the provisions of the County Sanitation District Act and is satisfactory to this Board;

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED, as follows:

1. Monday, the 8th day of September 1958, at the hour of 2:00 o'clock P.M. in the regular meeting place of this Board, Board of Supervisors Room, Court House Annex, Santa Cruz, California, are hereby fixed as the time and place for hearing objections to the said report and to doing all or any part of the work referred to therein.

2. Notice of the hearing shall be given by publishing a notice, in form a copy of which is hereto attached and made a part hereof by reference, for five times in the Watsonville Register-Pajaronian, a daily newspaper of general circulation circulated within the District.

(Resolution No. 582-58
(Freedom Sanitation District
(Dissolving District..... NOTE: Freedom Sanitation Dist. formed 10/23/37.

On motion of Supervisor Locatelli, seconded by Supervisor McLean, the following resolution is adopted:

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

WHEREAS, in 1937 this Board conducted proceedings for the formation of the Freedom Sanitation District under an act then designated "County Sanitation District Act" (Stats. 1923, page 498; Deering Act 7106);

WHEREAS, the office of said District is located in the County of Santa Cruz, State of California;

WHEREAS, said District has no outstanding obligations;

WHEREAS, said District owns no property;

WHEREAS, for five years said District has not collected taxes or other revenues, or disbursed any District funds; and

WHEREAS, the Clerk of this Board has, not less than thirty days prior to this date,

sent notice to the last known principal place of business of said District that under the provisions of Article 2, Division 1, Title 6, Government Code, State of California, this Board will on this date consider a dissolution resolution concerning said District.

NOW, THEREFORE, IT IS HEREBY ORDERED, as follows:

1. That pursuant to Section 58980 of the Government Code of the State of California the Freedom Sanitation District is dissolved.

2. That the Clerk of this Board be, and he is hereby, instructed to file certified copies of this resolution with the Secretary of State, the State Board of Equalization, the County Clerk, County of Santa Cruz; and the County Assessor, County of Santa Cruz, State of California.

(Freedom County Sanitation Dist.
(Hearing on formation.....

This being the time fixed for a public hearing on the formation of Freedom County Sanitation District the Board now proceeds with said hearing and all persons desiring to be heard were heard. Tom P. Williams, Jr., Engineer, now files his affidavit that the territory proposed to be formed into Freedom County Sanitation District will be benefited by said formation

(Resolution No. 583-58
(Freedom County Sanitation Dist.
(Creation of District.....

On motion of Supervisor Locatelli, seconded by Supervisor McLean, the following resolution is adopted:

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

WHEREAS, said Board of Supervisors did on July 28, 1958 adopt its Resolution of Intention No. 467-58 to create a County Sanitation District in said County under the County Sanitation District Act, Chapter 3, Part 3, Division 5, Health and Safety Code, to be known as the "Freedom County Sanitation District", which Resolution of Intention defined and established the boundaries of the proposed district and fixed this as the time and place for hearing objections to the formation of said District or to the extent thereof;

WHEREAS, as therein directed, said Resolution of Intention, including notice of the time and place of said hearing, has been published at length twice in the Watsonville Register-Pajaronian, a newspaper of general circulation in said County and circulated in the proposed district, as more fully appears from the affidavit of publication on file in the office of the County Clefk of said County;

WHEREAS, no protests and objections to the formation of the District were made; the hearing has been held and oral and documentary evidence as to benefits duly taken and considered by this Board;

NOW, THEREFORE, IT IS FOUND, ORDERED AND DETERMINED, as follows:

1. That written objections to the creation of said District signed by two percent (2%) of the registered electors of said District were not filed with said Board.

2. That no persons appeared and objected orally or in writing to the creation of said District.

3. That the lands proposed to be embraced within said District are all of the lands that would be especially benefited by the creation of said District and that no lands

have been excluded from said District which would be especially benefited therefrom.

4. That the territorial extent of said District shall encompass and include the unincorporated territory, the exterior boundaries of which are more particularly described in Exhibit "A" hereto attached and by reference made a part hereof.

5. That no part of said territory is included with any other District formed for similar purposes.

6. That the said proposed District, more particularly defined and established in said Exhibit "A", and to be known as the FREEDOM COUNTY SANITATION DISTRICT, be, and the same is hereby, created and established as a County Sanitation District under the County Sanitation District Act.

7. That the County Clerk file a copy of this Resolution, together with a map showing the boundaries of the District, with the County Assessor and the State Board of Equalization, pursuant to Section 54900, et seq., of the Government Code of the State of California.

ORDINANCES

new fee Cap. Ord

ORDINANCE NO. 1329

The Board of Supervisors of the County of Santa Cruz do ordain as follows:

Section I

1. That this ordinance shall be cited as the "Freedom Sewer Maintenance District Capacity Expansion Ordinance".

2. That District may extend or enlarge the capacity of certain portions of sewer main necessitated by road or freeway construction or reconstruction, or other reasons, which said extension or enlarged capacity will serve future users.

3. That District Engineer shall prepare a repayment plan to recover the cost of said extension or enlarged capacity which shall determine the fee to be collected from future users of said extension or enlarged capacity. Said fee may be computed on either a per connection or gallonage basis, whichever is determined to be most equitable by District Engineer.

4. That any person, firm, or corporation which connects to or uses the extension or enlarged capacity of said sewer main shall pay, in addition to the regular connection fee charged by District, the fee as determined by District Engineer in paragraph 3, above. Said fee shall be paid at the time necessary building permits are obtained or prior to the time said connection is made if no building permits are required.

Section II

This ordinance shall take effect thirty (30) days from and after the date of its adoption and before the expiration of fifteen (15) days after its passage shall be

published once, with the names of the Board of Supervisors voting for and against the same in the Watsonville Register-Pajaronian, a newspaper of general circulation printed and published in the County of Santa Cruz, State of California.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 28th day of May, 1968, by the following vote:

AYES: SUPERVISORS Burton, Black, Locatelli, Mello and McCallie

NOES: SUPERVISORS None

ABSENT: SUPERVISORS None

RUSS McCALLIE
Chairman of said Board

ATTEST: TOM M. KELLEY
Clerk of said Board

Approved as to form

JERRY W. BARTHOLOW
Assistant County Counsel

ORDINANCE NO. 1328

The Board of Directors of the Freedom County Sanitation District do ordain as follows:

Section I

1. That this ordinance shall be cited as the "Freedom County Sanitation District Capacity Expansion Ordinance".

2. That District may extend or enlarge the capacity of certain portions of sewer main necessitated by road or freeway construction or reconstruction, or other reasons, which said extension or enlarged capacity will serve future users.

3. That District Engineer shall prepare a repayment plan to recover the cost of said extension or enlarged capacity which shall determine the fee to be collected from future users of said extension or enlarged capacity. Said fee may be computed on either a per connection or gallonage basis, whichever is determined to be most equitable by District Engineer.

4. That any person, firm, or corporation which connects to or uses the extension or enlarged capacity of said sewer main shall pay, in addition to the regular connection fee charged by District, the fee as determined by District Engineer in paragraph 3, above. Said fee shall be paid at the time necessary building permits are obtained or prior to the time said connection is made if no building permits are required.

Section II

This ordinance shall take effect thirty (30) days from and after the date of its adoption and before the expiration of fifteen (15) days after its passage shall be

published once, with the names of the Board of Directors voting for and against the same in the newspaper of general circulation printed and published in the County of Santa Cruz, State of California.

PASSED AND ADOPTED by the Board of Directors of the Freedom County Sanitation District, County of Santa Cruz, State of California, this 28th day of May, 1968, by the following vote:

AYES: DIRECTORS Burton, Black, Locatelli, Mello and McCallie

NOES: DIRECTORS None

ABSENT: DIRECTORS None

RUSS McCALLIE
Chairman of said Board

ATTEST: TOM M. KELLEY
Clerk of said Board

Approved as to form

Assistant County Counsel

RECEIVED
SANTA CRUZ CO.
1968 MAR 13 AM 8:00
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ORDINANCE NO. 1317

The Board of Supervisors of the County of Santa Cruz do ordain as follows:

Section I

1. That this ordinance shall be cited as the "Freedom Sewer Maintenance District Line Extension Ordinance."

2. That the definition of the following terms when applied herein shall be as follows:

a. repayment fee: that amount collected by the Freedom Sewer Maintenance District for each connection made to the line installed which said fee shall be 1.25 times the repayment rate and be for the purpose of reimbursing the installer of such sewer line as provided hereunder.

b. repayment rate: the total cost of constructing said sewer line divided by the total number of connections to said sewer line as computed by District Engineer.

c. reimbursable portion: the total number of connections to said sewer line, as computed by District Engineer, less the number of connections to be made by the installer, as computed by District Engineer.

3. That a private party or parties who construct any sewer line 300 feet or more in length which will be of use to and benefit properties of others shall be entitled to reimbursement of a portion of the actual cost of said construction when the following requirements have been met:

a. Prior to construction of said sewer line, the Board of Supervisors agree to repayment for the reimbursable portion of the work.

b. The construction of the line is completed in accordance with plans and specifications approved by the District Engineer and is inspected and accepted by the District Engineer.

c. The party claiming reimbursement provides satisfactory evidence to show the actual cost of construction including engineering costs.

4. After all requirements have been met, the District Engineer shall determine the total number of connections which can reasonably be made to the line including those to be made by the installer, and the repayment rate shall be computed by dividing the total actual cost of construction including engineering costs by the total number of connections. Upon determination of the number of connections, the repayment rate and the reimbursable portion as provided for hereunder, installer shall enter into an agreement with the Freedom Sewer Maintenance District upon the terms, conditions and provisions set forth in Paragraphs 5, 6, and 7 herein.

5. After acceptance by the District Engineer of a line installed pursuant to this ordinance, the Freedom Sewer Maintenance District shall collect a repayment fee for each connection made to such line in an amount equal to 1.25 times the repayment rate. Twenty percent (20%) of said amount shall be deposited in the operating fund of the Freeddom Sewer Maintenance District and the remainder shall be deposited in a trust fund account. Said repayment fee shall be in addition to regular standard connection fees applicable.

6. The installer of the line shall be paid on January 1, and July 1 of each year (or as soon thereafter as may be practical) all funds contained in the trust fund account

established for the line.

7. When the total amount paid to any installer of a line subject to repayment pursuant to this ordinance shall equal the repayment rate multiplied by the total number of connections as determined under paragraph 4 minus the repayment rate multiplied by the number of connections made by the installer, or when ten (10) years have elapsed subsequent to the date of acceptance of the line, whichever shall first occur, all payments to such installer shall cease and the 80 percent portion of all sums collected thereafter pursuant to this ordinance shall be deposited in the expansion construction fund of the Freedom Sewer Maintenance District.

8. In the event any person is dissatisfied with the determination of the total number of connections which can be made to the line, that person may appeal therefrom within fifteen (15) days after receipt of such determination by filing written notice of appeal, stating the grounds thereof, with the Board of Supervisors.

At the next regular meeting of the Board of Supervisors, said Board shall hear such appeal and make its determination which shall be final for the purposes of the application of this Ordinance.

9. That the Freedom Sewer Maintenance District shall incur no liability whatsoever either as to funds collected pursuant to this Ordinance or for funds which may become due hereunder, or for their collection.

10. That no right, title or interest is hereby created; that this Ordinance may be modified or repealed at any time without affecting any property right; that no property right shall become vested by operation of this Ordinance; and

that no liability of any kind shall be incurred by the Freedom Sewer Maintenance District by reason of any amendment to or repeal of this Ordinance.

Section II

This ordinance shall take effect thirty (30) days from and after the date of its adoption and before the expiration of fifteen (15) days after its passage shall be published once, with the names of the Board of Supervisors voting for and against the same in a newspaper of general circulation printed and published in the County of Santa Cruz, State of California.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 7th day of May, 1968, by the following vote:

AYES: SUPERVISORS Black, Locatelli and McCallie

NOES: SUPERVISORS Beaston

ABSENT: SUPERVISORS Mello

RUSS McCALLIE
Chairman of said Board

ATTEST: TOM M. KELLEY
Clerk of said Board

Approved as to form

JERRY W. BARTHOLOW
Assistant County Counsel

RECEIVED
SANTA CRUZ CO.
1968 MAY 13 AM 8:0
DEPT OF
PUB

ORDINANCE NO. 1316

The Board of Directors of Freedom County Sanitation District do ordain as follows:

Section I

1. That this ordinance shall be sited as the "Freedom County Sanitation District Line Extension Ordinance."

2. That the definition of the following terms when applied herein shall be as follows:

a. repayment fee: that amount collected by the Freedom County Sanitation District for each connection made to the line installed which said fee shall be 1.25 times the repayment rate and be for the purpose of reimbursing the installer of such sewer line as provided hereunder.

b. repayment rate: the total cost of constructing said sewer line divided by the total number of connections to said sewer line as computed by District Engineer.

c. reimbursable portion: the total number of connections to said sewer line, as computed by District Engineer, less the number of connections to be made by the installer, as computed by District Engineer.

3. That a private party or parties who construct any sewer line 300 feet or more in length which will be of use to and benefit properties of others shall be entitled to reimbursement of a portion of the actual cost of said construction when the following requirements have been met:

a. Prior to construction of said sewer line, the Board of Directors agree to repayment for the reimbursable portion of the work.

b. The construction of the line is completed in accordance with plans and specifications approved by the District Engineer and is inspected and accepted by the District Engineer.

c. The party claiming reimbursement provides satisfactory evidence to show the actual cost of construction including engineering costs.

4. After all requirements have been met, the District Engineer shall determine the total number of connections which can reasonably be made to the line including those to be made by the installer, and the repayment rate shall be computed by dividing the total actual cost of construction including engineering costs by the total number of connections. Upon determination of the number of connections, the repayment rate and the reimbursable portion as provided for hereunder, installer shall enter into an agreement with the Freedom County Sanitation District upon the terms, conditions and provisions set forth in Paragraphs 5, 6, and 7 herein.

5. After acceptance by the District Engineer of a line installed pursuant to this ordinance, the Freedom County Sanitation District shall collect a repayment fee for each connection made to such line in an amount equal to 1.25 times the repayment rate. Twenty percent (20%) of said amount shall be deposited in the operating fund of the Freedom County Sanitation District and the remainder shall be deposited in a trust fund account. Said repayment fee shall be in addition to regular standard connection fees applicable.

6. The installer of the line shall be paid on January 1 and July 1 of each year (or as soon thereafter as may be practical) all funds contained in the trust fund account

established for the line.

7. When the total amount paid to any installer of a line subject to repayment pursuant to this ordinance shall equal the repayment rate multiplied by the total number of connections as determined under paragraph 4 minus the repayment rate multiplied by the number of connections made by the installer, or when ten (10) years have elapsed subsequent to the date of acceptance of the line, whichever shall first occur, all payments to such installer shall cease and the 80 percent portion of all sums collected thereafter pursuant to this ordinance shall be deposited in the expansion construction fund of the Freedom County Sanitation District.

8. In the event any person is dissatisfied with the determination of the total number of connections which can be made to the line, that person may appeal therefrom within fifteen (15) days after receipt of such determination by filing written notice of appeal, stating the grounds thereof, with the District Board.

At the next regular meeting of the District Board, said Board shall hear such appeal and make its determination which shall be final for the purposes of the application of this Ordinance.

9. That the Sanitation District shall incur no liability whatsoever either as to funds collected pursuant to this Ordinance or for funds which may become due hereunder, or for their collection.

10. That no right, title or interest is hereby created; that this Ordinance may be modified or repealed at any time without affecting any property right; that no property right shall become vested by operation of this Ordinance; and

that no liability of any kind shall be incurred by the Freedom County Sanitation District by reason of any amendment to or repeal of this Ordinance.

Section II

This ordinance shall take effect thirty (30) days from and after the date of its adoption and before the expiration of fifteen (15) days after its passage shall be published once, with the names of the Board of Directors voting for and against the same in a newspaper of general circulation printed and published in the County of Santa Cruz, State of California.

PASSED AND ADOPTED by the Board of Directors of Freedom County Sanitation District, County of Santa Cruz, State of California, this 7th day of May, 1968, by the following vote:

AYES: DIRECTORS Black, Locatelli and McCallie

NOES: DIRECTORS Burton

ABSENT: DIRECTORS Mello

RUSS McCALLIE
Chairman of said Board

ATTEST: TOM M. KELLEY
Clerk of said Board

Approved as to form

JERRY W. BARTHOLOW
Assistant County Counsel

ORDINANCE NO. 803

AN ORDINANCE ESTABLISHING LINE EXTENSION REGULATIONS FOR THE FREEDOM COUNTY SANITATION DISTRICT

The Board of Directors of the Freedom County Sanitation District, DOES ORDAIN as follows:

SECTION I

1. Definitions. For purposes of this Ordinance, the terms used herein are defined as follows:

a) District means the Freedom County Sanitation District as it now exists or as its boundaries may be hereafter changed by annexation or exclusion.

b) Board is the Board of Supervisors of the County of Santa Cruz acting ex-officio as the Board of Directors of the District.

c) County is the County of Santa Cruz.

d) Director of Sanitation means that person appointed by the Board to direct and control the operation of the sanitation system of the District.

e) Sewer is a pipe or conduit including manholes, lampholes, wye branches and appurtenances, which carries sewage and/or industrial wastes to which storm, surface and ground waters are not intentionally admitted.

f) Public sewer is a sewer lying within a street or public easement and which is owned and controlled or under the jurisdiction of the District.

g) Total units of use means the number of units of use to be required by the person constructing the line which is the subject of this Ordinance, plus the number of additional units that may reasonably be expected to be required to use the said line.

h) Units of additional use means that portion of the total units of use which will not be required by the person constructing the line.

i) Units of use means the number of units to be required by the person constructing the line.

j) Total cost factor means the total cost of the sewer as constructed as determined from the records and accounts of the person installing same, divided by the total units of use.

k) Use factor means the total cost factor multiplied by 1.25.

2. Determination of Use. Upon the construction of any public sewer to the requirements of the District by private parties, the Director of Sanitation shall, if requested by the person constructing said sewer, make a determination as to whether the sewer so constructed will provide sewer service to properties other than those owned or in control of the person constructing such sewer.

3. Determination of Total Units of Use. If the Director of Sanitation advises that the sewer will provide sewer service to others he shall determine the total units of use. Such determination shall be in writing to the person constructing the sewer and shall expressly state the units of use, the units of additional use and total units of use.

4. Determination of Cost and Use Factors. The Director of Sanitation shall thereupon determine the total cost of the sewer and shall determine the total cost factor by dividing such total cost by the total units of use. He shall thereupon multiply the total cost factor by 1.25, thereby determining the use factor.

5. Subsequent Connection and Payment to District. Upon such determination and the establishment of the use factor as aforesaid, every subsequent connection to the public sewer, excepting connections made by the person who constructed the sewer or his assigns, shall be made only after payment to the District of an amount to be determined by multiplying the number of units of use required by the connection of the property, by the use factor, as hereinabove established. Said payment shall be in addition to all other charges required to be paid to the District.

6. Payment by District. The amount so collected shall be deposited in a fund to be established and known as the "Line Extension Fund", with appropriate accounting for each public sewer so installed, identifying the location of the public sewer, the name and address of the person who constructed same, the determined units of use, units of additional use and the use factor. On January 1 and July 1 of each year, or as soon thereafter as may be practical, the District shall audit said account and return to the person who constructed the same, an amount calculated by multiplying all amounts collected from later users of the public sewer by a factor of 0.8, less any amounts previously paid. When the total amount so paid to any person installing said public sewer shall equal the total cost of constructing said public sewer, minus the units of use multiplied by the total cost factor, or ten (10) years have elapsed from the date of acceptance of the public sewer, whichever occurs first, all payments to such person shall cease and all sums thereafter collected pursuant to this Ordinance shall be deposited in the Sewer Construction Fund of the District and expended for any lawful purpose.

7. Appeal to Board. In the event any person is dissatisfied with the determinations of the District Director of Sanitation, that person may appeal therefrom within fifteen (15) days after receipt of written notice of such determination, by filing a written notice of appeal with the Board stating the grounds thereof.

At the next regular meeting of the Board, it shall hear such appeal and make its determination, which shall be final and conclusive.

8. Non-Liability. The District shall in no way be obligated to assure that the persons constructing such public sewer are paid the total or any part of the cost thereof, nor to initiate any action nor incur any expense to collect any sum to be paid such person; nor shall any refund be made from any revenues or assets of the District derived from any source other than the payments collected pursuant to Section 5 hereof.

9. Amendment or Repeal. This Ordinance may be amended or repealed at any time without liability on the part of the District to make or continue to make any payments under this Ordinance. No property rights shall become vested by reason of this Ordinance and no liability of any kind or nature shall be devolved upon the District by reason of any such amendment or repeal.

Section II

This ordinance shall take effect 30 days from and after the date of its adoption and before the expiration of 15 days after its passage shall be published once, with the names of the Board of Directors of the Freedom County Sanitation District voting for and against the same in the Watsonville Register-Pajaronian, a newspaper of general circulation, printed and published in the County of Santa Cruz, State of California.

PASSED AND ADOPTED this 6th day of August, 1962, by the following vote:

AYES: DIRECTORS McLean, Burton, Nelson, Locatelli and Silliman

NOES: DIRECTORS None

ABSENT: DIRECTORS None

Chairman of said Board

ATTEST: Clerk of said Board

Approved as to form

County Counsel

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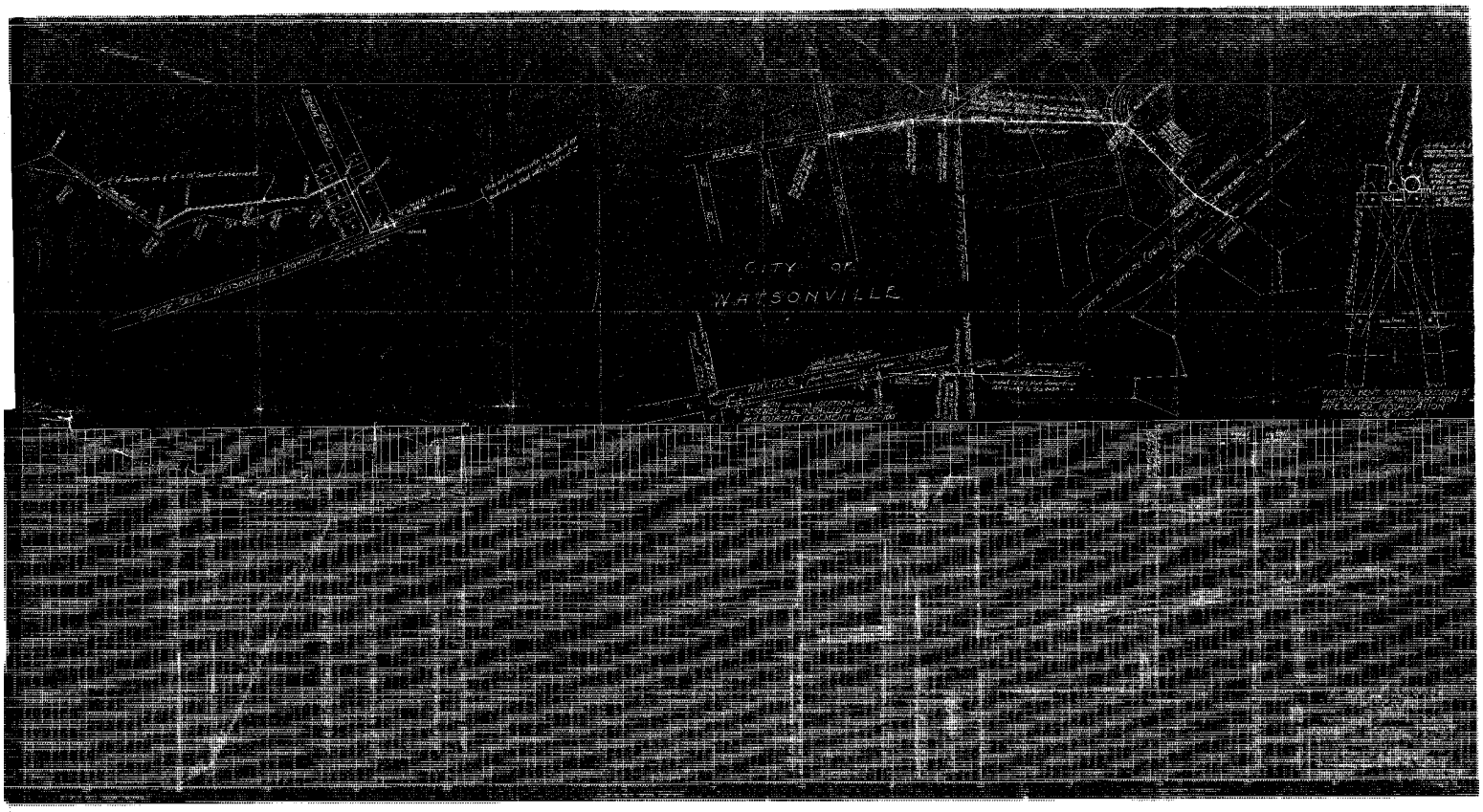
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WATSONVILLE

APPENDIX J:

SALSIPUEDES SANITARY DISTRICT (FORMATION RESOLUTION)

RESOLUTION NO. 56-LAFC

On the motion of Commissioner Silliman
duly seconded by Commissioner Lezin
the following resolution is adopted:

RESOLUTION APPROVING FORMATION OF SALSIPUEDES SANITARY DISTRICT

BE IT RESOLVED AND ORDERED that the FORMATION OF SALSIPUEDES SANITARY DISTRICT be approved, pursuant to the filing of Notice of Intention, legal description and map, which are on file in the office of the Executive Officer.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz, State of California, this 21st day of July 1965, by the following vote:

AYES: Commissioners Lezin, Burton, Silliman, Mello and Flodberg

NOES: Commissioners None

ABSENT: Commissioners None

Fred W. Flodberg
FRED W. FLODBERG, Chairman

ATTEST:

Tom M. Kelley
TOM M. KELLEY, Executive Officer

cc: Petitioners

APPENDIX K:

SANTA CRUZ COUNTY SANITATION DISTRICT (FORMATION RESOLUTION)

RESOLUTION NO. 174

On motion of Commissioner Wicklund
seconded by Commissioner Liteky
The following Resolution is adopted:

RESOLUTION OF THE SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION APPROVING AND AUTHORIZING PROCEEDINGS FOR THE CONSOLIDATION OF THE APTOS, CAPITOLA AND EAST CLIFF SANITATION DISTRICTS INTO A SINGLE DISTRICT

The Santa Cruz Local Agency Formation Commission DOES HEREBY DETERMINE, RESOLVE AND ORDER as follows:

1. The Boards of Directors of the Aptos, Capitola and East Cliff County Sanitation Districts have, by Resolution unanimously adopted, petitioned this Local Agency Formation Commission for consent to consolidate into a single District subject to certain terms and conditions.

2. The Executive Officer of this Commission has given notice of public hearing by this Commission upon said petition in the form and manner prescribed by law; has reviewed said petition and has prepared a report, including his recommendations thereon, and has represented the same before this Commission.

3. The public hearing by this Commission was held on May 2, 1973, being the time and date, and at the place specified in said notice of public hearing, and at such hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed.

4. The proposal to consolidate into a single district is approved; the County of Santa Cruz is designated as the conducting agency; and the Board of Supervisors of said County is hereby authorized and directed to conduct proceedings in compliance with this Resolution.

5. The approval of such consolidation is conditioned upon the following terms and conditions:

   a. Upon the effective date of consolidation, all of the assets, liabilities and powers of said consolidating Districts shall become those of the consolidated District.

   b. The consolidated District shall be known as the Santa Cruz County Sanitation District.

   c. For purposes of taxes or assessments, the boundaries of the consolidating Districts shall continue in existence until there has been a substitution of the boundaries of the consolidated District for such purposes, and rates and charges of the consolidated District to be collected on the tax rolls of the consolidating Districts as if such Districts continued to exist independently.

   d. The Resolution of the Board of Supervisors ordering consolidation shall expressly recite the express intention of the Boards of Directors of the consolidating Districts in their petitions to consolidate as being also the express intent of the Board of Supervisors regarding designation of the voting Directors of the consolidated District.

   e. The consolidated District shall have the authority to sell any authorized but unsold securities or bonds of the consolidating Districts and to deposit the proceeds of such sale or sales in the appropriate funds of the consolidated District.

6. Waiving of Notice and Hearing before the conducting agency in conformance with provisions of Section 56261.1 of the Government Code is approved.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Santa Cruz this 2 day of May, 1973 by the following vote:

AYES: Commissioners Richards, Forbus, Wicklund, Liteky

NOES: Commissioners

ABSENT: Commissioners Haber

D. Dan Forbus

(Acting) Chairman
Santa Cruz Local Agency Formation Commission

Attest: E R Hanna

E. R. Hanna, Executive Officer

Notice of Exemption

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento CA 95814

From: (Public Agency)
Santa Cruz Local Agency Formation Commission
701 Ocean Street, Room 318-D
Santa Cruz CA 95060

To: ▨ Clerk of the Board
County of Santa Cruz
701 Ocean Street, Room 500
Santa Cruz CA 95060

Project Title: Comprehensive Sanitation Service and Sphere Review

Project Location: The project area includes ten sanitation districts located throughout Santa Cruz County. These districts include Bear Creek Estates Wastewater System, Davenport County Sanitation District, Freedom County Sanitation District, Salsipuedes Sanitary District, Santa Cruz County Sanitation District, and County Service Areas 2, 5, 7, 10, and 20. A vicinity map depicting the location of each subject agency is included (refer to Attachment A).

Project Location City: N/A Project Location County: Santa Cruz

Description of Nature, Purpose, and Beneficiaries of Project: The report is for use by the Local Agency Formation Commission in conducting a statutorily required review and update process. The Cortese-Knox-Hertzberg Act requires that the Commission conduct periodic reviews and updates of spheres of influence of all cities and 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). Santa Cruz LAFCO has prepared a municipal service review, and sphere of influence update for ten sanitation districts. The purpose of the report is to ensure the effectiveness and efficiency in the delivery of sewer provisions by each subject agency, in accordance to the statutory requirements outlined in the Cortese-Knox-Hertzberg Act.

Name of Public Agency Approving Project: Santa Cruz Local Agency Formation Commission. The LAFCO public hearing on this proposal is scheduled for 10:00 a.m. on February 4, 2026.

Name of Person or Agency Carrying Out Project: Santa Cruz Local Agency Formation Commission

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c));
- ☐ Categorical Exemption: State type and section number
- ☐ Statutory Exemptions: State code number
- ☒ Other: The activity is not a project subject to CEQA.

Reason Why Project is Exempt: The LAFCO action does not change the services or the planned service area of the ten sanitation districts. There is no possibility that the activity may have a significant impact on the environment--State CEQA Guidelines Section 15061(b)(3).

Lead Agency Contact Person: Joe A. Serrano

Area Code/Phone Extension: 831-454-2055.

Signature:_____ Date: February 5, 2026
Joe A. Serrano, Executive Officer

▨ Signed by Lead Agency

DRAFT

NOTICE OF PUBLIC HEARING
LOCAL AGENCY FORMATION COMMISSION

NOTICE IS HEREBY GIVEN that at 9:00 a.m., Wednesday, February 4, 2026, the Local Agency Formation Commission of Santa Cruz County (LAFCO) will hold public hearings on the following items:

- **"San Andreas Mutual Water Company Extraterritorial Service Agreement" with the Soquel Creek Water District:** Consideration of an extraterritorial service agreement request by a private water system to receive water services from a public water district through an emergency intertie connection. The proposal area involves 175 parcels and is located north of Sunset State Beach, east of the Pacific Ocean, south of La Selva Beach, and west of Highway 1. If approved, the ESA would fulfill the requirements under GCS 56133.

- **Comprehensive Sanitation Service and Sphere of Influence Review:** Consideration of a countywide service and sphere review for the following ten sanitation districts – Bear Creek Estates Wastewater System, Davenport County Sanitation District, Freedom County Sanitation District, Salsipuedes Sanitary District, Santa Cruz County Sanitation District, and County Service Areas 2, 5, 7, 10, and 20. This is a continued item from LAFCO's October 1, 2025 Commission Meeting.

In compliance with the California Environmental Quality Act (CEQA), LAFCO staff is scheduled to prepare a Categorical Exemption for the proposals listed above. Instructions for members of the public to participate in-person or remotely are available in the Agenda and Agenda Packet: https://santacruzlafco.org/meetings/. During the meeting, the Commission will consider oral or written comments from any interested person. Maps, written reports, environmental review documents and further information can be obtained by contacting LAFCO's staff at (831) 454-2055 or from LAFCO's website at www.santacruzlafco.org. 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 wish to attend this meeting and require special assistance in order to participate, please contact the LAFCO office at least 24 hours in advance of the meeting to make arrangements.

Joe A. Serrano
Executive Officer
Date: January 13, 2026

LOCAL AGENCY FORMATION COMMISSION OF SANTA CRUZ COUNTY
RESOLUTION NO. 2025-11

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

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION APPROVING THE 2025 SERVICE AND SPHERE OF INFLUENCE REVIEW FOR SANITATION DISTRICTS IN SANTA CRUZ COUNTY

****

The Local Agency Formation Commission of Santa Cruz County (the "Commission") does hereby resolve, determine, and order as follows:

1. In accordance with Government Code sections 56425, 56427, and 56430, the Commission has initiated and conducted the 2025 Service and Sphere of Influence Review for ten sanitation districts: Bear Creek Estates Wastewater System, Davenport County Sanitation District, Freedom County Sanitation District, Salsipuedes Sanitary District, Santa Cruz County Sanitation District, and County Service Areas 2, 5, 7, 10, and 20.

2. The Commission's Executive Officer has given notice of a public hearing by this Commission of the service and sphere of influence review in the form and manner prescribed by law.

3. The Commission originally held a public hearing on October 1, 2025, and at the hearing, the Commission heard and received all oral and written protests, objections, and evidence that were presented. At the meeting, the Commission formed an ad-hoc committee to help provide additional information in the draft report and deferred action until February 4, 2026.

4. This approval of the 2025 Service and Sphere of Influence Review for the sanitation districts is exempt under the California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines Section 15061(b)(3) because this Commission action does not change the services or the planned service area of the subject agency. There is no possibility that the activity may have a significant impact on the environment. This action qualifies for a Notice of Exemption under CEQA and staff is directed to file the same.

5. The Commission hereby approves the 2025 Comprehensive Sanitation Service and Sphere Review.

6. The Commission hereby approves the Service Review Determinations, as shown on Exhibits 1, 4, 7, 10, 13, 16, 19, 22, 25, and 28.

7. The Commission hereby approves the Sphere of Influence Determinations, as shown on Exhibits 2, 5, 8, 11, 14, 17, 20, 23, 26, and 29.

8. The Commission hereby reaffirms the sphere of influence boundaries for the following: Bear Creek Estates Wastewater System, CSA 2, CSA 5, CSA 10, CSA 20, and the Freedom County Sanitation District as shown on Exhibits 3, 6, 9, 15, 18, and 24.

9. The Commission hereby amends the sphere of influence boundaries to be coterminous with the jurisdictional boundary for the following: CSA 7, Salsipuedes Sanitary District, and the Santa Cruz County Sanitation District as shown on Exhibits 12, 27, and 30.

10. The Commission hereby expands the sphere of influence boundary for the Davenport County Sanitation District to include the existing extraterritorial service agreement as shown on Exhibit 21.

11. The Commission hereby directs the LAFCO Executive Officer to meet with the Santa Cruz County Public Works Department to discuss how the Santa Cruz County's Urban Services Line relates to the Santa Cruz County Sanitation District's jurisdictional and sphere boundaries, and explore opportunities to address any irregularities.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this 4th day of February 2026.

AYES:

NOES:

ABSTAIN:

_____
MANU KOENIG, CHAIRPERSON

Attest:

_____
Joe A. Serrano
Executive Officer

Approved as to form:

_____
Joshua Nelson
LAFCO Counsel

DRAFT

EXHIBIT 1
BEAR CREEK ESTATES WASTEWATER SYSTEM
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   There are no growth projections available for the San Lorenzo Valley Water District or the Bear Creek Estates Wastewater System. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. LAFCO staff estimates that the System's entire population in 2040 will be around 190.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the Bear Creek Estates Wastewater System.

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.**
   Since the development of the Bear Creek Estates subdivision back in 1985, SLVWD has been providing sewer service to 56 connections under the governance of the Bear Creek Estates Wastewater System. This residential subdivision has approximately 183 residents and represents approximately 2% of the total population within the San Lorenzo Valley Water District. The District has expressed interest in transferring sewer service responsibilities to another local agency.

4. **Financial ability of agencies to provide services.**
   The Bear Creek Estates Wastewater System has experienced various annual deficits over the past 12 years. However, it is LAFCO's understanding that the District has implemented new rates to ensure that adequate revenue funds are being collected to offset increases in annual expenses.

5. **Status of, and opportunities for, shared facilities.**
   Several sanitation districts, including the Bear Creek Estates Wastewater System, have expressed interest in transferring sewer responsibilities to another agency due to funding issues, limited long-term planning, or lack of economies of scale. Establishment of a countywide memorandum of understanding or a joint powers authority may unify the already-established collaboration set by the sanitation providers in the county.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The San Lorenzo Valley Water District has adopted a District-wide capital improvement plan. Based on staff's research, there are no capital improvement projects scheduled involving the Bear Creek Estates Wastewater System. The District should consider adopting a long-term maintenance plan to ensure scheduled and unforeseen repairs, replacements, and installations are adequately funded.

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.

EXHIBIT 2
BEAR CREEK ESTATES WASTEWATER SYSTEM
2025 SPHERE OF INFLUENCE DETERMINATIONS

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   The Bear Creek Estates Wastewater System's service area is built out with residential homes. There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   SLVWD has expressed interest in transferring sewer responsibilities to another local governmental entity. LAFCO may play a role in helping find a successor agency. The District's 2016 Strategic Plan identifies specific steps to potentially transfer service provisions to another local agency.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   SLVWD owns, operates, and maintains a wastewater system in Boulder Creek's Bear Creek Estates. The System has 56 connections with 1.2 miles of sewer lines and 2 pump stations. The System is operating on a routine or as needed basis with staff being allocated from the Operations & Distribution or Supply & Treatment Departments.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The Bear Creek Estates Wastewater System's service area is primarily single-family homes.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

DRAFT

EXHIBIT 3
BEAR CREEK ESTATES WASTEWATER SYSTEM
SPHERE OF INFLUENCE MAP

LAFCO reaffirms a Zero Sphere of Influence for the Bear Creek Estates Wastewater System.

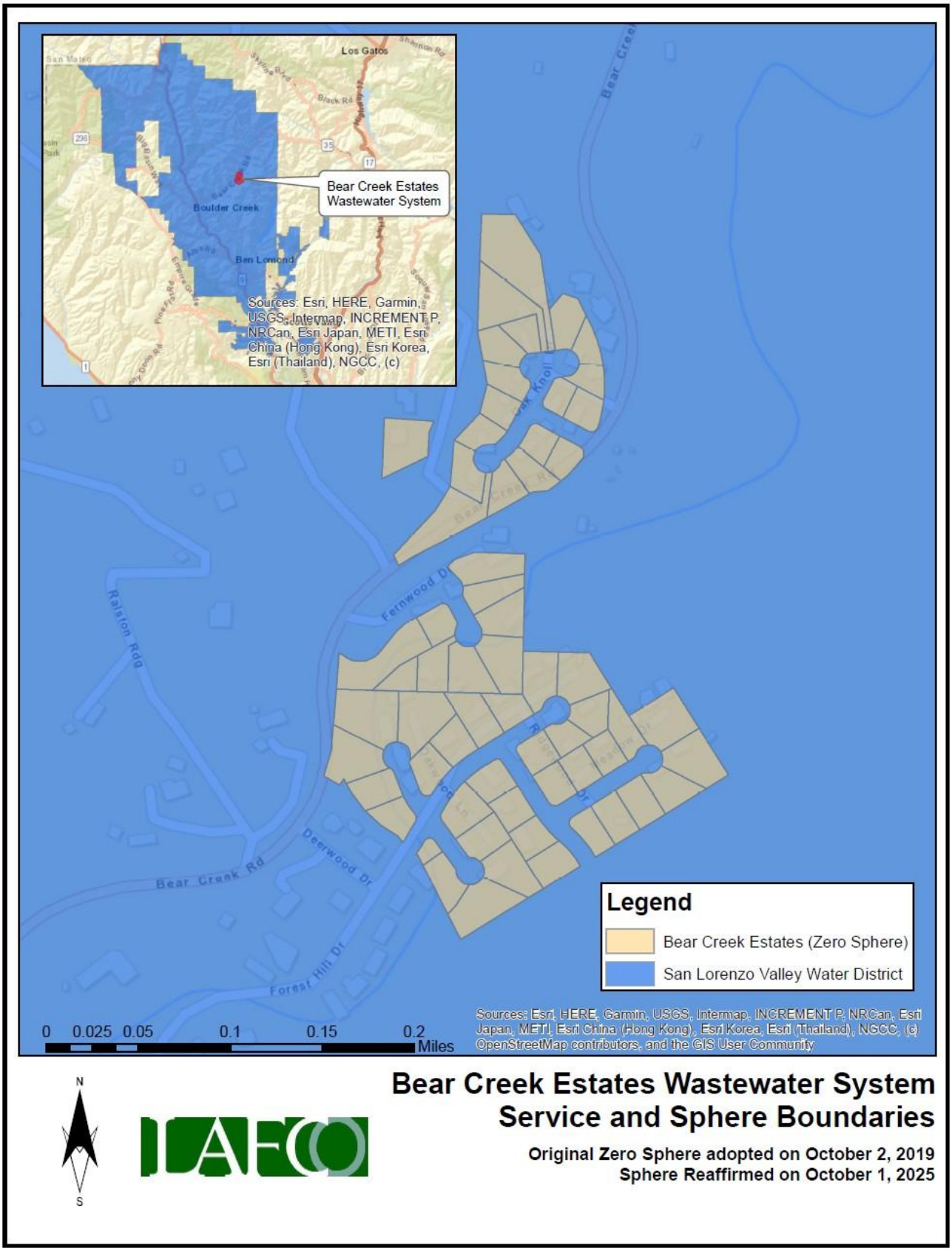


EXHIBIT 4
COUNTY SERVICE AREA 2 (PLACE DE MER)
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   The Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. There are no growth projections available for CSA 2. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 2's entire population in 2040 will be around 174.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 2.

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.**
   County Service Area 2 has been collecting and disposing wastewater from the ocean-front townhome development in La Selva Beach, known as Place de Mer, since the construction of the septic system back in 1972. The current two-pump station community septic tank system has 97 connections and serves about 169 residents.

4. **Financial ability of agencies to provide services.**
   County Service Area 2 is struggling financially. The CSA has experienced an annual deficient in seven consecutive years. As of June 30, 2024, CSA 2 is operating with a net position of approximately $250,000.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 2 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   The Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Place de Mer subdivision is an ocean-front residential development in La Selva Beach that is substantially built-out. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 2's entire population in 2040 will be around 174.

   LAFCO originally adopted a coterminous sphere of influence for the District in 1988. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For almost 40 years, the sphere boundary has remained unchanged. LAFCO staff, along with representatives of CSA 2, do not recommend any changes to the sphere of influence at this time.

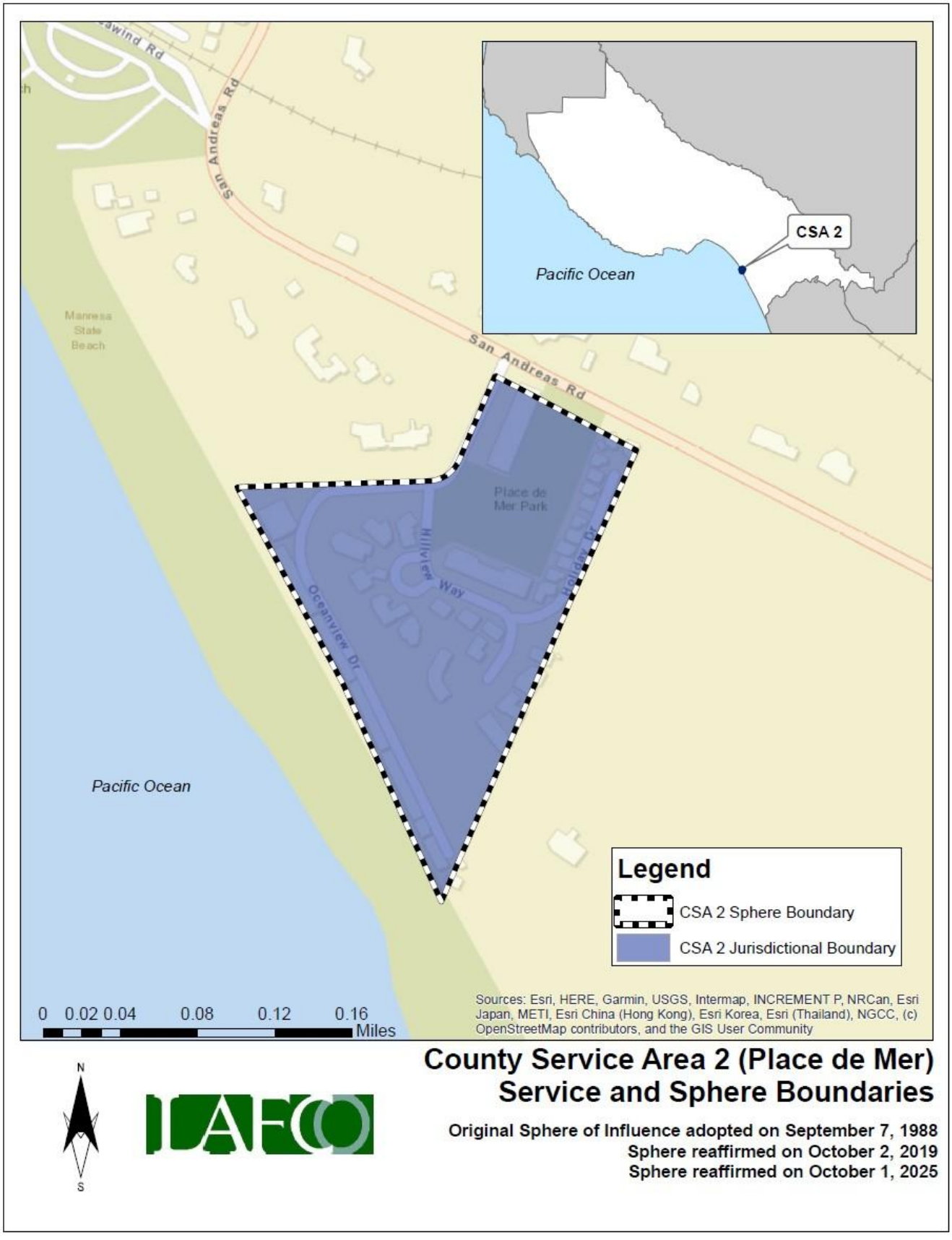
3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   CSA 2 Place De Mer has an aging septic system that services the privately-owned residential properties. The system is maintained by the County of Santa Cruz. Based on staff's analysis, CSA 2 has 97 connections with 0.4 miles of sewer lines and 2 pump stations. Annual sewer charges are the District's primary source of revenue.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 2 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 6
COUNTY SERVICE AREA 2 (PLACE DE MER)
SPHERE OF INFLUENCE MAP

LAFCO reaffirms the Sphere of Influence for CSA 2.



1. **Growth and population projections for the affected area.**
   The Sand Dollar/Canon del Sol subdivisions are considered to be built-out. There are no growth projections available for CSA 5. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 5's entire population in 2040 will be around 228.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 5.

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.**
   County Service Area 5 operates two separate treatment plants and serves over 200 residents. The Sand Dollar treatment plant was constructed in 1967, and the Canon del Sol treatment plant was constructed in 1982. It currently has 184 connections and approximately 1.2 miles of sewer line.

4. **Financial ability of agencies to provide services.**
   County Service Area 5's annual sewer rates derive from the single-family residential units in the Sand Dollar area and the condominiums in Canon del Sol area. Each community has its own sewer rate. The CSA has experienced an annual deficient in three out of the last six fiscal years. As of June 30, 2024, CSA 5 is operating with a net position of approximately $746,000.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 5 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Sand Dollar and Canon del Sol subdivisions are substantially built-out. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 5's entire population in 2040 will be around 228.

   LAFCO originally adopted a coterminous sphere of influence for CSA 5 in 1988. A coterminous sphere of influence is identical to the agency's jurisdictional boundary. For almost 40 years, the sphere boundary has remained unchanged. LAFCO staff, along with representatives of CSA 5, do not recommend any changes to the sphere of influence at this time.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   CSA 5 has an aging package treatment plant that serves single family homes in the Sand Dollar community and condominiums in the Canon del Sol community. The plant is maintained by the County of Santa Cruz. Based on the County's 2022 Sewer System Management Plan, CSA 5 has 184 connections with 1.15 miles of gravity sewer lines, 0.53 miles of force main lines, and 2 pump stations. Annual sewer charges are the District's primary source of revenue.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 5 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 9
COUNTY SERVICE AREA 5 (SAND DOLLAR/CANON DEL SOL)
SPHERE OF INFLUENCE MAP

LAFCO reaffirms the Sphere of Influence for CSA 5.

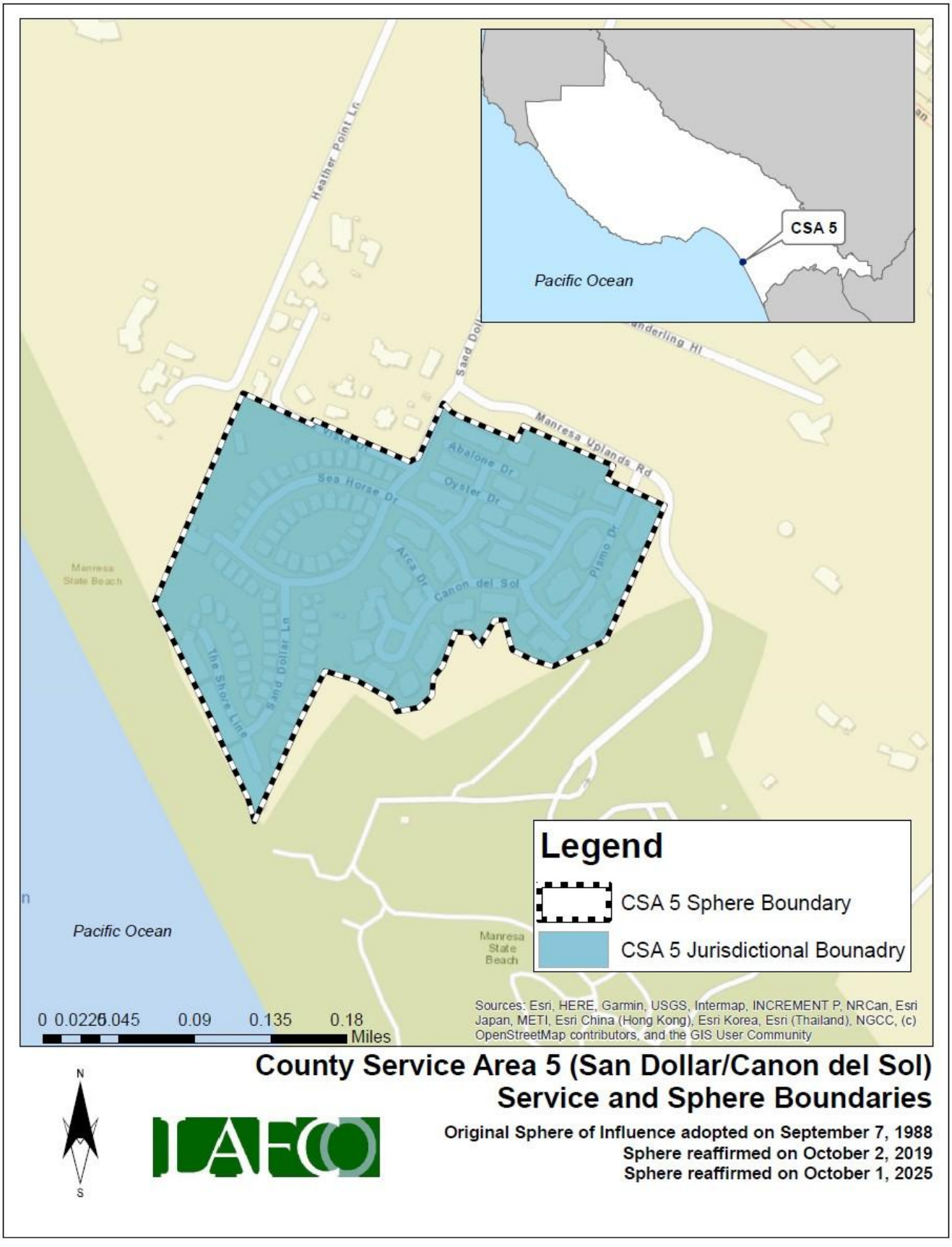


EXHIBIT 10
COUNTY SERVICE AREA 7 (BOULDER CREEK)
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   The Boulder Creek Country Club is substantially built-out. There are no growth projections available for CSA 7. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 7's entire population in 2040 will be around 679.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 7.

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 7 Boulder Creek has a wastewater collection and treatment plant that treats the domestic wastewater from the Boulder Creek Country Club and surrounding houses. The all-in-one wastewater treatment plant consists of an equalization tank, aeration tank, and a clarifier to remove solids, and the treated effluent is discharged to leach fields. Based on the County's 2017 Sewer System Management Plan, CSA 7 has 263 connections with 3.0 miles of gravity sewer lines, 1.27 miles of force main lines, and 5 pump stations. Annual sewer charges are the District's primary source of revenue.

4. **Financial ability of agencies to provide services.**
   County Service Area 7's financial ability seems to be stable. The CSA has successfully kept costs below its revenue stream in most years since 2013. As of June 30, 2024, CSA 7 is operating with a net position of approximately $6.8 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 7 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   CSA 7 Boulder Creek has a wastewater collection and treatment plant that treats the domestic wastewater from the Boulder Creek Country Club and surrounding houses. The all-in-one wastewater treatment plant consists of an equalization tank, aeration tank, and a clarifier to remove solids, and the treated effluent is discharged to leach fields. CSA 7 has 263 connections and serves over 600 residents. LAFCO originally adopted a sphere of influence for CSA 7 back in 1987. The Commission, at that time, adopted a sphere boundary that excluded parcels. Staff is recommending that these parcels are included in the District's sphere.

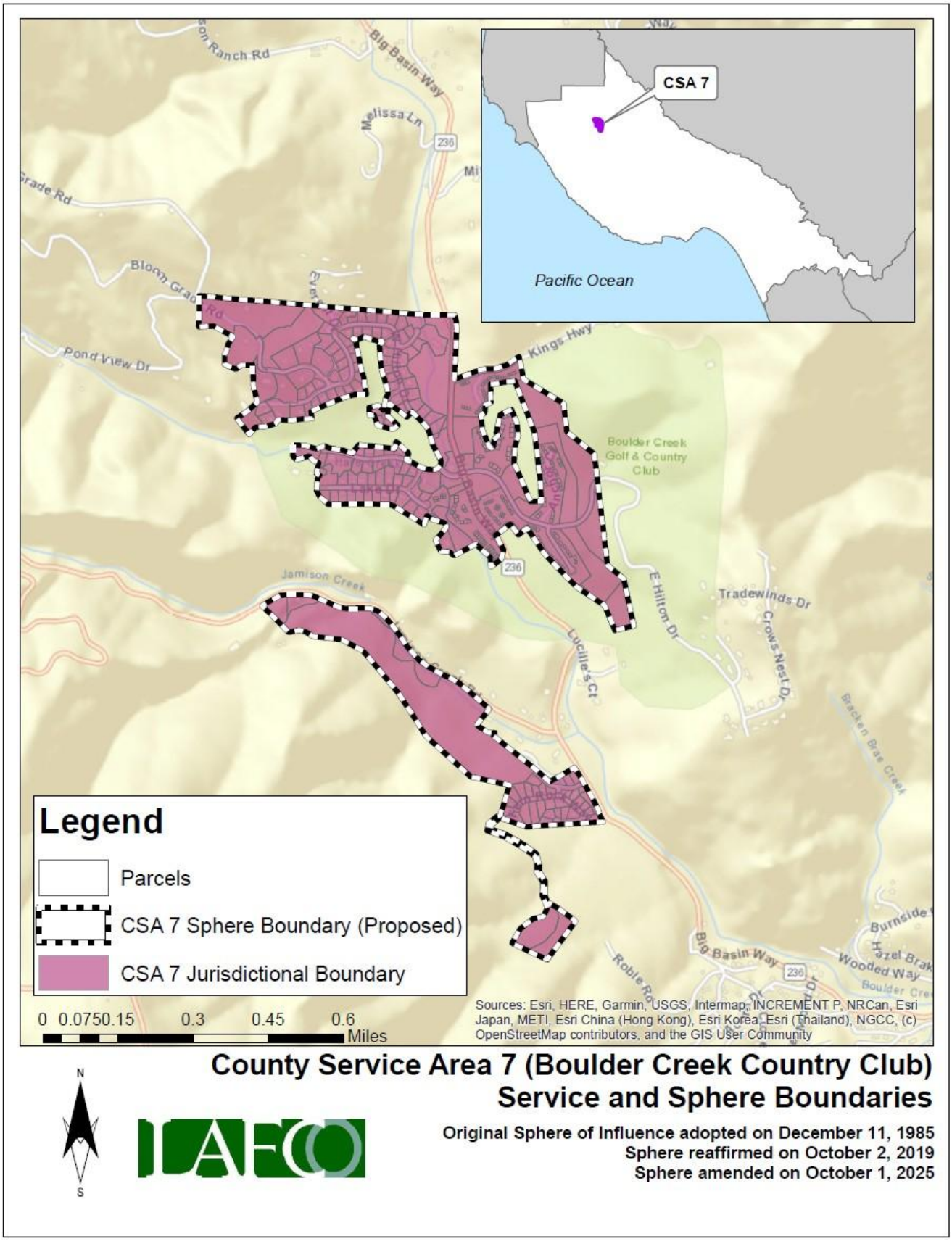
3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   County Service Area 7 serves residential housing and one commercial business within the Boulder Creek Country Club subdivision. The service area includes 192 acres (0.3 square miles) and has an estimated population of 640. The wastewater system is a full treatment plant offering secondary and tertiary treatment with primary disposal via a community leach field. The wastewater treatment plant was constructed in the 1970s and upgraded to tertiary treatment in the 1990s.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 7 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 12
COUNTY SERVICE AREA 7 (BOULDER CREEK)
SPHERE OF INFLUENCE MAP

LAFCO expands the Sphere of Influence for CSA 7.



1. **Growth and population projections for the affected area.**
   The Graham Hill corridor area is substantially built-out with low-density single-family homes. There are no growth projections available for CSA 10. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that CSA 10's entire population in 2040 will be around 920.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 10.

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 10 has a collection system and one lift station that serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. The plant is maintained by the County of Santa Cruz. Based on the County's 2017 Sewer System Management Plan, CSA 10 has 104 connections with 3.18 miles of gravity sewer lines, 0.35 miles of force main lines, and zero pump stations.

4. **Financial ability of agencies to provide services.**
   County Service Area 10's financial ability to provide services is well-established. The CSA has successfully kept costs below its revenue stream since 2013. As of June 30, 2024, CSA 10 is operating with a net position of approximately $1.15 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 10 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   CSA 10 has an aging collection plant that serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. The plant is maintained by the County of Santa Cruz. Based on the County's 2017 Sewer System Management Plan, CSA 10 has 104 connections with 3.18 miles of gravity sewer lines, 0.35 miles of force main lines, and zero pump stations. Annual sewer charges are the District's primary source of revenue.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   County Service Area 10 operates a sanitary sewer collection system and serves the residential areas of Rolling Woods and Woods Cove, as well as the Pasatiempo Golf Club. The County currently has a contractual agreement with the City of Santa Cruz to transfer collected wastewater to the City of Santa Cruz's treatment system. The City treats the sewage at its Neary Lagoon Wastewater Treatment Facility and disposes the treated wastewater into the Pacific Ocean off West Cliff Drive. CSA 10 has 104 connections and has almost 900 residents within its service area.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 10 has adequate transmission capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 15
COUNTY SERVICE AREA 10 (ROLLING WOODS/GRAHAM HILL)
SPHERE OF INFLUENCE MAP

LAFCO reaffirms the Sphere of Influence for CSA 10.

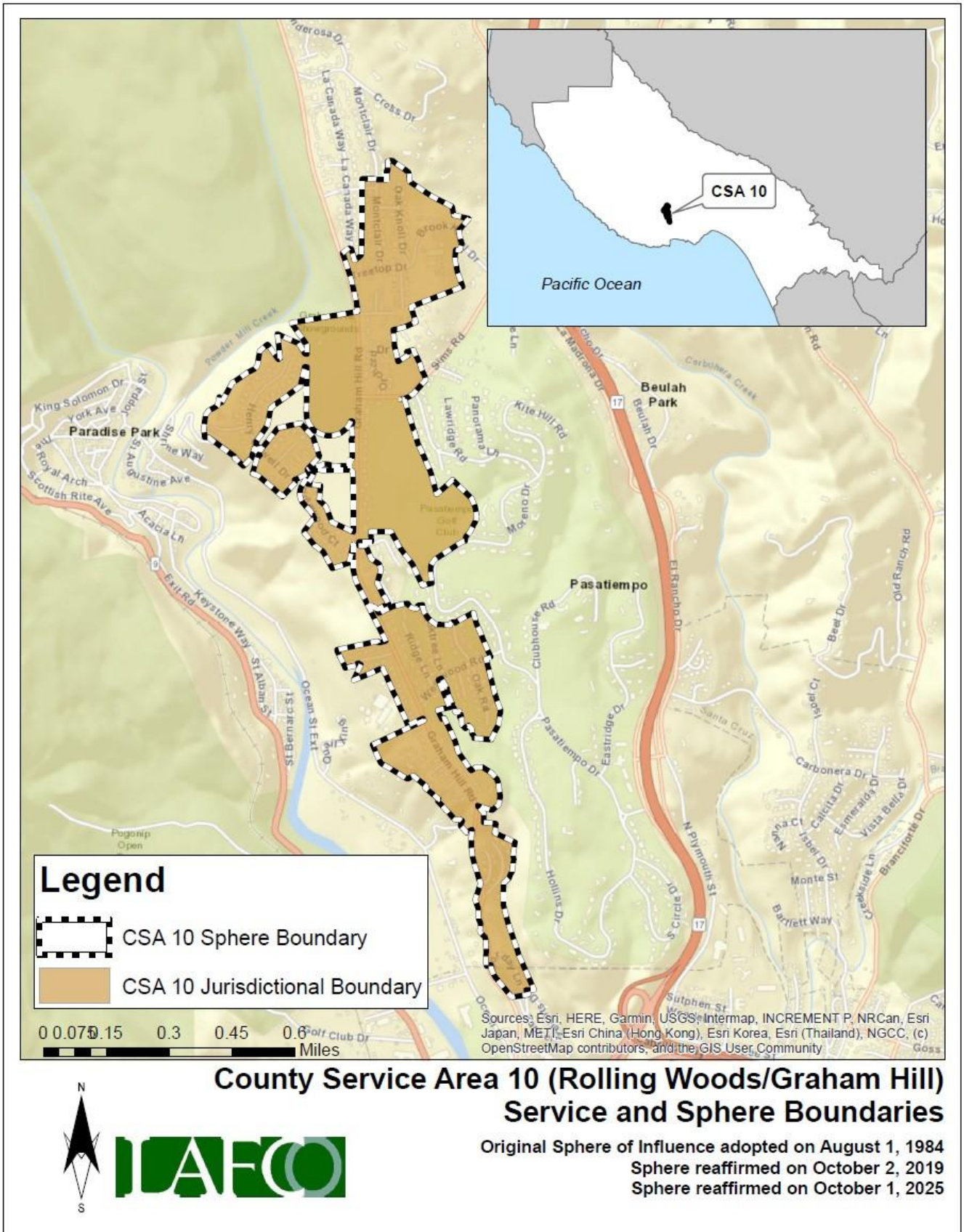


EXHIBIT 16
COUNTY SERVICE AREA 20 (TRESTLE CREEK)
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   The Trestle Beach subdivision is built-out with low-density single-family homes. There are no growth projections available for CSA 20. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO projects that CSA 20's entire population in 2040 will be around 44.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within CSA 20.

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 20 has a wastewater collection and treatment plant that treats the domestic wastewater from the Trestle Beach community. Based on staff's analysis, CSA 20 has 21 connections with 0.3 miles of sewer lines and 1 pump station. Annual sewer charges are the District's primary source of revenue.

4. **Financial ability of agencies to provide services.**
   County Service Area 20 has experienced an annual deficit in three of the last six years. As of June 30, 2024, CSA 20 is operating with a net position of approximately $5,700. LAFCO staff projects that this negative trend will continue unless the CSA increases its overall revenue stream or decreases annual expenses.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The County currently has a countywide capital improvement plan and a specific capital improvement plan for the Santa Cruz County Sanitation District. Additionally, the County has adopted a Sewer System Management Plan. However, CSA 20 does not have any current or proposed sewer-related capital improvement projects scheduled at this time.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   CSA 20 operates a collection and treatment plant located in the Trestle Beach subdivision near La Selva Beach. The wastewater system provides on-site treatment to a secondary level and serves a small community of around 40 residents. The Public Works Department has indicated that the current infrastructure is aging, deteriorating, and in need of repair.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   County Service Area 20 operates a collection and treatment plant located in the Trestle Beach subdivision near La Selva Beach. The wastewater system provides on-site treatment to a secondary level and serves a small community of around 40 residents. The Public Works Department has indicated that the current infrastructure is aging, deteriorating, and in need of repair. The wastewater treatment plant currently requires approximately $95,000 in repairs.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, CSA 20 has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The CSA's principal needs are repair and replacement of aging infrastructure.

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EXHIBIT 18
COUNTY SERVICE AREA 20 (TRESTLE CREEK)
SPHERE OF INFLUENCE MAP

LAFCO reaffirms the Sphere of Influence for CSA 20.

EXHIBIT 19
DAVENPORT COUNTY SANITATION DISTRICT
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   The Davenport community is generally built-out with residential and commercial use. There are no growth projections available for the District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO projects that the District's entire population in 2040 will be 225.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   The Davenport County Sanitation District has an aging collection and treatment plant that serves residential units in the Davenport Community. The District also operates a recycled water system. The infrastructure is maintained by the County of Santa Cruz. Based on the County's 2017 Sewer System Management Plan, Davenport County Sanitation District has 108 connections with 3.0 miles of gravity sewer lines, 1.30 miles of force main lines, and 3 pump stations. Revenues to operate the District are collected yearly from residents and businesses that are connected to either the waterworks or the sanitary sewer system.

4. **Financial ability of agencies to provide services.**
   The Davenport County Sanitation District continues to experience annual deficits. LAFCO staff projects that this negative trend will continue unless the District increases its overall revenue stream or decreases annual expenses. As of June 30, 2024, the District is operating with a net position of approximately $7.8 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The CEMEX plant closed in 2008. The County has indicated that if the CEMEX plant is sold and developed, it could add a significant population to the Davenport County Sanitation District's service area. Any added commercial or residential use would be beneficial to the District, as the revenue generated from the sewer and water rates could fund necessary infrastructure improvements that are too expensive for the small population of the District to fund. If the CEMEX site were to be developed, the water treatment plant and recycled water plant would need to be expanded to meet the new demands. There would also be a need for new transmission lines and possibly pump stations to serve the new development.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Davenport County Sanitation District owns and operates a wastewater treatment facility serving the community of Davenport, which includes a domestic wastewater collection system, influent headworks, aerated lagoon, sand filter, and a chlorine contact tank. More recently, the District now operates a recycled water treatment plant, with a recycled water fill station and a recycled water storage pond. The District currently has 108 connections and serves over 200 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   The CEMEX plant closed in 2008. The County has indicated that if the CEMEX plant is sold and developed, it could add a significant population to the Davenport County Sanitation District's service area.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The District's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 21
DAVENPORT COUNTY SANITATION DISTRICT
SPHERE OF INFLUENCE MAP

LAFCO expands the Sphere of Influence for the Davenport County Sanitation District.

EXHIBIT 22
FREEDOM COUNTY SANITATION DISTRICT
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   The Freedom area is substantially built-out. There are no growth projections available for the District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be around 4,300.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside
   the Watsonville city limits (totaling 1,504 parcels).

4. **Financial ability of agencies to provide services.**
   The Freedom County Sanitation District has recently experienced annual deficits. During the last six fiscal years, deficits have ranged from $295,000 to $4.5 million. As of June 30, 2024, the District is operating with a net position of approximately $10.6 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside the Watsonville city limits. The District also serves three connections outside its boundaries, including one duplex, one single family dwelling, and the Pinto Lake County Park ranger's residence. The District currently has over 1,800 connections and serves approximately 4,000 residents.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Freedom County Sanitation District provides wastewater collection service for the Buena Vista/Calabasas area of Freedom and the Green Valley Road corridor outside the Watsonville city limits. The District also serves three connections outside its boundaries, including one duplex, one single family dwelling, and the Pinto Lake County Park ranger's residence. The District currently has over 1,800 connections and serves approximately 4,000 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   The Freedom County Sanitation District was formed in 1958, before the establishment of LAFCOs. Santa Cruz LAFCO adopted the first sphere of influence for the District in 1975, and performed a major review of the District's sphere boundary in 1990. Since then, the City of Watsonville has annexed over 300 acres of the District involving thousands of residents at the time of annexation. The last sphere update for the Freedom County Sanitation District was in March 2011. LAFCO is recommending that the current sphere be reaffirmed.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The District's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 24
FREEDOM COUNTY SANITATION DISTRICT
SPHERE OF INFLUENCE MAP

LAFCO reaffirms the Sphere of Influence for the Freedom County Sanitation District.

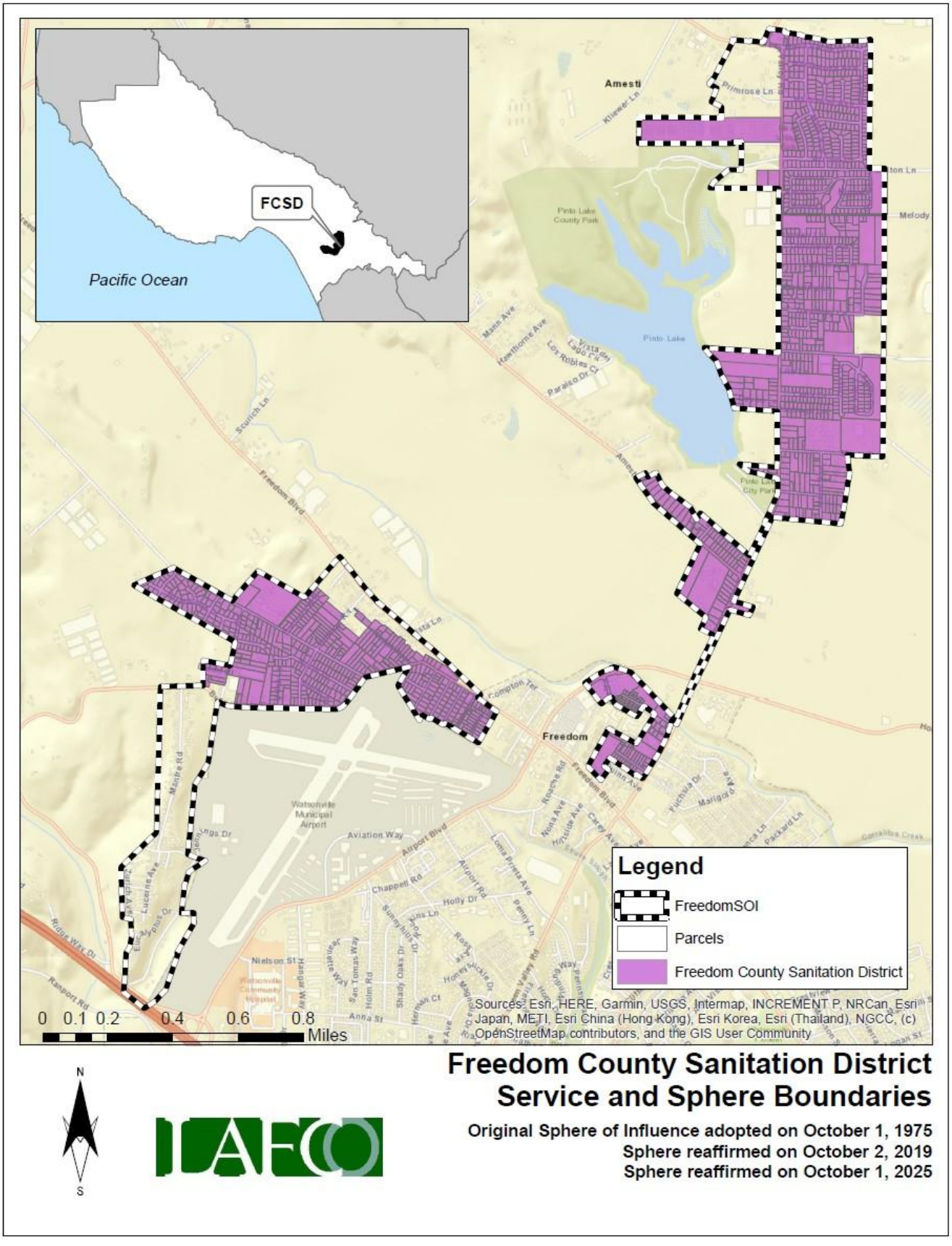

EXHIBIT 25
SALSIPUEDES SANITARY DISTRICT
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   Salsipuedes Sanitary District serves an unincorporated community northeast of the City of Watsonville. The population of the District is approximately 2,100. The County General Plan anticipates very little future growth within the District's jurisdictional and sphere of influence boundaries.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   Salsipuedes Sanitary District serves 512 connections. It has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

4. **Financial ability of agencies to provide services.**
   Salsipuedes Sanitary District's financial ability to provide services is well-established. The District has successfully kept costs below its revenue stream since 2013. As of June 30, 2024, the District is operating with a net position of approximately $3 million.

5. **Status of, and opportunities for, shared facilities.**
   Salsipuedes Sanitary District has an active contract with the City of Watsonville to utilize their regional treatment plant. The District should explore other collaborative efforts with neighboring agencies, which may help to reduce costs and/or maximize economies of scale.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   Salsipuedes Sanitary District should consider adopting a long-term maintenance plan to ensure scheduled and unforeseen repairs, replacements, and installations are adequately funded.

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 and sphere review.

DRAFT

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   The present and planned land uses in the Salsipuedes Sanitary District are principally suburban residential and public facilities. There are some neighborhood commercial uses near the corner of Holohan Road and East Lake Avenue. Rural homes and agricultural buildings in the southern agricultural portion of the District's jurisdictional and sphere boundaries are connected to the District's mains. The County of Santa Cruz plans for the southern portion of the District, between Salsipuedes Creek and the City of Watsonville, to remain in commercial agricultural uses.

2. **The present and probable need for public facilities and services in the area.**
   The present and probable future need for public facilities and services in the Salsipuedes Sanitary District is the maintenance, repair, and replacement of aging main lines and pumps.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   Salsipuedes Sanitary District serves 512 connections. It has adequate transmission and treatment capacity for the present and planned facilities within the District's jurisdictional and sphere of influence boundaries. The District's principal needs are repair and replacement of aging infrastructure.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The District's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the Salsipuedes Sanitary District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

EXHIBIT 27
SALSIPUEDES SANITARY DISTRICT
SPHERE OF INFLUENCE MAP

LAFCO expands the Sphere of Influence for the Salsipuedes Sanitary District.

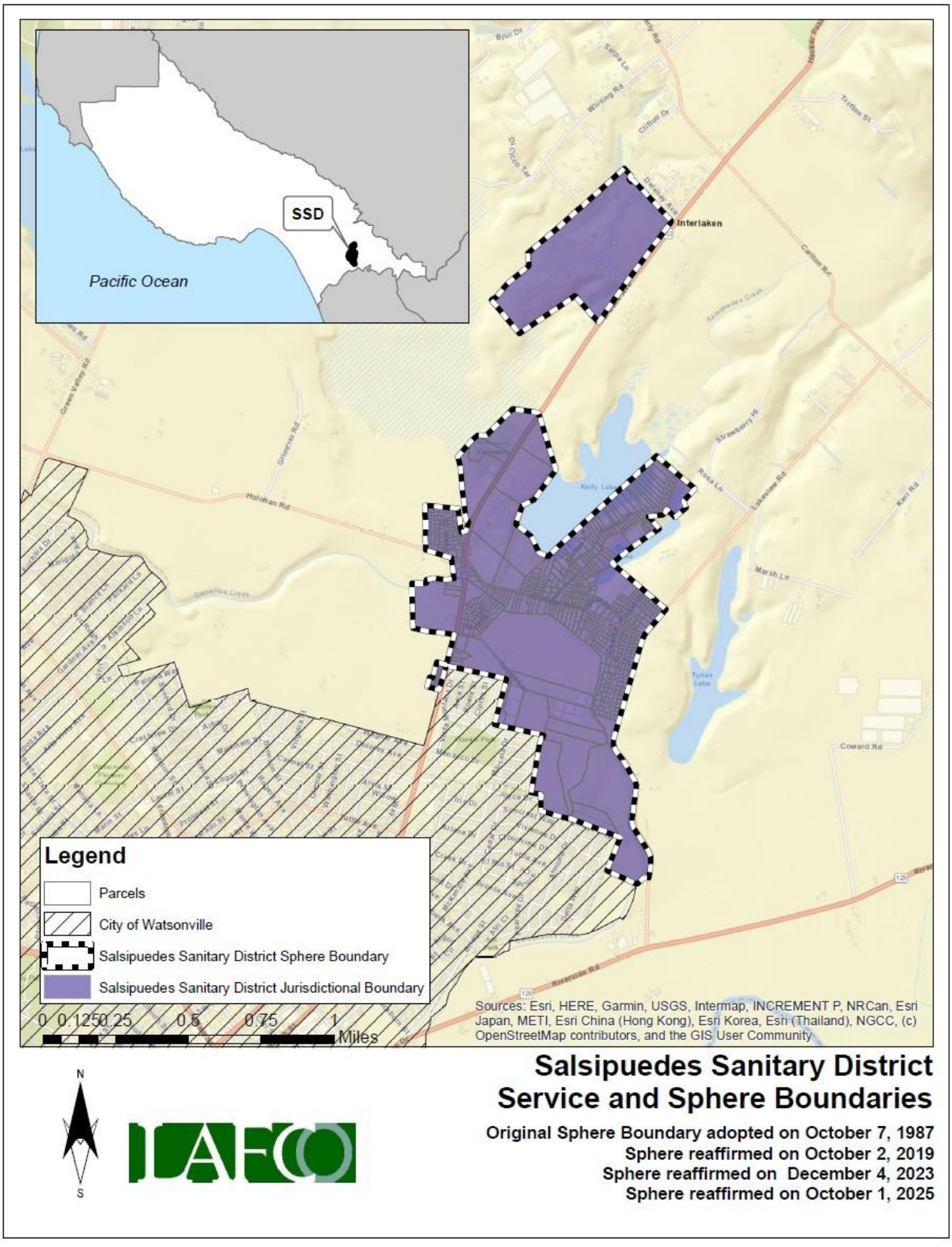

EXHIBIT 28
SANTA CRUZ COUNTY SANITATION DISTRICT
2025 SERVICE REVIEW DETERMINATIONS

1. **Growth and population projections for the affected area.**
   There are no growth projections available for the Santa Cruz County Sanitation District. In general, the Santa Cruz County unincorporated area is projected to have slow growth over the next fifteen years. However, the District also includes the entire City of Capitola. Based on the growth rate of approximately 1% for the unincorporated areas in the County, LAFCO staff projects that the District's entire population in 2040 will be around 76,500.

2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.**
   In 2025, the California statewide annual median household income was $109,266, and 80% of that is $87,413. Based on the criteria set forth by SB 244, staff's analysis indicated that there are no DUCs within the District.

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.**
   The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves Harbor High School, a satellite medical center and the Port District which are within the City of Santa Cruz and outside the District's boundary. The District receives periodic inquiries regarding sewer service in the La Selva Beach area due to septic problems in that area, but that area lies outside its current sphere of influence. The Santa Cruz County Sanitation District was formed in 1973 by the consolidation of three sanitation districts: East Cliff, Capitola, and Aptos. At that time each district had a primary treatment plant and ocean outfall into Monterey Bay. The discharges did not meet either the Federal or State clean water standards. During the 1970s the District participated in regional sewer studies and ultimately acted to abandon its treatment plants and outfall, build a transmission line into the City of Santa Cruz, and contract with the city to treat and dispose of the District's sewage. The city built a new outfall in 1989 and added secondary treatment in 1998.

4. **Financial ability of agencies to provide services.**
   The Santa Cruz County Sanitation District continues to experience annual surpluses. LAFCO staff projects that this positive trend will continue. As of June 30, 2024, the District is operating with a net position of approximately $150 million.

5. **Status of, and opportunities for, shared facilities.**
   The County manages and operates eight of the ten sanitation districts countywide. This allows for the opportunity for economies of scale, maximizing existing resources and staffing, and promoting best practices.

6. **Accountability for community service needs, including governmental structure and operational efficiencies.**
   The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves a high school, a medical center and the Port District.

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 and sphere review.

1. **The present and planned land uses in the area, including agricultural and open-space lands.**
   There are no agricultural or open-space lands within the service area.

2. **The present and probable need for public facilities and services in the area.**
   The Santa Cruz County Sanitation District provides wastewater collection service for the City of Capitola and the unincorporated communities of Aptos, Soquel and Live Oak. The District also serves Harbor High School, a satellite medical center and the Port District which are within the City of Santa Cruz and outside the District's boundary. The District currently has 36,000 connections and serves over 72,000 residents.

3. **The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**
   LAFCO originally adopted a sphere of influence for the Santa Cruz County Sanitation District back in 1983. Staff is recommending that the Commission modify the sphere boundary to better reflect the District's current service area.

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.**
   LAFCO staff is not aware of any social or economic communities of interest in the area. The CSA's service area is primarily residential units.

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.**
   Neither the County nor LAFCO has identified any sub-area within or contiguous to the District's service or sphere boundaries that meet the definition of a disadvantaged unincorporated community. That said, the District has adequate transmission and treatment capacity for the present and planned facilities within the sphere of influence. The District's principal needs are repair and replacement of aging infrastructure.

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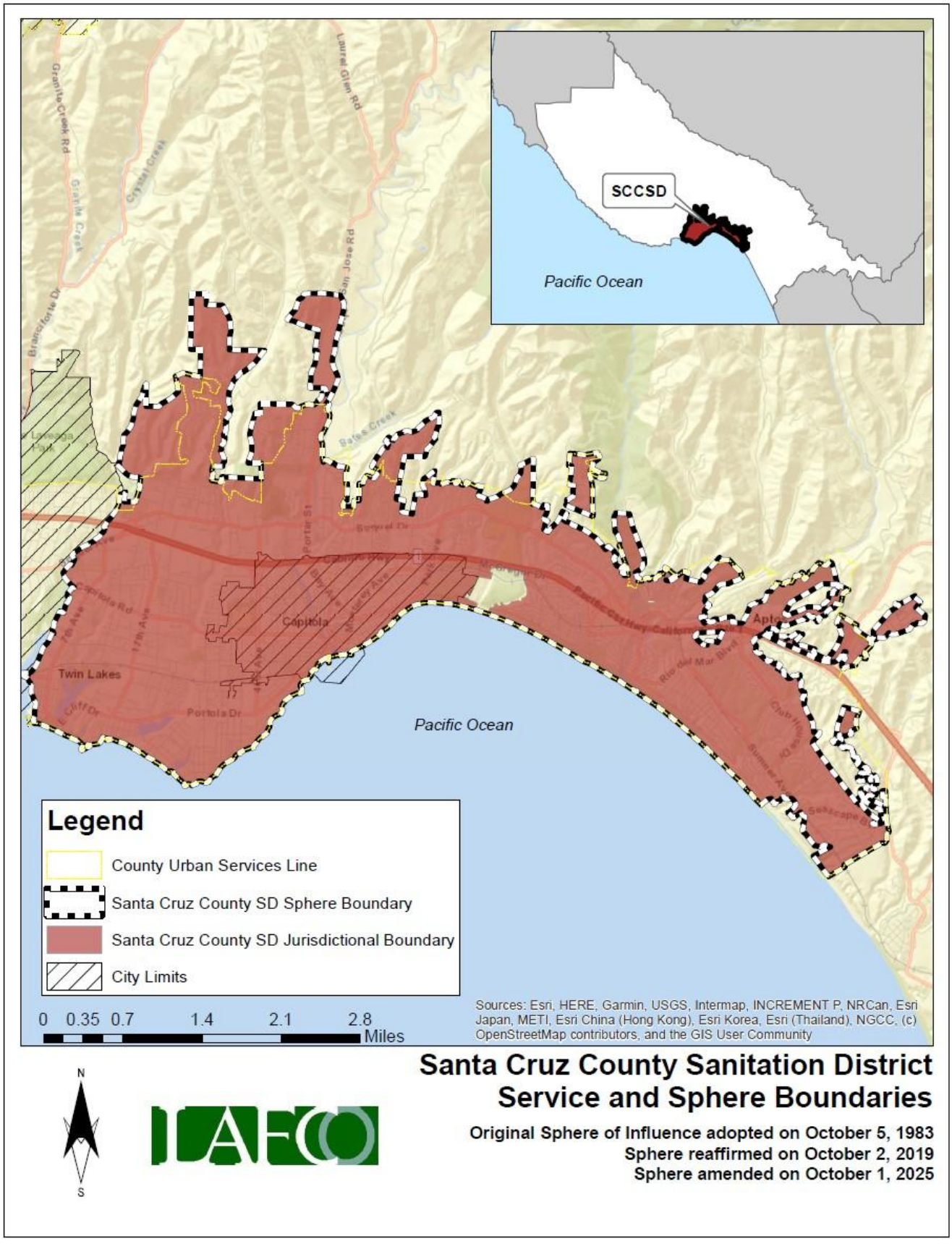
EXHIBIT 30
SANTA CRUZ COUNTY SANITATION DISTRICT
SPHERE OF INFLUENCE MAP

LAFCO amends the Sphere of Influence for the Santa Cruz County Sanitation District.



Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: Selection of New LAFCO Chair and Vice-Chair

SUMMARY OF RECOMMENDATION

The Commission selects a new Chair and Vice-Chair at the first meeting of each year. It is recommended that the Commission discuss and appoint a new LAFCO Chair and Vice-Chair for the 2026 calendar year.

EXECUTIVE OFFICER'S REPORT:

In accordance with the Commission's Meeting Policy, at its first regular meeting of the calendar year, the Commission shall choose two of its members to function as the Chair and Vice-Chair. The new officers will serve the balance of the calendar year or until the election of their successors occurs in the event of a vacancy. Once selected, the new officers will begin their appointments at the March 4th LAFCO Meeting. There is currently no rule of succession or rotation. Historically, the acting Vice-Chair has been elected to be the new Chair. Past officers for the last ten years are listed below.

Table 1: Chair and Vice-Chair Appointments (2016 – 2025)

Calendar Year	Chair	Vice-Chair
2016	Roger Anderson (Public)	Tom LaHue (District)
2017	Tom LaHue (District)	John Leopold (County)
2018	John Leopold (County)	Jim Anderson (District)
2019	Jim Anderson (District)	Roger Anderson (Public)
2020	Roger Anderson (Public)	Justin Cummings (City)
2021	Justin Cummings (City)	Rachél Lather (District)
2022	Rachél Lather (District)	Yvette Brooks (City)
2023	Yvette Brooks (City)	John Hunt (Public)
2024	John Hunt (Public)	Manu Koenig (County)
2025	**Manu Koenig (County)**	**Rachél Lather (District)**

The Commission's roster, with their respective term limits, is attached to this staff report. Staff recommends the Commission discuss and select a Chair and Vice-Chair for this new calendar year.

Respectfully Submitted,

Joe A. Serrano
Executive Officer

Attachment: Current Commission Roster

LAFCO TERMS OF OFFICE

Representation (Seat)	Term Limit (Ending Date)	Commissioner (Current)
Regular Members		
1. County Seat	May 2028	Manu Koenig (BOS District 1)
2. County Seat	May 2027	Justin Cummings (BOS District 3)
3. City Seat	January 2027	Joe Clarke (Capitola)
4. City Seat	January 2028	Fred Keeley (Santa Cruz)
5. District Seat	May 2029	Jim Anderson (Felton Fire)
6. District Seat	May 2027	Rachél Lather (Soquel Creek Water)
7. Public Seat	May 2028	Roger Anderson (County Resident)
Alternate Members		
8. County Seat	May 2028	Kimberly De Serpa (BOS District 2)
9. City Seat	January 2028	Eduardo Montesino (Watsonville)
10. District Seat	May 2029	Lani Faulkner (Centra Fire District)
11. Public Seat	May 2028	John Hunt (County Resident)

Footnotes:

a) City Representation – City members are elected by the city selection committee, which is composed of the presiding mayor or designated council member from each of the four cities (Capitola, Santa Cruz, Scotts Valley, and Watsonville). The city rotation goes with the city and not with the person. In 2023, a new rotation schedule was adopted by the committee with two-year term limits ending in January.

b) District Representation - Special district members are elected by the special district selection committee, which is made up of one voting member from each Independent Special District Board with four-year term limits ending in May.

c) County Representation – The county members are appointed each January by the Board of Supervisors and may change each year at that time. The four-year term limits end in May.

d) Public Representation – The public members are appointed by the Commission when a vacancy occurs. The four-year term limits end in May.

Latest Data as of 1/29/26

Agenda Item No. 6b

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: Selection of Personnel Committee Members

SUMMARY OF RECOMMENDATION

The Commission's Personnel Policy establishes a Personnel Committee to evaluate the Executive Officer's performance and other administrative or financial matters that may lead to recommendations for Commission consideration.

It is recommended that the Commission assign at least two Commissioners to be part of LAFCO's Personnel Committee for a two-year term (ending in December 2027).

EXECUTIVE OFFICER'S REPORT

The Commission utilizes a Personnel Committee to lead the review of the Executive Officer's performance, recommends any changes to staff compensation, and provides guidance in addressing any administrative efficiencies. Membership is typically a two-year term. The last Personnel Committee was appointed in February 2024. The following table identifies the previous Personnel Committee members during the last five years. It is important to note that the Commission reappointed Commissioners Lather and Anderson for a consecutive term in 2024.

Table 1: Personnel Committee Members (2021 – 2025)

Year	Commissioner #1	Commissioner #2
2021	Justin Cummings	Roger Anderson
2022	Rachél Lather	Roger Anderson
2023	Rachél Lather	Roger Anderson
2024	Rachél Lather	Roger Anderson
2025	Rachél Lather	Roger Anderson

STAFF RECOMMENDATION

The policy also indicates that Personnel Committee membership should include the Chair. Staff is recommending that the Personnel Committee include three Commissioners: (1) current chair, (2) previous chair, and (3) another member appointed by the Commission. This membership will have a two-year term ending in December 2027. The committee typically meets once or twice a year (July and December); however, the newly-appointed committee members will meet in early-February to complete the 2025 Performance Evaluation of LAFCO's staff members.

Respectfully Submitted,

Joe A. Serrano
Executive Officer

Agenda Item No. 6c

Santa Cruz Local Agency Formation Commission

Date: February 4,2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: Shared Services Agreement – Placer LAFCO

SUMMARY OF RECOMMENDATION

The Cortese-Knox-Hertzberg Act delegates LAFCOs with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies through various actions, including but not limited to, processing boundary changes and developing service and sphere reviews. In some cases, LAFCO requires additional outside assistance for specific projects on a temporary basis or even a staff increase for permanent support. This report will summarize the proposed request from Placer LAFCO to receive temporary administrative support from Santa Cruz LAFCO.

It is recommended that the Commission adopt the draft contract approving the temporary assistance to Placer LAFCO.

EXECUTIVE OFFICER'S REPORT:

Government Code Section 56430(a)(5) requires LAFCO to determine the status of, and opportunities for, shared services and facilities when conducting a service review for a city or special district. Encouraging strategic partnerships among local agencies is, and continues to be, a core goal for Santa Cruz LAFCO. This Commission believes that LAFCO should also consider collaborating with neighboring LAFCOs for shared services opportunities as another example of good governance. That is why Santa Cruz LAFCO entered into a multi-LAFCO shared services agreement in January 2023 and a separate agreement with Monterey LAFCO for administrative support in March 2025. Both agreements have proven that Santa Cruz LAFCO is seen and used as an effective resource for LAFCOs statewide.

Request from Placer LAFCO

Placer LAFCO is currently without a full-time Executive Officer. As a result, they are relying on a temporary support team for office management. Placer LAFCO reached out to Santa Cruz LAFCO for assistance in searching for a new Executive Officer. It is important to note that this agreement, if approved, does not require Santa Cruz LAFCO to provide services to Placer LAFCO in perpetuity. Santa Cruz LAFCO staff has developed a detailed scope of work and has determined that it is equipped to complete this task. Therefore, staff is recommending that the Commission approve the contractual agreement with Placer LAFCO for temporary administrative support to identify their next Executive Officer.

Respectfully Submitted,

Joe A. Serrano, Executive Officer

Attachment: Draft Scope of Work for Placer LAFCO

OVERVIEW

Santa Cruz LAFCO will provide a series of deliverables to ensure a clear, transparent, and well-documented recruitment process for Placer LAFCO as part of the Multi-LAFCO Shared Services Agreement. The deliverables will include a detailed recruitment timeline and plan outlining key milestones and responsibilities, along with the finalized job announcement and outreach materials used to attract qualified candidates. Throughout the process, Santa Cruz LAFCO will develop and utilize a candidate evaluation matrix to ensure consistent and objective screening of applicants based on established qualifications and selection criteria.

Following the initial review, Santa Cruz LAFCO will prepare semi-finalist recommendations for Placer LAFCO's consideration and coordinate all interview logistics, including schedules, interview materials, and summary reports of results. Upon completion of the process, a final recruitment report will be provided to Placer LAFCO summarizing the overall process, outreach efforts, candidate evaluation outcomes, and final recommendations to support the appointment of a new Executive Officer.

RECRUITMENT OBJECTIVES

The recruitment effort is designed to identify and attract highly qualified candidates with strong LAFCO and local government experience while maintaining a fair, equitable, and transparent process throughout. By applying consistent evaluation criteria and structured screening methods, the process will yield well-supported recommendations for top candidates for Placer LAFCO's interviews and final selection. All activities will be carried out within an efficient and cost-effective timeframe to ensure a smooth and timely completion of the recruitment.

ROLES AND RESPONSIBILITIES

The recruitment for the Executive Officer will be carried out through a shared services arrangement that outlines the respective roles of Santa Cruz LAFCO and Placer LAFCO. Under this collaboration, each party contributes distinct responsibilities to ensure a smooth, transparent, and well-coordinated process. The table below summarizes these responsibilities and highlights how the shared services agreement structures the effort, from defining the scope and timeline to overseeing key decision points in the hiring process.

Party	Responsibilities
Santa Cruz LAFCO	Lead and manage recruitment process, prepare materials, advertise position, screen applicants, coordinate interviews, provide staff support.
Placer LAFCO	Approve job description and salary range, participate in vetting candidates and final interviews, make final hiring decision.
Shared Services Agreement	Defines scope, timeline, and reimbursement for staff time and any work-related expenses.

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RECRUITMENT PROCESS STEPS

The recruitment process is organized into five structured phases designed to ensure a clear, thorough, and collaborative approach to selecting Placer LAFCO's next Executive Officer. Each phase outlines specific tasks, timelines, and deliverables - from early preparation and outreach through candidate evaluation, interviews, and final appointment. The goal of the following section is to provide an overview of the proposed framework for the entire hiring effort.

Phase 1 – Preparation (Weeks 1-2)

The recruitment begins with foundational setup work to ensure the process is clear, accurate, and aligned with Placer LAFCO's expectations. During this phase, the job description, qualifications, and compensation range are confirmed, and a recruitment brochure and job announcement are developed. A full timeline with milestones is established, and Placer LAFCO determines who will serve on its interview panel. By the end of this phase, the approved job posting and recruitment schedule are finalized.

Phase 2 – Advertising and Candidate Outreach (Weeks 3-6)

Once the materials are ready, the position is broadly advertised across key professional networks, including CALAFCO, CSDA, the League of California Cities, the County Associations, GovernmentJobs.com, and LinkedIn. Santa Cruz LAFCO conducts targeted outreach to attract qualified professionals with LAFCO and local government experience and responds to inquiries from potential applicants. This phase concludes with a record of all outreach postings and a list of confirmed applications received.

Phase 3 – Screening and Evaluation (Weeks 7-8)

During this stage, Santa Cruz LAFCO performs the initial screening of applicants to verify minimum qualifications, assess relevant experience, and identify desirable attributes such as LAFCO familiarity, leadership skills, and regional knowledge. Staff create a structured evaluation matrix to ensure consistent scoring and present semi-finalist recommendations to the Placer LAFCO Chair or ad hoc committee for concurrence. The key deliverables are the completed evaluation matrix and the list of recommended semi-finalists.

Phase 4 – Interviews (Weeks 9-10)

Santa Cruz LAFCO coordinates and schedules the first round of interviews, preparing structured questions and scoring tools to promote fairness and consistency. These interviews, conducted virtually or in person, help narrow the field to finalists for consideration by the full Placer LAFCO Board. Reference checks are conducted as appropriate. This phase results in a summary of interview findings and recommendations for finalists.

Phase 5 – Final Selection and Appointment (Weeks 11-12)

In the final phase, Placer LAFCO conducts interviews with the top candidates and deliberates to select the new Executive Officer. Santa Cruz LAFCO provides logistical support and assists with reference verification as needed. The process concludes with Placer LAFCO's appointment of the successful candidate and delivery of a final report, along with transition assistance if requested.

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ESTIMATED TIMELINE

Based on the phases discussed in the previous section, the recruitment is structured around a month-by-month timeline that guides the process from preparation through final appointment. Beginning with two weeks of foundational setup, the schedule moves into a four-week advertising and outreach period, followed by focused phases for screening, interviews, and final selection. Each phase has defined target completion dates to keep the effort on track, culminating in the appointment of the new Executive Officer by the end of April 2026. The following table provides a general description of the proposed timeline.

Phase	Duration	Target Completion
Preparation	2 weeks	Early-February 2026
Advertising & Outreach	4 weeks	Mid-February 2026
Screening & Evaluation	2 weeks	Mid-March 2026
Interviews	2 weeks	Late-March 2026
Selection & Appointment	2 weeks	Early-April 2026

Footnote: Total estimated duration is approximately 12 weeks (3 months)

The following table outlines key dates in the recruitment process:

Phase	Dates	Notes
Commission Action	Placer LAFCO – 1/14/26; SC LAFCO – 2/4/26	Adoption of the draft contract between both LAFCOs; Formation of Ad-Hoc Committee
Outreach Effort	February 5, 2026	Advertise Job Opportunity
Review Applications	March 6, 2026	Ad-Hoc Committee reviews and identifies qualified candidates
Conduct First Round of Interviews	March 22 – 26, 2026	Ad-Hoc Committee conducts initial interviews
Conduct Final Round of Interviews	March 29 – 31, 2026	Full Commission interview with top two candidates
Selection & Appointment	April 8, 2026	Placer LAFCO considers the hiring of the most qualified candidate and adopts an employment contract

Footnote: Dates subject to change

ESTIMATED COST

The estimated cost for conducting the Executive Officer recruitment through the shared services arrangement is outlined in the table below, providing a transparent breakdown of staff time, advertising, and miscellaneous expenses. This all-inclusive estimate reflects a cost-effective approach, coming in at less than half the typical price of hiring an external recruitment consultant, who often charges between $20,000 and $25,000.

Item	Description	Estimated Cost
Staff Time	Coordination, screening, etc. (appx. 60 - 80 hours)	$7,000 – $9,000
Advertising	Posting fees, outreach materials	$500 – $1,000
Misc. Expenses	Printing, scheduling, administrative support	$300 – $500
Estimated Total	**All-inclusive estimate (shared services)**	**$7,800 – $10,500**

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CLOSING REMARKS

Santa Cruz LAFCO is pleased to offer its support and expertise to assist Placer LAFCO in conducting this important Executive Officer recruitment. Before services can begin, both commissions must indicate their support for the arrangement, and Placer LAFCO must enter into the Mult-LAFCO Shared Services Agreement establishing the roles, responsibilities, and cost structure for the process. A subsequent contract will also ensure that all parties share a clear understanding of expectations, deliverables, and timelines, providing a strong foundation for a successful collaboration. Santa Cruz LAFCO looks forward to the opportunity to partner with Placer LAFCO in a way that is efficient, transparent, and mutually beneficial.

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Agenda Item No. 6d

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: CALAFCO Update

SUMMARY OF RECOMMENDATION

Since mid-2024, staff has reported to the Commission that the California Association of Local Agency Formation Commissions (CALAFCO) was experiencing internal issues. Many member agencies have expressed concerns about CALAFCO's leadership, transparency, outreach, and future. As a result, eight LAFCOs did not renew their memberships for Fiscal Year 2025-26. However, many improvements have occurred in 2025 and further actions are scheduled for membership action in the coming months. This report will provide an update on the ongoing effort to restore CALAFCO's trust and address its sustainability.

It is recommended that the Commission take the following actions:

1. Discuss the upcoming special meeting and the proposed amendments to CALAFCO's policies and bylaws;

2. Designate a voting delegate for the February 23rd Special Meeting; and

3. Provide direction to the voting delegate(s) and staff on how to vote in the upcoming election

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EXECUTIVE OFFICER'S REPORT:

CALAFCO is a 501(c)3 non-profit founded in 1971. CALAFCO serves as a statewide organization dedicated to assisting member LAFCOs with educational, technical, and legislative resources that otherwise would not be available. CALAFCO guides statewide coordination of LAFCO activities, serves as a resource to the Legislature and other bodies, and offers a structure for information sharing among the various LAFCOs and other governmental agencies. CALAFCO's mission is to promote efficient and sustainable government services based on local community values through legislative advocacy and education. CALAFCO has historically lived up to its role, however, 2024 was a difficult year for the organization. Lack of communication, the removal of the Executive Director, and a decline in trust towards the CALAFCO Board resulted in eight LAFCOs (El Dorado, Kern, Orange, Napa, Los Angeles, San Bernardino, San Diego, and Sonoma) departing from the statewide organization. A detailed summary of CALAFCO's past issues was discussed in March 2025[1].

[1] 3/5/25 LAFCO Staff Report: https://santacruzlafco.org/wp-content/uploads/2025/02/6d.0-CALAFCO-Update-Staff-Report_Hyperlinked.pdf

The Progress Made
During the past nine months, several significant improvements have been made by CALAFCO, specifically under the leadership of the four regional officers and the member LAFCOs. These accomplishments include:

- Hiring of Michelle McIntyre as CALAFCO's new Executive Director (former Executive Officer for Placer LAFCO);

- Re-establishing of the CALAFCO U (Joe Serrano created and hosted three CALAFCO U webinars in 2025);

- Conducting a LAFCO Staff Focus Group and Cultural Assessment led by consultant and former CALAFCO Executive Director;

- Establishment of a Mentorship Committee; and

- Ratification by the membership to amend CALAFCO's bylaws and policies to improve communication, operations, and representation, including but not limited to the appointment of the four regional officers as voting members on the CALAFCO Board of Directors.

Upcoming Actions
The CALAFCO staff, regional officers, and committee members continue to work diligently to improve CALAFCO as a statewide organization. Multiple actions and upcoming meetings are scheduled to occur in the coming months. For example, on February 23, 2026, member LAFCOs will be asked to vote on proposed amendments to the CALAFCO Bylaws, as shown in **Attachments 1 and 2**. The amendments are part of CALAFCO's ongoing association transformation effort and respond directly to feedback received from member LAFCOs.

As an initial step in this effort, the membership unanimously approved changes at the October 2025 Annual Business Meeting to add Regional Officers to the CALAFCO Board as voting members. Building on this action, CALAFCO conducted a comprehensive review of its regional and Board structures, informed by five focus groups, a statewide online survey, and extensive research conducted earlier this year. A working group of ten LAFCO Executive Officers (which included Santa Cruz LAFCO) was subsequently formed to analyze the collected data, evaluate opportunities to enhance the regional model and Board structure, and develop recommendations for membership consideration and feedback. The restructuring working group has met bi-weekly since October and reviewed historical and updated regional map configurations as part of its deliberations.

Following these efforts, the member LAFCOs will be asked to vote on a single proposed amendment to the CALAFCO Bylaws that would:

1. Eliminate Board seat types; and

2. Allow Executive Officers to be eligible to serve as voting Board members.

If approved, these provisions would take effect with the October 2026 Board elections. Following the February 23 meeting, the restructuring working group will continue refining concepts, engaging the membership, and sharing information well in advance of any

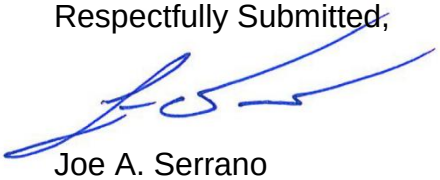
future decision points. The working group's approach, consistent with the Board's approach, remains deliberate and phased - proceeding where there is clear consensus and allowing adequate time to discuss broader structural changes before any additional recommendations are presented to the membership. The current intent is to present a proposed regional map and related governance structure for membership consideration at the October 2026 Business Meeting.

Due to the importance of the upcoming special meeting, CALAFCO is asking each member LAFCO to designate a voting delegate to take action on behalf of their respective LAFCO. Staff is recommending that the commission appoint your Executive Officer as the voting delegate since I am currently on the CALAFCO Board, the acting Coastal Region Officer, and part of the restructuring working group. In other words, I have been on the forefront of helping CALAFCO win back the trust from the entire membership and adding value back into the organization.

CONCLUSION

CALAFCO has faced adversity in the past and has been able to overcome and grow from it. Staff believes that CALAFCO can persevere once again as long as the CALAFCO Board, regional officers, and member LAFCOs work collaboratively to address the ongoing issues and rebuild trust with the organization. Your staff has played an instrumental role in redefining CALAFCO's purpose and made sure the agency continued to add value to the member LAFCOs in 2025, and will continue to do so in 2026.

Respectfully Submitted,



Joe A. Serrano
Executive Officer

Attachments:
1) February 23, 2026 CALAFCO Special Meeting Agenda
2) CALAFCO Restructuring Working Group Memo (dated December 9, 2025)

California Association of Local Agency Formation Commissions
CALAFCO
SUPPORTING SUSTAINABLE COMMUNITY GROWTH

MEMORANDUM

DATE: December 9, 2025

TO: Member LAFCOs, Officers of Member LAFCOs, and Associate Members

CC: CALAFCO Board of Directors

FROM: Michelle McIntyre, Interim Executive Director

RE: **CALAFCO 2026 Special Corporate Business Meeting Notice and Agenda**

CALAFCO Bylaws (Section 3.4) require the Association to notify each Member LAFCO and Associate Member of the Corporation of meetings, not less than 30 days prior to that meeting.

NOTICE

A Special Meeting of the California Association of Local Agency Formation Commissions will be held:

DATE: Monday, February 23, 2026
TIME: 10:00 a.m. – 11:30 a.m.
LOCATION: Virtual via Zoom
Meeting Access:
https://us02web.zoom.us/j/87609758294?pwd=NNdz0U0B9qrp2nVx6KiOqVxZh2iWyl.1
Meeting ID: 876 0975 8294
Passcode: 639868
Phone: 669-444-9171

Attached is the agenda for the special meeting, which is also posted in the Members section of the CALAFCO website.

CALAFCO Bylaws (Section 3.7.1) also require each Member LAFCO designate in writing their voting delegate prior to the meeting. Please e-mail the name, title, and email address of your voting delegate to Pamela Miller at pmiller@millermcg.com **by January 30, 2026 at 5:00 p.m.** *If your LAFCO is unable to provide your voting delegate information by this date due to your meeting schedule, please email Pamela with the date your LAFCO will provide that information in advance of the special meeting.* An updated list of voting delegates will be posted in the Members section of the website. The full meeting packet will be distributed in advance of the meeting.

2026 Special Corporate Business Meeting

Monday, February 23, 2026
10:00 a.m. to 11:30 a.m.

Meeting Access

https://us02web.zoom.us/j/87609758294?pwd=NNdz0U0B9qrp2nVx6KiOqVxZh2iWyl.1
Meeting ID: 876 0975 8294
Passcode: 639868
Phone: 669-444-9171

SPECIAL MEETING AGENDA

1. **Call to Order/Roll Call of Member LAFCOs** — Wendy Root Askew, Chair; José Henríquez, CALAFCO Executive Officer

2. **New Business** — Wendy Root Askew, Chair
   2.1. Consider and Approve recommended changes to the Association Bylaws — Michelle McIntyre, Interim Executive Director; Pamela Miller, Transition Team Consultant

3. **Report on the Association's work ahead** — Wendy Root Askew, Chair; Michelle McIntyre, Interim Executive Director; Pamela Miller, Transition Team Consultant

4. **Announcements/Comments**

Adjourn to the 2026 Annual Business Meeting, to be held on Thursday, October 22, 2026, at 9:00 a.m. at the Sheraton Grand Sacramento Hotel, located at 1230 J Street, Sacramento, CA, 95814.

California Association of Local Agency Formation Commissions
CALAFCO
SUPPORTING SUSTAINABLE COMMUNITY GROWTH

Memo

To: Executive Officers of Member LAFCOs

From: CALAFCO Transition Team and Regional/Board Restructure Working Group

Date: December 9, 2025

Subject: **CALAFCO DRAFT Regional Map Revision & Proposed New Board Structure – FEEDBACK REQUESTED**

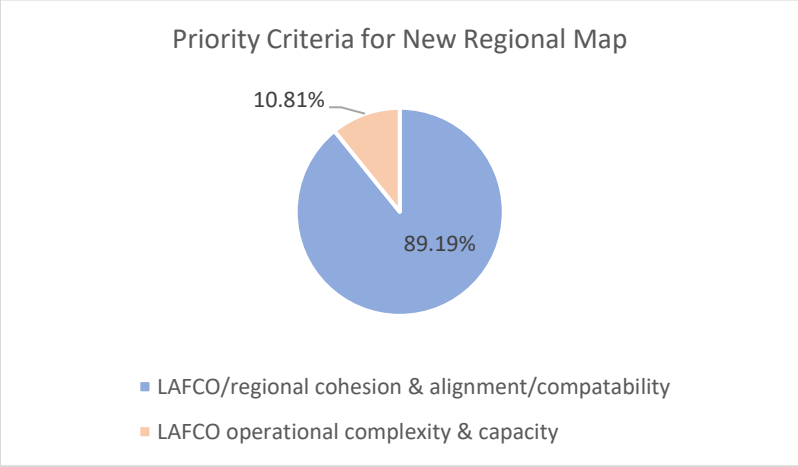
Dear Member LAFCO Executive Officers,

On February 23, 2026, Member LAFCOs will be asked to vote on several proposed amendments to CALAFCO's Bylaws. These changes are part of the ongoing Association transformation effort and in direct response to feedback from Member LAFCOs. The first step in these Board structure changes was unanimously approved by the membership at the October 2025 annual business meeting when Regional Officers were added to the Board as voting members.

As CALAFCO reported, a comprehensive review of the current regional and Board structures was undertaken. Following five focus groups, a comprehensive online survey, and extensive statewide research conducted earlier this year, a working group was formed (after a statewide call for volunteers was issued) in September consisting of ten LAFCO Executive Officers throughout the state. Meeting bi-weekly since September, the working group's focus has been to examine the data, consider opportunities to enhance and improve the regional model and Board structure, and make recommendations for consideration and feedback.

The working group reviewed versions of older regional maps and developed several newer versions for their consideration and deliberation.

In October, Executive Officers (EOs) across the state were asked to provide input on criteria for a new regional map. The working group used that input to develop the first draft of the regional revisions, which is attached. Here is what we heard from the 37 EOs who responded:



- 89.19% of respondents felt that the first priority to be considered should be: **LAFCO/regional cohesion and alignment/compatibility**. This includes geographic proximity; LAFCO identity and economic base of the area; regional identity (point of view, attitude, culture); and similarity of issues/challenges.
- 10.81% of respondents felt that the first priority to be considered should be: **LAFCO operational complexity and capacity.** This includes LAFCO level of capacity and resources (human and fiscal); and the complexity of the LAFCO and its work.

Beyond these two primary criteria, seeking some population balance was considered. Dues by region were discussed. However, it's important to note that revising the dues structure is outside the scope of this working group. CALAFCO intends to address this matter in the near future, separately from this work.

The working group is seeking your feedback on the proposed regional structure and the corresponding Board structure. In summary, the recommendations are:

- Move from four (4) to nine (9) regions as noted on the map
- Reduce the size of the Board from twenty (20) to sixteen (16) members as follows:
  - North Coast – 1
  - Cascade-Sierra – 1
  - Sacramento Valley – 2
  - San Joaquin Valley – 2
  - Inland Desert – 2
  - South Coast – 2
  - Central Coast – 2
  - South Bay – 2
  - North Bay – 2
- To support the changes above, several additional Bylaws changes are being recommended:
  - Executive Officers become eligible to be elected to the Board from their respective region
  - In exchange, the Regional Officers will no longer be voting Board Members
  - Remove commissioner "seat type" so that the most qualified commissioner candidates may be elected by their respective regions, regardless of the category of membership in their home LAFCO (county, city, special district, public)
  - Limit Member LAFCOs to one Board Member representative at any given time

THE ASK: *You are being asked to provide feedback on the proposed regional structure and corresponding Board structure, as noted above. Please email your feedback to Pamela Miller at pmiller@millermcg.com no later than January 9, 2026, to ensure it's considered by the working group.*

WHAT'S NEXT: The working group will meet in January and consider all feedback received. If necessary, revisions to the proposed map and Board structure will be made, and the final version will be sent to the membership for consideration at the February 23, 2026, business meeting.

For questions, please contact Transition Team member Pamela Miller at pmiller@millermcg.com, CALAFCO Interim Executive Director Michelle McIntyre at mmcintyre@calafco.org, Executive Officer, José Henríquez at HenriquezJ@sacLAFCO.org, or any of the working group representatives listed on the next page.

Members of the CALAFCO Regional/Board Restructure Working Group

- Pamela Miller, Transition Team Consultant and Lead – pmiller@millermcg.com
- Michelle McIntyre, Interim Executive Director - mmcintyre@calafco.org
- José Henríquez, CALAFCO EO/Central Regional Officer - HenriquezJ@sacLAFCO.org
- Joe Serrano, Coastal Regional Officer - Joe.Serrano@santacruzcountyca.gov
- Shannon Costa, Northern Regional Officer - scosta@buttecounty.net
- Tyler Salcido, Southern Regional Officer - tylers@iclafco.com
- Christine Crawford, Yolo LAFCO (Central Region) - Christine.Crawford@yolocounty.gov
- Brian Spaunhurst, Fresno LAFCO (Central Region) - bspaunhurst@fresnocountyca.gov
- Kai Luoma, Ventura LAFCO (Coastal Region) - Kai.Luoma@venturacounty.gov
- Jason Fried, Marin LAFCO (Coastal Region) - jfried@marinlafco.org
- Colette Santsche, Humboldt/Trinity LAFCOs (Northern Region) - colettes@planwestpartners.com

We truly appreciate your continued support and active input.

Sincerely,

CALAFCO Transition Team & Regional/Board Restructure Working Group

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Attachments:

A. DRAFT proposed new regional map as of November 2025
B. Corresponding population data spreadsheet

California Association of Local Agency Formation Commissions

CALAFCO

SUPPORTING SUSTAINABLE COMMUNITY GROWTH

PROPOSED REGIONAL MAP REVISION AS OF NOVEMBER 2025

North Coast
Total Pop - 556,945
With Cap - 556,945
Proposed # of Board Members - 1

Cascade-Sierra
Total Pop - 947,356
With Cap - 947,356
Proposed # of Board Members - 1

Sacramento Valley
Total Pop - 2,346,724
With Cap - 1,435,493
Proposed # of Board Members - 2

North Bay
Total Pop - 2,502,210
With Cap - 2,029,603
Proposed # of Board Members - 2

South Bay
Total Pop - 5,145,804
With Cap - 2,800,000
Proposed # of Board Members - 2

Central Coast
Total Pop - 2,329,586
With Cap - 2,194,159
Proposed # of Board Members - 2

South Coast
Total Pop - 16,266,413
With Cap - 2,100,000
Proposed # of Board Members - 2

San Joaquin Valley
Total Pop - 4,420,359
With Cap - 3,757,597
Proposed # of Board Members - 2

Inland Desert
Total Pop - 4,944,423
With Cap - 1,600,209
Proposed # of Board Members - 2

This map details which counties are within each of the nine regions, the total population within each of those proposed regions, and the current dues structure formula which notes the total population using the population threshold/cap of 700,000 per county as determined by the Board.

Population By County / Region
Total and with CALAFCO Population Cap of 700,000

DRAFT NOV 2025

North Bay		pop w/ cap	**South Bay**		pop w/ cap
Contra Costa	1,172,607	700,000	Alameda	1,649,060	700,000
Marin	256,400	256,400	San Francisco	827,526	700,000
Napa	132,727	132,727	San Mateo	742,893	700,000
Solano	455,101	455,101	Santa Clara	1,926,325	700,000
Sonoma	485,375	485,375			
	2,502,210	**2,029,603**		**5,145,804**	**2,800,000**

North Coast		pop w/ cap	**Cascade-Sierras**		pop w/ cap
Del Norte	26,544	26,544	Alpine	1,099	1,099
Humboldt	133,817	133,817	Amador	42,026	42,026
Lake	67,254	67,254	Calaveras	46,505	46,505
Mendocino	89,827	89,827	El Dorado	190,770	190,770
Shasta	181,121	181,121	Lassen	28,430	28,430
Siskiyou	42,498	42,498	Mariposa	17,048	17,048
Trinity	15,884	15,884	Modoc	8,491	8,491
			Mono	12,991	12,991
			Nevada	102,195	102,195
			Placer	421,446	421,446
			Plumas	18,885	18,885
			Sierra	3,113	3,113
			Tuolumne	54,357	54,357
	556,945	**556,945**		**947,356**	**947,356**

Sacramento Valley		pop w/ cap	**San Joaquin Valley**		pop w/ cap
Butte	208,334	208,334	Fresno	1,024,125	700,000
Colusa	22,074	22,074	Kern	922,529	700,000
Sacramento	1,611,231	700,000	Kings	154,913	154,913
Sutter	98,545	98,545	Madera	165,432	165,432
Tehama	64,451	64,451	Merced	296,774	296,774
Yolo	225,251	225,251	San Joaquin	816,108	700,000
Yuba	87,469	87,469	Stanislaus	556,972	556,972
Glenn	29,369	29,369	Tulare	483,506	483,506
	2,346,724	**1,435,493**		**4,420,359**	**3,757,597**

Central Coast		pop w/ cap	**Inland Desert**		pop w/ cap	**South Coast**		pop w/ cap
Monterey	436,251	436,251	Imperial	181,724	181,724	Los Angeles	9,757,179	700,000
San Benito	69,159	69,159	Inyo	18,485	18,485	Orange	3,170,435	700,000
San Luis Obispo	281,843	281,843	Riverside	2,529,933	700,000	San Diego	3,298,799	700,000
Santa Cruz	262,406	262,406	San Bernardino	2,214,281	700,000			
Santa Barbara	444,500	444,500						
Ventura	835,427	700,000						
	2,329,586	**2,194,159**		**4,944,423**	**1,600,209**		**16,226,413**	**2,100,000**

Data source:
California Counties by Population (2025) which cites United States Census Bureau. Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2024. Population Division. May 2025

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Joe Serrano, Executive Officer
Subject: Fire-related Projects – Status Update

SUMMARY OF RECOMMENDATION

Santa Cruz LAFCO continues to play a key role in exploring service and governance efficiency opportunities with local agencies, including but not limited to the 12 fire agencies in Santa Cruz County. During the past year, LAFCO staff has been collaborating with various fire agencies to determine if there are any opportunities to maximize existing resources, elevate service delivery, and meet the unique demands from their respective constituents. This staff report provides an update on all the fire-related projects.

It is recommended that the Commission take the following actions:

1. Receive and file the status updates and supplemental documents;

2. Form an ad-hoc committee to assist in the ongoing fire-related projects; and

3. Direct staff to coordinate with the Pajaro Valley Fire Protection District, CAL FIRE, and the County to begin conducting educational workshop and inform the Pajaro Valley community about the proposed reorganization, service delivery levels, and fiscal impacts.

EXECUTIVE OFFICER'S REPORT:

The Commission's ongoing efforts clearly demonstrate how operational and governmental improvements identified by LAFCO can come to fruition through joint efforts between the affected agencies and LAFCO. **Table A** on page 4 provides an overview of all the fire-related projects that LAFCO is currently working on. A summary of each project is also available in this staff report.

County Service Area 48 Reorganization Analysis

In August 2024, the Commission received a fire study prepared by AP Triton that analyzed the potential financial impacts to CSA 48 if local fire agencies in Santa Cruz County annexed areas within their respective spheres of influence. The findings of this report prompted the formation of a stakeholder group composed of representatives from the County, CAL FIRE, and LAFCO to develop a specialized transition study evaluating the conversion of CSA 48 from a dependent fire agency to an independent fire protection district. The transition study is designed to address key considerations, including proposed governance structures, levels of service, operational frameworks, financial capacity, and long-term sustainability as a newly formed special district.

Status Update: In 2025, the stakeholder group has met to advance this effort. The goal was to present the study's findings and recommendations to both the County Board of Supervisors and this Commission in early to mid-2026 for their review and consideration. However, the County is currently in transition with a new Director of General Services

(which oversees CSA 48) and a new County Administrative Officer. These recent changes affected LAFCO's original timeline. **Attachment 1** provides the latest timeline for this reorganization effort.

Pajaro Valley Fire Protection District Reorganization
On April 24, 2025, the Pajaro Valley Fire Protection District Board of Directors adopted a resolution to dissolve the District and concurrently annex its service area into CSA 48. The District formally submitted an application to initiate this reorganization in May 2025. Since that time, LAFCO has been actively coordinating with both the County and PVFPD to guide the reorganization process while also supporting the District's exploration of an alternative funding mechanism that could allow it to remain a standalone agency. LAFCO, in coordination with the County and CAL FIRE, recently developed a five-year projection analysis to illustrate the fiscal impact to CSA 48 should the reorganization come to fruition, as shown in **Attachment 2**.

In addition, PVFPD retained SCI Consulting to prepare a benefit assessment analysis to determine the cost per parcel owner to remain as a standalone agency with a minimum of three people on duty. The proposed new assessment was intended to provide dedicated funding to train and retain experienced firefighters, preserve 24/7 rapid response capabilities for fire protection and emergency services, and maintain essential firefighting equipment and apparatus. **Attachment 3** provides a copy of the SCI Consulting Engineer's Report. After reviewing the analysis, the PVFPD Board determined that remaining a standalone agency under the proposed benefit assessment would be significantly more costly to parcel owners than reorganizing with CSA 48.

As a result, the Board directed staff to proceed with the reorganization effort, discontinue the additional funding initiative, and prepare a comparison table illustrating the per-parcel cost differences between the now-discontinued PVFPD proposed benefit assessment and CSA 48's existing benefit assessment, as shown in **Attachment 4**. The comparison table is categorized into four tables: the Assessed Parcel Number (APN) within the PVFPD service area, the cost per parcel if PVFPD moved forward with remaining as an independent fire district, the cost per parcel if PVFPD dissolves and CSA 48 assumes the service responsibility of the entire community, and the cost difference between the two assessments.

It is important to note that Attachments 2-4 are for informational purposes only and are not subject to LAFCO's approval or action. However, this represents the first instance in which this information has been compiled and made available to the public as a single, comprehensive set, ensuring transparency and public access as the reorganization effort proceeds. Therefore, staff is recommending that the Commission direct staff to coordinate with the affected parties to schedule and conduct educational workshops and discuss these documents and the proposed reorganization with the Pajaro Valley community during the 2026 calendar year.

Status Update: The Pajaro Valley FPD, CAL FIRE, the County, and LAFCO will begin scheduling and conducting educational workshops to inform the community about the proposed reorganization in the coming months. **Attachment 5** provides the latest timeline for this reorganization effort.

Fire Memorandum of Understanding (Potential Fire Study)
Since November 2024, LAFCO staff has actively participated in a stakeholder group with representatives from the City of Santa Cruz, Central Fire District, and Scotts Valley Fire Protection District. Early discussions produced consensus on engaging an independent consultant to assess the benefits and limitations of potential shared services arrangements (including but not limited to reorganizations or consolidations) through the development of a comprehensive feasibility study.

Status Update: While the fire agencies decided not to move forward with hiring an outside consultant to conduct a feasibility study, LAFCO has an opportunity to take a proactive role in continuing to guide this process, fostering continued collaboration among all parties, and ensuring that governance options are thoroughly evaluated as part of the upcoming 2026 Countywide Fire Report.

Felton Fire Protection District Governance Options Analysis
LAFCO published a report in July 2025 identifying 12 possible governance options for Felton FPD and its residents to consider. Felton FPD subsequently sent a letter in September to LAFCO indicating they will pursue a dual-approach: (1) consider a new funding source to remain as a standalone fire district and (2) consider a reorganization with a neighboring fire agency. It was LAFCO's understanding that FFPD would consider adopting a resolution of initiation to begin the reorganization effort with a neighboring fire district. However, in November 2025 the FFPD Board decided to defer any consideration of a potential reorganization until June 2026 rather than continuing the dual approach outlined in their July 2025 letter. This decision ultimately limited how LAFCO can provide further assistance to FFPD at this time.

Community Group Correspondence
The Felton Community for Emergency Response (FCER) submitted a letter to LAFCO on January 26, 2026 thanking the Commission for its oversight of fire and emergency medical services, as shown in **Attachment 6**. The letter also noted that the FCER is requesting that LAFCO fund a feasibility study to allow for an "apples-to-apples" comparison of all alternatives shown in LAFCO's FFPD Governance Report, specifically reorganizing with CSA 48 and Zayante FPD. LAFCO believes that a study may be warranted once FFPD decides to reconsider exploring reorganization efforts after the conclusion of their proposed assessment vote, which is scheduled for June 2026.

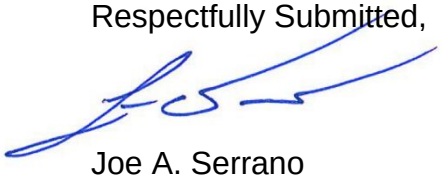
Status Update: Felton FPD continues to focus on advancing its proposed tax measure to remain a standalone agency. LAFCO will continue to monitor their efforts.

NEXT STEPS / FORMATION OF AD-HOC COMMITTEE
LAFCO continues to play a key role as fire agencies explore alternative governance options to ensure the best level of fire protection and emergency services are delivered to their constituents and the public. Since most of these fire-related projects are gaining more momentum, staff is recommending that the commission form an ad-hoc committee to help move these projects forward. The committee should consist of at least one commissioner from a fire agency and at least one commissioner from the Board of Supervisors. No more than three commissioners should be appointed to this temporary committee.

Table A: Overview of Fire Projects

Project	Affected Agencies	Description	Timeline / Deadline
CSA 48 Reorganization	County (CSA 48) and CalFIRE	**Status: Ongoing** The affected agencies and LAFCO are exploring the concept of transitioning CSA 48 into an independent special district. A transition plan/study is being developed.	Group effort started in August 2024; Draft transition plan may be available by late-2026
Pajaro Valley FPD Reorganization	County (CSA 48), CalFIRE, and Pajaro Valley Fire Protection District	**Status: Ongoing** LAFCO is processing an application submitted by PVFPD that would dissolve the district and concurrently annex the area into CSA 48. LAFCO is coordinating with the affected agencies to begin hosting educational workshops.	Application received on May 2, 2025; Commission may consider the reorganization by mid-2026
Fire Memorandum of Understanding	City of Santa Cruz, Central Fire District, and Scotts Valley Fire Protection District	**Status: Pending** The affected agencies and LAFCO initially considered exploring shared services opportunities through a feasibility study; however, those discussions have stalled at the board level.	Group effort started in July 2023; LAFCO may analyze this effort as part of the 2026 Countywide Fire Service & Sphere Review
Felton FPD Governance Options	Felton Fire Protection District	**Status: Pending** The affected agency discontinued its effort to explore two governance options consecutively: (1) remain as a standalone agency with a new funding source or (2) reorganize with a neighboring fire agency. Felton FPD is currently focused on calculating a benefit assessment to remain as an independent agency and deferred consideration of any reorganization until June 2026.	LAFCO received and filed the governance options report in September 2025; LAFCO assistance is pending until June 2026

Respectfully Submitted,



Joe A. Serrano
Executive Officer

Attachments:
1. CSA 48 Reorganization Proposed Timeline
2. Five-Year Financial Analysis
3. Benefit Assessment Study
4. Proposed Benefit Assessment Parcel Breakdown
5. PVPFD Reorganization Proposed Timeline
6. Felton Community for Emergency Response Letter

"CSA 48 Reorganization" (LAFCO Process - Proposed Schedule)
(*For Discussion Purposes Only - Dates Subject to Change*)

Milestones	Responsible Agency(ies)	Target Date	Description
Before LAFCO Process			
1) Adopt LAFCO Study	LAFCO (Commission)	August 7, 2024	Commission will review and consider adopting the findings and recommendations resulting from AP Triton's evaluation.
2) Develop Reorganization Study Outline	County, CalFire & LAFCO	Mid-August 2024	Develop a reorganization study that outlines the "before" and "after" as part of the proposed reorg (i.e. operations, finances, governance, etc.).
3) Adopt County Master Plan	County (BOS)	September 24, 2024	Board of Supervisors will review and consider adopting the findings and recommendations resulting from AP Triton's evaluation.
4) Review Reorganization Study Outline & Timeline	LAFCO (Commission)	October 2, 2024	Commission will review and consider the draft outline and timeline for the proposed reorganization study.
5) Draft Reorganization Study	County, CalFire & LAFCO	August - September 2026	Stakeholder group will develop the reorganization study.
6) Review & Finalize Reorganization Study	County, CalFire & LAFCO	September - October 2026	Stakeholder group will internally review and finalize the study.
7) Adopt Reorganization Study	LAFCO	October 7, 2026	Commission will review and consider adopting the reorganization study and any recommendations identified by LAFCO staff.
8) Adopt Reorg. Study & Initiating Resolution	County	October - November 2026	Board of Supervisors will review and consider adopting the reorganization study and recommendiations identified by County staff, including but not limited to adopting an initiating resolution to begin the reorg process.
9) Submit Reorganization Application	County	November 2026	County staff will submit an application to LAFCO.
During LAFCO Process			
10) Review Application	LAFCO	November - December 2027	Pursuant to state law, LAFCO will identify any missing items to the applicant within 30 days. Concurrently, LAFCO will solicit comments from affected and interested agencies/parties.
11) Host Community Workshop	County, CalFire & LAFCO	January - February 2027	Affected parties will host an educational workshop to inform the community about the reorganization effort, articulate the benefits, and answer any questions from the residents.
12) Adopt Property Tax Exchange	County (BOS)	March 2027	The County will need to determine the transfer of ad valorem property tax revenues to fulfill the requirements of Section 99 of the Revenue and Taxation Code.
13) Host Community Workshop	County, CalFire & LAFCO	March - April 2027	Affected parties will host an educational workshop to inform the community about the reorganization effort, articulate the benefits, and answer any questions from the residents.
14) Complete Certificate of Filing	LAFCO	April 2027	Pursuant to state law, LAFCO's Executive Officer will deem the project complete when a Certifcate of Filing is signed. All required documents and actions need to be accomplished before this step is taken.
15) Advertise LAFCO Hearing	LAFCO	April 2027	Pursuant to state law, LAFCO will advertise the consideration of the proposed reorganization in a newspaper(s) at least 21-days prior to the hearing date (GCS 56157[h] - 1/8 page in newspaper).
16) Conduct LAFCO Hearing (Approve Reorganization)	LAFCO	May 5, 2027	The Commission will consider the proposed change of organization in a public forum. Affected/interested agencies and members of the public will have an opportunity to address the Commission on this matter.
17) Record CEQA Document	LAFCO	May 6, 2027	The affected parties and LAFCO must determine which environmental document will be needed to fulfill the requirements of the California Environmental Quality Act. LAFCO may act as the Lead Agency.
18) Conduct Request for Reconsideration Period	LAFCO	May 6 - June 4, 2027 (30 days)	Reconsideration: If the reorganization is approved, any person or affected agency may file a written request with the executive officer requesting amendments to or reconsideration of the adopted resolution. The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration.
19) Mail Out Protest Notice	LAFCO	May 31, 2027	State law requires LAFCO to conduct a protest proceeding and notify the affected residents. A protest notice will be mailed to the landowners/registered voters.
20) Advertise LAFCO Protest Hearing	LAFCO	June 1, 2027	Pursuant to state law, LAFCO will mail out notices to all affected residents (Landowners and Registered Voters) and advertise the protest proceedings for the reorganization in a newspaper(s) prior to the hearing date.
21) Conduct Protest Period	LAFCO	June 7 - July 9, 2027 (33 Days)	Pursuant to state law, the date of the protest hearing shall be no less than 21 days or more than 60 days after the date the notice is given. This is an opportunity for affected residents to submit protest petitions against the Commission's action (approval of the reorg). Protest Threshold: If less than 25% oppose, then Commission action holds It 25%-50% oppose, then election is required If more than 50% oppose, then Commission action is terminated.
22) Conduct Protest Hearing	LAFCO	July 9, 2027	A protest hearing will be held to receive any final protest petitions from affected residents/landowners.
23) Conduct LAFCO Hearing (Adopt Protest Results)	LAFCO	August 4, 2027	Pursuant to state law, LAFCO will adopt a resolution acknowledging the results of the protest proceedings.
24) Complete Terms & Conditions	County, CalFire & LAFCO	August 2027	The adopted resolution from the LAFCO Meeting will list a number of terms and conditions. The affected parties will be responsible to fulfill such conditions prior to recordation.
25) Record Proposal (Officially Dissolve CSA 48 and Concurrently Create New Fire District)	LAFCO	August - September 2027	LAFCO: Recordation of the approved proposal with the County and the State Board of Equalization. CSA 48-New District: The effective date of the reorg may be the day of recordation or a specified date. The affected parties may specify the effective date as a potential condition in the LAFCO resolution.
After LAFCO Process			
26) Distribute Certificate of Completion	LAFCO	Septeber 2027	LAFCO will send a copy of the Certificate of Completion, which includes the adopted resolution, to all affected/interested parties.
27) State Board of Equalization (Update Tax Roll)	SBE	September - October 2027	Reorganization will be reflected in the tax roll.

PAJARO VALLEY FIRE PROTECTION DISTRICT REORGANIZATION

5-YEAR FINANCIAL PROJECTIONS ANALYSIS

October 30, 2025

PAJARO VALLEY FIRE PROTECTION DISTRICT REORGANIZATION
FINANCIAL ANALYSIS

INTRODUCTION

County Service Area 48 (CSA 48) is a dependent special district in Santa Cruz County that contracts with CAL FIRE to provide fire protection to unincorporated areas outside independent fire districts. CSA 48 currently operates with two separate benefit assessments that fund fire services within its boundaries. Following the Pajaro Valley Fire Protection District's (PVFPD) application to dissolve and concurrently annex into CSA 48, this report examines CSA 48's revenue streams and summarizes the projected financial performance should the reorganization come to fruition.

CSA 48 REVENUE STREAM

CSA 48 funds fire protection services through two distinct benefit assessments. The first, known as the "Fire Flow Unit Assessment", was originally approved by property owners in 1997 to provide stable funding for fire protection in rural, unincorporated Santa Cruz County. This assessment is calculated based on "fire flow units," which reflect parcel characteristics such as use, size, and building type. In other words, this assessment links the charge to the fire protection demand a property is likely to generate. It is LAFCO's understanding that small annual increases tied to the Consumer Price Index (CPI) were authorized to ensure the assessment kept pace with costs. For example, in 2006 the County Board of Supervisors reaffirmed the assessment structure and applied CPI-based adjustments, resulting in incremental changes to the per-unit charge. Over the years, these gradual increases have allowed CSA 48 to maintain consistent service levels without imposing sudden rate hikes.

The second assessment was introduced much later in response to growing service demands and staffing needs. In January 2020, CSA 48 property owners approved by weighted mailed-in ballots, a supplemental assessment often referred to as the "2020 Fire Protection and Emergency Response Services Assessment". Passing with approximately 56% support, this measure provided additional funding specifically to enhance staffing levels, including increasing CAL FIRE engine staffing from two to three firefighters per engine, and to improve emergency medical response capabilities. This new assessment is calculated on an Equivalent Single-Family Unit (ESFE) basis – in other words, a typical single-family residence is assigned one unit, while other parcel types are adjusted proportionally.

Together, these two benefit assessments form the backbone of CSA 48's revenue stream. The 1997 Fire Flow Unit Assessment supplies foundational funding tied directly to property risk profiles, while the 2020 supplemental assessment provides the expanded financial capacity needed to maintain modern service levels and respond effectively to emergencies. Incremental CPI adjustments to the original assessment and the addition of the second assessment have significantly strengthened CSA 48's fiscal position, ensuring the district can fund its CAL FIRE contract, equipment replacement, and other operational needs without jeopardizing service quality. This dual-assessment structure demonstrates CSA 48 constituents' willingness to invest in reliable, professional fire protection as community needs have evolved.

PVFPD Reorganization – Revenue Assumptions

CSA 48's funding after reorganization (if approved) would be supported by four primary revenue sources, creating a diversified and stable financial base. The largest component is CSA 48 Fire Flow and Assessment Revenue, a parcel-based benefit assessment that grows by approximately four percent each year. This predictable, incremental growth ensures a stable stream of funding to cover ongoing fire protection operations and contractual costs with CAL FIRE.

Another major revenue stream would be the Pajaro Valley Fire Protection District (PVFPD) Property Tax Revenue, representing PVFPD's share of ad-valorem property taxes. Upon reorganization, this tax allocation would transfer to CSA 48 and, like the CSA 48 assessment, is expected to grow at roughly four percent annually.

In addition, the Pajaro Valley FPD Fire Protection Tax (a dedicated, voter-approved tax) would continue to be collected and administered by CSA 48 for the exclusive purpose of funding fire protection services within the annexed area. This ensures that local taxpayers' prior commitment to fire services remains in place and is directed to the intended purpose.

Finally, Other Proposed Revenue sources, such as small, fixed amounts from fees, grants, or interest earnings, would provide a modest but consistent contribution to CSA 48's overall budget. Together, these funding sources (benefit assessments, transferred property taxes, a dedicated fire protection tax, and miscellaneous revenues) form a balanced and reliable revenue structure. This diversified approach strengthens CSA 48's fiscal stability and positions the district to meet both current and future fire protection needs.

Projected Revenues and Expenditures (2026–2031)

CSA 48's financial projections indicate steady revenue growth over the five-year forecast period, as shown in **Table A** on page 3. Annual revenues are expected to rise from $4.53 million in FY 2026–27 to $5.26 million in FY 2030–31, largely driven by the projected four-percent annual increases in both CSA 48's benefit assessments and the transferred Pajaro PVFPD tax revenues. This predictable growth demonstrates a stable funding environment to support ongoing fire protection services.

At the same time, CSA 48 is projected to experience moderate expenditure growth, with total costs increasing from $3.80 million to $4.51 million over the same period. Most of this increase is attributed to incremental rises in the CAL FIRE service contract and a modest two-percent annual growth rate in services and supplies. This controlled cost escalation suggests careful fiscal management and cost containment.

It is important to note that CSA 48 is forecasted to maintain a steady surplus each year. Fund balance excesses are projected to remain between $735,000 and $759,000 annually, equivalent to roughly 15-17 percent of yearly expenditures. These healthy reserves (while projections) provide CSA 48 with financial flexibility to absorb unforeseen expenses, respond to emergencies, or invest in capital improvements without compromising service levels.

Finally, capital and pension costs are expected to remain stable. Fixed allocations for capital outlay and asset replacement, combined with steady CALPERS liability contributions, indicate that no significant unexpected cost spikes are anticipated. This stability further enhances CSA 48's ability to manage its financial resources prudently while planning for the long-term sustainability of fire protection services.

Table A: Five-Year Financial Projections

	2026-27	2027-28	2028-29	2029-30	2030-31
Revenue					
CSA 48 Fire Flow/Assessment Revenue (1)	$1,855,720.00	$1,929,949.00	$2,007,146.00	$2,087,432.00	$2,170,930.00
Pajaro Valley FPD Tax Revenue (2)	$2,458,776.00	$2,557,127.00	$2,659,412.00	$2,765,788.00	$2,876,420.00
Other Revenue Proposed	$ 75,094.00	$ 75,094.00	$ 75,094.00	$ 75,094.00	$ 75,094.00
Pajaro Valley FPD Fire Protection Tax	$ 142,006.00	$ 142,006.00	$ 142,006.00	$ 142,006.00	$ 142,006.00
Total Proposed Revenue	**$4,531,596.00**	**4,704,176.00**	**$4,883,658.00**	**$5,070,320.00**	**$5,264,450.00**
Expenditures					
CAL FIRE Contract	$3,145,700.00	$3,302,985.00	$3,468,134.00	$3,641,541.00	$3,823,618.00
Services and Supplies (3)	$ 374,646.00	$ 382,138.00	$ 389,781.00	$ 397,577.00	$ 405,528.00
Capital Outlay/Asset Replacement (Fixed Amount)	$ 225,400.00	$ 225,400.00	$ 225,400.00	$ 225,400.00	$ 225,400.00
CALPERS Liability	$ 50,968.00	$ 51,000.00	$ 51,000.00	$ 51,000.00	$ 51,000.00
Total Proposed Expenditures	**$3,796,714.00**	**$3,961,523.00**	**$4,134,315.00**	**$4,315,518.00**	**$4,505,546.00**
Fund Balance Excess (Deficiency)	**$ 734,882.00**	**$ 742,653.00**	**$ 749,343.00**	**$ 754,802.00**	**$ 758,904.00**

Footnotes: (1) 4% increase each year applied to projections, (2) 4% increase each year applied to projections, and (3) 2% increase each year applied to projections.

CONCLUSION

The projections shown in this report demonstrate that CSA 48's expanded revenue base comprising of the identified assumptions (two existing benefit assessments, PVFPD's transferred property taxes, and dedicated fire protection taxes) would adequately cover estimated expenditures should a reorganization between the two fire agencies occur. Consistent annual surpluses suggest the reorganization of PVFPD is financially feasible under the proposed assumptions, with sufficient capacity to maintain operational stability and address potential future needs. That said, the County and PVFPD must discuss and negotiate terms and conditions as part of the proposed reorganization to ensure that all existing assets and liabilities as well as all current and future revenues and expenditures are properly identified prior to the completion of the proposed reorganization. In addition, if surpluses are projected to occur, the affected agencies must determine how those funds will be utilized. In conclusion, this analysis was meant to evaluate the financial impact to CSA 48 as the successor agency and provide more context to the affected agencies, LAFCO, and the general public. It is important to note that the these projections may be subject to change throughout the reorganization process but provides a better understanding of the estimated fiscal impact to CSA 48 as it considers assuming additional fire protection and emergency service demands.

ENGINEER'S REPORT

Pajaro Valley Fire Protection District

Fire Protection and Emergency Response Services Assessment

Fiscal Year 2026-27

Pursuant to California Government Code Section 50078 et seq. and Article XIIID of the California Constitution

Engineer of Work:

SCI Consulting Group
Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

Pajaro Valley Fire Protection District

Board of Directors

- Dave Martone
- Robert Erbe
- Ashley Moules
- John Sampson
- Jake Dellamonica

Fire District Staff

- Mike Urbani, Battalion Chief

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Introduction

The Pajaro Valley Fire Protection District ("Pajaro Valley FPD," "Fire District," or "District") was formed in 1994 through a consolidation recommended by the Local Agency Formation Commission (LAFCO), merging the Salsipuedes Fire Protection District and the Freedom Fire Protection District. The District operated independently for three years before entering into a cooperative agreement with CAL FIRE in 1997 to provide administrative and staffing support.

Historically, the District contracted with the Watsonville Fire Department to provide emergency services in urbanized areas of the District that are closer to the City's fire stations. In addition, Pajaro Valley FPD maintains automatic and mutual aid agreements with neighboring agencies, including the City of Watsonville, Santa Cruz County Fire (Corralitos), Aromas Tri-County Fire, and Santa Clara County Central Fire. These agreements enhance regional response capabilities and benefit all participating departments.

Pajaro Valley FPD serves a rural population of approximately 18,000 residents across a 52-square-mile area, making it the largest fire district in Santa Cruz County. The District's jurisdiction includes both State Responsibility Areas (SRA) and Local Responsibility Areas (LRA), and its personnel respond to a wide range of incidents, including structure fires, wildland fires, vehicle accidents, hazardous materials incidents, medical emergencies, and search and rescue operations. On average, the District responds to approximately 1,100 to 1,600 emergency calls per year.

The District operates a single fire station located at 562 Casserly Road in Watsonville, California. The station houses two Type 1 engines and one Type 1 water tender. Pajaro Valley FPD is a full-time paid department staffed with nine personnel: one Battalion Chief, two Captains, five Engineers, and one Fire Marshal (whose cost is shared with Santa Cruz County). Daily engine staffing consists of three personnel, all trained to the Emergency Medical Technician (EMT) level, providing Basic Life Support (BLS) services. Advanced Life Support (ALS) ambulance transport is provided by American Medical Response, Inc. (AMR), a private company contracted by Santa Cruz County. AMR ambulances are typically staffed with one paramedic and one EMT.

Governance of the District is provided by a five-member Board of Directors, elected by a simple-majority vote. Board members serve four-year terms and may seek re-election. The Board meets monthly at the fire station to oversee operations, budgets, and strategic planning.

The proposed Assessment District described in this Engineer's Report is intended to establish a secure and ongoing funding source for local fire protection services within the Pajaro Valley Fire Protection District. The District is currently funded through local property taxes, licensing and permit fees, and a pre-Proposition 218 benefit Assessment with a fixed annual rate of $30 per single-family residence, with varying rates for other land uses. This existing Assessment has remained unchanged since fiscal year 1996-97 and does not include a cost-of-living adjustment mechanism.

Over the past 25 years, the cost of providing fire protection and emergency response services has increased significantly. Contributing factors include rising emergency call volumes, enhanced firefighter training requirements, increased wildfire risk, and substantial growth in operational costs such as fuel, utilities, equipment, insurance, and personnel. Staffing and personnel costs remain the District's primary expenditure. Pajaro Valley FPD does not receive discretionary State or County general-fund support; its share of dedicated ad valorem property taxes and the legacy Assessment provide most of its revenue. Because the existing Assessment lacks a cost-of-living adjustment, the District has been limited in its ability to keep pace with these rising costs.

In 2024 a ballot measure to increase funding was not successful. As a result, the District now faces financial shortfalls that may lead to reorganization into County Service Area No. 48 (CSA 48). The Pajaro Valley FPD Board of Directors has adopted a resolution initiating a formal reorganization process with the Local Agency Formation Commission (LAFCO), which includes the dissolution of the District and concurrent reorganization into CSA 48. This process is being considered due to the District's projected insolvency within the next 18 months. If the District is annexed into County Service Area 48 (CSA 48), property owners would become subject to CSA 48's existing funding structure. This includes a benefit Assessment that supports general fire protection services and a separate fire flow fee based on benefit factors. These funding mechanisms are designed to reflect the level of service and infrastructure needed to support fire protection across the CSA 48 service area. The combined charges may result in a different annual cost for property owners than the proposed Assessment under Pajaro Valley FPD.

The proposed new Assessment would provide funding to train and retain experienced firefighters, preserve 24/7 rapid response capabilities for fire protection and emergency services, and maintain essential firefighting equipment and apparatus. This Engineer's Report supports the implementation of a new Assessment to enhance existing funding sources, sustain service levels, and ensure the continued delivery of fire protection and emergency response services throughout the District. If this proposed Assessment is approved, the District will suspend the dissolution process described above.

Table 1 – Proposed Assessment Rates

Property Type	Proposed Rate	Unit
Single Family	$206.58	each
Multi-Family	$58.26	res unit
Commercial/Industrial	$1,043.46	acre
Office	$296.40	acre
Storage	$1,401.71	acre
Parking Lot	$41.50	each
Vacant	$41.50	each
Agriculture	$16.48	acre
Range Land & Open Space	$0.92	acre

These proposed Assessment rates, adjusted by the relative fire hazard zone factor and the relative travel time factor, are used to calculate the specific assessment for each parcel. These factors are explained in more detail in the Method of Apportionment section of this report.

This Engineer's Report (the "Report") was prepared to:

- Describe the fire suppression, safety and emergency response Services that would be funded by the assessments
- Establish a budget for the Services that would be funded by the assessments in 2026-27
- Determine the special benefits received from the proposed Services by property within the Pajaro Valley FPD Assessment (the "Assessment District")
- Describe the method of apportionment to lots and parcels within the Assessment District

This Report and the proposed assessments have been made in compliance with California Government Code Section 50078 et seq. (the "Code") and Article XIIID of the California Constitution (the "Article").

The Assessment District is narrowly drawn to include only properties that directly receive the additional fire protection and prevention services provided by the assessment funds and are specially benefited from such Services. The Assessment Diagram included in this Report shows the boundaries of the Assessment District.

Legal Analysis of Proposition 218

The proposed Assessment complies with Proposition 218, The Right to Vote on Taxes Act (approved by the voters of California in 1996 and is now Articles XIIIC and XIIID of the California Constitution). Proposition 218 provides for benefit assessments to be levied to fund the cost of providing Services, improvements, as well as maintenance and operation expenses of a public improvement that provide a special benefit to the assessed property.

Proposition 218 imposes many important requirements, including property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this Assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space District *(2008) 44 Cal.4th 431*

On July 14, 2008, the California Supreme Court issued its ruling in *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space District* ("*Silicon Valley*"). Several of the most important elements of the ruling are:

- Benefit assessments are for special, not general benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District

Dahms v. Downtown Pomona Property *(2009) 174 Cal.App.4th 708*

On June 8, 2009, the Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court granted review and transferred the case back to the Court of Appeal for reconsideration in light of the Supreme Court's discussion in the *Silicon Valley* case. In *Dahms*, the Appellate Court then upheld the assessment that was 100% special benefit (i.e. 0% general benefit) holding that the services and improvements funded by the assessments were directly provided to property in the assessment District. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon *(2009) 46 Cal.4th 646*

On December 31, 2009, the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district, instead of each individual property's proportional special benefits.

Beutz v. County of Riverside *(2010) 184 Cal.App.4th 1516*

On May 26, 2010, the California Court of Appeal issued its decision in *Steven Beutz v. County of Riverside ("Beutz")*. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified, and separated from the special benefits.

Golden Hill Neighborhood Association V. City of San Diego *(2011) 199 Cal.App.4th 416*

On September 22, 2011, California Court of Appeal issued its decision in *Golden Hill Neighborhood Association v. City of San Diego*. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, as in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to document the basis for the assessment on city-owned parcels.

Compliance with Current Law

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution and with the *Silicon Valley* decision because the Services to be funded are clearly defined; the Services are available to and will be directly provided to all benefited property in the Assessment District; the Services provide a direct advantage to property in the Assessment District that would not be received in the absence of the assessment; and the Services are benefits that are over and above general benefits conferred on real property located in Pajaro Valley FPD or to the public at large by other public entities that make up the membership of the District.

This Report is consistent with *Dahms* because, similar to the *Downtown Pomona* assessment validated in *Dahms*, the Services will be directly provided to property in the Assessment District. More specifically, as discussed hereafter, the Services afford benefits specifically unique and supplied only to property owners within the District, with a corresponding effect that is not shared by other parcels outside of the District or real property in general, including the public at large. While *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer's Report establishes a more generous separation and quantification of general benefits.

This Report is also consistent with *Bonander* because the Assessment has been apportioned based on the proportional special benefit to each property. Furthermore, the Assessment is consistent with *Beutz* and *Golden Hill* because the general benefits have been explicitly calculated, quantified, and excluded from the Assessment.

Assessment Process

Following submittal of this Report to Pajaro Valley FPD for preliminary approval, the Pajaro Valley FPD Board of Directors (the "Board") may, by Resolution, call for an assessment ballot proceeding and public hearing on the proposed establishment of a Fire Protection and Emergency Response Services Assessment.

If the Board approves such a Resolution, a Notice of Assessment and Assessment Ballot will be mailed to each property owner within the proposed Assessment District boundaries who will be subject to the proposed Assessment. The Notice will include a description of the Services to be funded by the proposed Assessment, the total amount of the proposed Assessment and the amount chargeable to the owner's parcel, the reasons for the proposed Assessment and the basis upon which it was calculated, and an explanation of the process for submitting a ballot. Each Notice will also include a postage prepaid return envelope and a ballot on which the property owner may mark his or her approval or disapproval of the proposed Assessment as well as affix his or her signature.

After the ballots are mailed to property owners in the Assessment District, a minimum 45-day time period must be provided for the return of the assessment ballots. Following this balloting time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments. Ballots will be received if previously mailed and received by the public agency before the public hearing, or if physically submitted at the public hearing. At the public hearing, the public will have the opportunity to speak on the issue. The public hearing is currently scheduled to open (TO BE DETERMINED). After receiving ballots and public comment, the public input portion of the public hearing will be closed. The Board will then recess in order for the ballots to be tabulated.

If it is determined that the assessment ballots submitted in opposition to the proposed Assessment do not exceed the assessment ballots submitted in favor of the Assessment (weighted by the proportional financial obligation of the property for which ballots are submitted), the Board may approve the imposition of Assessment for fiscal year 2026-27 and each fiscal year thereafter. If the Assessment is confirmed and approved, the Board will order the levy of the Assessment to be submitted to the Santa Cruz County Auditor/Controller for inclusion on the property tax roll for fiscal year 2026-27. The levy and collection of the Assessment would continue year-to-year until terminated by the Board.

The Assessment granted by the ballot proceeding would be for a maximum Assessment rate of $206.58 per single family home, increased each subsequent year by the consumer price index for All Urban Consumers in the San Francisco-Oakland-Hayward as of December of each succeeding year, not to exceed 4% (four percent) per year without a further vote or balloting process. Any change in the CPI in excess of 4% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 4%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the Assessment was levied adjusted annually by the minimum of 1) 4% or 2) the change in the CPI plus any Unused CPI as described above.

In each subsequent year for which the Assessment will be continued, an updated proposed budget, assessment rate and an updated assessment roll listing all parcels and their proposed assessment for the upcoming fiscal year shall be prepared and considered by the Board of Directors. At this meeting, the Board will also call for the publication in a local newspaper a legal notice of the intent to continue the Assessment for the next fiscal year and set the date for the noticed public hearing. At the annual public hearing, members of the public can provide input to the Board prior to the Board's decision on continuing the Services and Assessment for the next fiscal year.

If the Assessment is confirmed and approved, the levies would be submitted to the Santa Cruz County Auditor/Controller for inclusion on the property tax roll for fiscal year 2026-27.

Description of Services

Pajaro Valley FPD provides a range of fire suppression and protection, prevention, and other fire and emergency-related services to properties within its boundaries. This proposed benefit Assessment would provide continued funding for three major areas of service improvements within the District for its fire suppression and protection operations (with the majority of the proposed Assessment revenue being dedicated to staffing costs).

- Retain trained and experienced firefighters
- Preserve rapid response times, 24/7 for fire protection and emergency services
- Maintain existing firefighting equipment and apparatus

The formula below describes the relationship between the final level of services, the baseline level of service based on existing funding, and the enhanced level of services funded by the Assessment if it is approved. It should be noted that current operating costs are increasing at a faster rate than current funding sources, thus the baseline level of services is diminishing over time.

Final Level of Service	=	*Current and Diminishing Baseline Level of Service*	+	*Proposed Enhanced Level of Service*

Below is a more detailed description of these improvements that are provided for the special benefit of property in the Assessment District.

Retain Trained and Experienced Firefighters

Pajaro Valley Fire Protection District contracts with CAL FIRE for fire protection services. Historically, CAL FIRE personnel have worked a 72-hour duty week, which exceeds the 56-hour industry standard followed by most paid fire departments in Santa Cruz County. In 2022, CAL FIRE's labor union negotiated a reduction to a 66-hour work week, scheduled to take effect on November 1, 2024. The union has also expressed its intent to pursue a further reduction to the 56-hour standard during contract negotiations beginning July 1, 2024.

A 56-hour work week, which is equivalent to ten 24-hour shifts per month, would require additional staffing to maintain current service levels, particularly the District's three-person engine staffing model. The State of California has initiated a phased hiring plan to support this transition, with full implementation projected to require over 2,400 new positions statewide by fiscal year 2028-29.

The proposed benefit Assessment provides a funding mechanism to address the incremental staffing costs associated with the reduced work schedule. This funding would help ensure continuity of service and support the retention of trained and experienced personnel during the transitional period.

Preserve Rapid Response Times, 24/7 for Fire Protection and Emergency Services

The operational effectiveness of firefighting emergency response is commonly assessed through the colloquial descriptors of "speed and weight," with "speed" describing the response time and "weight" describing the number and types of personnel deployed. Additionally, staffing levels are often articulated in terms of the firefighting staff per apparatus, such as "4 on an initial response" or "3 on an initial response." Imminent changes in the firefighter work schedule will necessitate an enhancement in staffing levels ("weight") in order to preserve response times ("speed").

Although there are many approaches to deploying firefighting staff, the Occupational Safety and Health Administration ("OSHA") guidelines place strict requirements on operations, particularly when firefighters are required to enter potentially Immediately Dangerous to Life and Health ("IDLH") environments such as structure fires. In these atmospheres, OSHA requires that personnel use self-contained breathing apparatus ("SCBA"), that a minimum of two firefighters work as a team inside the structure, and that a minimum of two firefighters be on standby outside the structure to provide assistance or perform rescue.

Adhering to the "2 in, 2 out" standard recommended by the National Fire Protection Association (NFPA) requires four (4) personnel per apparatus for a community of this size and risk. Due to budget constraints, the District cannot currently meet that standard. The next viable approach is to align with industry norms, which call for staffing each apparatus with three (3) personnel. At present, the District operates with two (2) personnel on an initial response. If this proposed assessment is approved, it would enable the District to staff three (3) personnel on an initial response, 24 hours a day.

At the time of its formation in 1994, the Pajaro Valley Fire Protection District entered into a contract with the Watsonville Fire Department to provide emergency services in urbanized areas of the District, particularly those formerly served by the Freedom Fire Protection District. This arrangement was necessary following the closure of the Freedom Fire Station, ensuring that the closest available units could respond to emergencies in those areas. However, this service model has since changed. Watsonville Fire Department no longer provides fire suppression services under this agreement and now only delivers emergency medical services. Under Proposition 218, benefit assessments must be based on "special benefits" conferred to property, and general governmental services, such as medical-only response, do not qualify as assessable special benefits. As a result, the travel time premiums and benefit factors previously associated with contracted fire protection services may be adjusted during the benefit assessment balloting process to reflect the current service delivery model.

Maintain Existing Firefighting Equipment and Apparatus

Maintaining existing firefighting equipment and apparatus is crucial for ensuring the effectiveness and safety of firefighting operations. The proposed Assessment is intended to close the equipment and apparatus maintenance (and resulting benefit) shortfall and is vital for several reasons:

Equipment Upkeep and Repairs: Firefighting equipment is subject to wear and tear due to frequent use, exposure to harsh conditions, and the nature of emergency response situations. Regular maintenance and timely repairs are necessary to keep the equipment in optimal working condition. The proposed Assessment will fund the costs of replacement parts, labor, and technical expertise needed for repairs.

Compliance with Standards and Regulations: Firefighting equipment must meet specific safety standards and regulations to ensure the protection of both firefighters and the public. Regular inspections, testing, and upgrades may be necessary to comply with evolving safety standards. The proposed Assessment will fund conducting these assessments and implementing necessary modifications to meet compliance requirements.

Technology Advancements: The field of firefighting constantly evolves with technological advancements. Upgrading existing equipment to incorporate new technologies can enhance firefighting capabilities, improve response times, and increase overall effectiveness. The proposed Assessment will fund the investment in and adoption of these innovations.

Extended Lifespan: Proper maintenance and timely repairs can extend the lifespan of firefighting equipment. This is a cost-effective approach as it reduces the frequency of replacements, which can be significantly more expensive than routine maintenance. The

proposed Assessment will support preventive maintenance measures that contribute to the longevity of firefighting apparatus.

Emergency Preparedness: Fire departments must be prepared for various emergency scenarios. This includes having well-maintained equipment that can be quickly deployed in crises. The proposed Assessment ensures that firefighting apparatus is ready for immediate use, enhancing the department's overall emergency response capabilities.

Liability and Accountability: In emergencies, the reliability of firefighting equipment is crucial for the safety of both firefighters and the public. The proposed Assessment ensures that equipment failures are minimized, reducing the risk of accidents and potential liabilities. It also helps in maintaining accountability for the condition of the equipment.

In summary, the proposed Assessment is essential for maintaining existing firefighting equipment and apparatus to ensure operational readiness, compliance with safety standards, and the overall effectiveness of firefighting efforts. Regular investments in maintenance, repairs, and upgrades contribute to the safety of both firefighters and the communities they serve.

Cost and Budget

The following budget lists the proposed expenditures funded by the Assessment District in Fiscal Year 2026-27.

Table 2 – Cost and Budget

Pajaro Valley Fire Protection District Estimate of Costs Fiscal Year 2026-27 Budget Item	Amount
CAL FIRE Contract	$ 3,071,758.00
Watsonville Contract to Service Proximate District Areas	$ 40,000.00
Services and Supplies	$ 388,700.00
Capital Outlay/Asset Replacement	$ 338,000.00
Gas, Fuel and Oil	$ 19,650.00
Utilities	$ 22,400.00
CALPERS Liability	$ 63,000.00
Total Service Needs (a)	**$ 3,943,508.00**
Less: Est. Dedicated Revenue from Property Taxes & Other Sources (b)	$ (2,534,158.00)
Less: Est. Dedicated Revenue from Current Benefit Assessment (c)	$ (142,400.00)
Est Total Revenue from Other Sources (General benefit contribution) (b+c) = (d)	**$ (2,676,558.00)**
Net Cost of Servicing to Assessment District (a-d) = (e)	**$ 1,266,950.00**
Allowance for County Collection (e * 1%) = (f)	$ 12,669.50
Total Fire Suppression and Protection Services Budget (e+f) =(g)	**$ 1,279,619.50**
Total Proposed Assessment Budget (g)	**$ 1,279,619.50**
Effective Single Family Equivalent Benefit Units in Assessment District (h)	6194.2
Proposed Assessment per Effective Single Family Equivalent Unit (SFE) (g/h)	**$ 206.58**

"Service Needs" cost estimates are presented in the budget table above for the 2026-27 fiscal year only, but are based upon financial forecasting over a 10-year cycle and beyond. This forecasting concludes that these costs will likely persist consistently into the future. Consistent with the General Benefit requirement described later in this Report, at least 9.7% of the total cost of the Pajaro Valley FPD Fire Services must be funded from sources other than this proposed Assessment to cover any general benefits from the Services. Therefore, the cost of services of $1,279,620 funded by the proposed Assessment can be funded exclusively through the assessment levy as a special benefit since the current County contributions from its dedicated ad valorem property taxes and the existing benefit assessment revenue exceed approximately 67.9% ($2,676,558/$3,943,508) of the total cost of Pajaro Valley FPD Fire Services, far in excess of the above required 9.7% non-assessment general benefit funding requirements. The 67.9% funding is from property taxes and other sources. The Total SFEs are the sum of the assigned Single Family Equivalent units for each affected parcel based upon a parcel-by-parcel analysis of the service area consistent with the Method of Apportionment described later in the Report. Due to SFE Calculations, slight rounding may occur in displayed numbers.

Method of Apportionment

This section includes an explanation of the special benefits to be derived from the Services, the criteria for the expenditure of assessment funds, and the methodology used to apportion the total assessment to properties within the Assessment District.

The Assessment District area consists of all Assessor Parcels within Pajaro Valley FPD boundaries. The method used for apportioning the assessment is based upon the proportional special benefits from the Services to be provided to the properties in the assessment area over and above general benefits conferred on real property or to the public at large. Special benefit is calculated for each parcel in the Assessment District using the following process:

1. Identification of all benefit factors derived from the improved services
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit within different areas within the Assessment District
4. Determination of the relative special benefit per property type
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

Implementation of an Assessment for Fire Protection Services

California Government Code Section 50078 et. seq. allows agencies which provide fire suppression services, such as Pajaro Valley FPD, to levy assessments for fire suppression services. Section 50078 states the following:

> *"Any local agency which provides fire suppression services directly or by contract with the state or a local agency may, by ordinance or by resolution adopted after notice and hearing, determine and levy an assessment for fire suppression services pursuant to this article."*

In addition, California Government Code Section 50078.1 defines the term "fire suppression" as follows:

> *"(c) "Fire suppression" includes firefighting and fire prevention, including, but not limited to, vegetation removal or management undertaken, in whole or in part, for the reduction of a fire hazard."*

Therefore, the Services to be provided by the Assessment District fall within the scope of services that may be funded by assessments under the Code.

The Assessment must be levied based on the special benefit to property. Special benefit means a particular and distinct benefit received by property over and above any general benefits conferred on real property located in the Assessment District or the public at large. With reference to the requirements for assessment, Section 50078.5 of the California Government Code states:

> *"(b) The benefit assessment shall be levied on a parcel, class of improvement to property, or use of property basis, or a combination thereof, within the boundaries of the local agency, zone, or area of benefit."*
>
> *"The assessment may be levied against any parcel, improvement, or use of property to which such services may be made available whether or not the service is actually used."*

Proposition 218, as codified in Article XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIIIA of the California Constitution.

The following two sections describe how and why the Fire Protection Services specially benefit properties. This special benefit is particular and distinct from its effect on other property, and that other real property and the public at large do not share the special benefit.

Overview of Special Benefits from Fire Protection Services

Special Benefit is defined in Article XIIID of the California Constitution as a "particular and distinct benefit over and above general benefits." The proposed Services and improvements provide "particular and distinct" benefit because they are distinctly defined and described, and are provided directly to the parcels within the Assessment District boundaries. The proposed Services and improvements are "over and above general benefits" currently supplied by the Pajaro Valley FPD and other agencies.

Moreover, this Assessment for fire protection Services can be clearly contrasted with assessments for parks and recreation, or even open space, as addressed in *Silicon Valley,* because fire services are provided directly to individual parcels in the form of fire prevention and suppression; by contrast, property owners must travel from their properties to dispersed locations to fully enjoy the benefits of parks and open space.

In summary, real property located within the boundaries of the proposed Assessment District distinctly and directly benefits from increased safety and protection of real property and human life in the Assessment District.

Description of Special Benefit from Fire Protection Services

In order to allocate the assessments, the special benefit arising from the Services that will be provided to property in the Assessment District has been identified and described below. This special benefit must confer a direct advantage to the assessed properties; otherwise it would be general benefit, as described further in this report.

The following special benefit confers to residential, commercial, industrial, institutional, and other lots and parcels resulting from the improved fire protection and emergency response services that will be provided in the Assessment District.

A detailed description of the primary fire protection Services to be funded by the proposed Assessment is included in the Section "Description of Services" above, including:

- Retain trained and experienced firefighters
- Preserve rapid response times, 24/7 for fire protection and emergency services
- Maintain existing firefighting equipment and apparatus

These Services clearly support the special benefit to all parcels within the District as follows:

Increased safety and protection of real property assets for all property owners within the Assessment District.

The proposed Assessments will fund improved fire suppression, prevention, protection and emergency response services, and thereby can significantly reduce the risk of property damage, human injury, or death associated with fires within the Assessment District. Clearly, fire mitigation helps to protect and specifically benefits both improved properties and vacant properties in the Assessment District.

"Fire is the largest single cause of property loss in the United States. In the last decade, fires have caused direct losses of more than $120 billion and countless billions more in related cost."[1]

"Over 140,000 wildfires occurred on average each year, burning a total of almost 14.5 million acres. And since 1990, over 900 homes have been destroyed each year by wildfires."[2]

"The strategies and techniques to address fire risks in structures are known. When implemented, these means have proven effective in the reduction of losses."[3]

The proposed improved fire suppression, prevention, protection, and emergency response services support this special benefit by providing Pajaro Valley FPD with the needed resources to protect real property from uncontrolled fires.

General Versus Special Benefit

Article XIII D of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to "separate the general benefits from the special benefits conferred on a parcel."

In other words:

Total Benefit	=	*General Benefit*	+	*Special Benefit*

The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The Assessment, therefore, can fund special benefits but cannot fund general benefits.

Please note that the property owners of the parcels subject to the Assessment *should not* and *cannot* be required to pay for the general benefits arising from the proposed service and equipment improvements – this is an essential assessment-payer-protection requirement of all Proposition 218-compliant assessments. In order to clearly and overwhelmingly satisfy this important requirement, the general benefit has been calculated in each step, favoring its reasonable maximum to totally avoid any possibility that the total general benefit to be funded from other sources is under-calculated.

There is no statutory formula to calculate, quantify, and separate general benefit in support of benefit assessment analysis. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct," and are not "over and above" benefits received by other properties, or the public at large. *Silicon Valley* provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements. Again, in this Report, the general benefit is generously estimated and described, and then budgeted so that it is funded by sources other than the Assessment. Although there is not an industry standard for this general benefit calculation, the three-component (plus an adjustment for emergency medical) approach shown in the formula below has been the most widely used.

	1.) Benefit to Real Property Outside the Assessment District
+	*2.) Benefit to Real Property Inside the Assessment District that is Indirect and Derivative*
+	*3.) Benefit to the Public at Large*
+	*(Adjustment for Emergency Medical Services)*
=	*General Benefit*

Special benefit, on the other hand, is defined in the California Constitution as "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large." The *Silicon Valley* decision indicates that a special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to a park)." In this Assessment, as noted previously, the improved Services are available when needed to all properties in the Assessment District, so the overwhelming proportion of the benefits conferred to property is special, and the benefits are only minimally received by property outside the Assessment District or the public at large.

Calculating General Benefit

This section provides a measure of the general benefits from the assessments.

1.) Benefit to Property Outside the Assessment District

Properties within the Assessment District receive almost all of the special benefits from the Services because the Services will be provided solely in the Assessment District boundaries. (It should be noted that the Services may, at times, be used outside the Pajaro Valley FPD boundaries. However, this use is part of a mutual aid agreement and is offset, at least in part, by the provision of Services by other outside agencies within the Assessment District boundaries).

Properties proximate to, but outside of, the boundaries of the Assessment District receive some benefit from the proposed Services due to some degree of indirect reduced fire risk to their property. Specifically, the parcels immediately contiguous to Pajaro Valley FPD's boundaries enjoy a reduction in the possibility of a fire "jumping" from an adjacent structure (within the District boundaries) because Pajaro Valley FPD controls structure fires within its boundaries. Since Pajaro Valley FPD's primary role is directed towards structure fires, as opposed to wildland fires, and structure fires generally "jump" more slowly, it is reasonable to only consider the directly adjacent, but outside, parcels. These are estimated to receive some benefit relative to parcels within the Assessment District, but they do not directly receive the improved fire protection resulting from the Services funded by the Assessments.

At the time the Assessment was proposed, the Engineer of Work, using the Geographic Information Systems, quantified the number of parcels proximate to the Assessment District boundary but outside the Assessment District, and thereby determined that there were approximately 256 directly adjacent properties. Further consideration of the types, use, location, and other attributes of the outside but proximate parcels is not warranted due to numeric insignificance and would not materially increase the accuracy of this analysis:

256 parcels outside Pajaro Valley FPD but proximate to the District Boundaries

***4,266** parcels in the Assessment District.*

Calculation:

General Benefit to Property Outside the Assessment District =

*256 / (4,266+256) = **5.70%:** ~*

It can reasonably be argued that properties protected inside, but near the Assessment District boundaries, are offset by similar fire protection provided outside, but near, the Assessment District's boundaries, through mutual aid agreements. However, this analysis uses the more generous approach of finding that 5.7% of the Services may be of general benefit to property outside the Assessment District, and cannot be funded by this Assessment.

2.) Benefit to Property Inside the District that is *Indirect and Derivative*

In determining the proposed Assessment District area, Pajaro Valley FPD has been careful to only include parcels that will directly receive the benefit of the improved Services. All parcels will directly benefit from the use of the improved Services throughout the Assessment District in order to maintain the same improved level of fire suppression and protection throughout the area. Fire protection and suppression will be provided as needed throughout the area. The shared special benefit - reduced severity and number of fires - would be received on an equivalent basis by all parcels in the Assessment District due to the proposed increased funding. Furthermore, all parcels in the Assessment District would directly benefit from the ability to request or receive service from Pajaro Valley FPD and to have a Pajaro Valley FPD resource promptly respond directly to the parcel and address the owner's or resident's service need.

The *Silicon Valley* decision indicates that the fact that a benefit is conferred throughout the Assessment District area does not make the benefit general rather than special, so long as the Assessment District is narrowly drawn and limited to the parcels directly receiving shared special benefits from the service. This concept is particularly applicable in situations involving a landowner-approved assessment-funded extension or improvement of a local government service to benefit lands. This Report therefore concludes that, other than the general benefit to properties outside the Assessment District (discussed above) and to the public at large (discussed below), the general benefit from the fire protection services that is "indirect and derivative" is negligible.

3.) Benefit to the Public at Large

Because the Services directly serve and benefit all of the property in the Assessment District, any general benefit conferred on the public at large would be small.

The public at large uses the public highways, and when traveling in and through the Assessment District, the public may benefit from the services without contributing to the Assessment. Although the protection of this critical infrastructure is certainly a benefit to all the property within Pajaro Valley FPD, this protection is arguably "indirect and derivative" and possibly benefits people rather than property. A fair and appropriate measure of the general benefit to the public at large, therefore, is the amount of highway and throughway street area within the Assessment District relative to the overall land area. An analysis of maps of the Assessment District shows that approximately 0.49% of the land area in the Assessment District is covered by highways and throughway streets.

Note that the District is relatively removed from through-traffic and there are very few visitors that are not engaged (e.g., in employment, residence, commerce, etc.). California Highway 1 is heavily travelled and proximate, but fire response issues associated with it are addressed almost exclusively by the City of Watsonville Fire Department. Similarly, Highway 152 over the Hecker Pass does pass through the District, but is far less heavily used the Highway 1 and again, is almost exclusively served by the City of Watsonville Fire Department.

A 1.0% contribution, therefore, is a generous, fair and appropriate measure of the general benefit to the public at large within the Assessment District and cannot be funded by this Assessment.

Adjustment to Account for Emergency Medical Services as General Benefit

For the purposes of this Report, an additional adjustment has been made to the general benefits calculation to account for general benefits that may result from the District's rescue and emergency medical services ("EMS") associated with the proposed Services. *(Limitations on the appropriateness of Proposition 218-compliant assessments to fund EMS are still debated - in any case, this Assessment does not include funding for EMS.)* This Assessment is designed to provide funding for fire protection and emergency response services, including fire-related and non-fire-related rescue and associated medical services. However, it is not designed to fund typical, non-fire/non-rescue medical calls (e.g., a cardiac arrest medical call).

Pajaro Valley FPD is authorized to provide EMS in addition to its primary responsibility of fire prevention and suppression. In fact, a significant portion of Pajaro Valley FPD's emergency service calls are associated with providing EMS. Nonetheless, the largest portion by far of the costs associated with operating Pajaro Valley FPD is support for fire suppression Services, as illustrated in Table 3, below.

Incremental costs associated with non-fire/non-rescue emergency medical service include almost exclusively the operating costs associated with transportation to such calls, such as fuel and maintenance. For further clarification, these are costs that are only incurred because of EMS, and do not include fixed costs such as personnel who would be on active duty in any case, as well as the associated training, and would therefore be incurred in any event in satisfying Pajaro Valley FPD's primary responsibility of fire protection and suppression.

Evaluation of the transportation associated with non-fire/non-rescue emergency medical calls for several similar fire districts in California indicates that typically around 2% of overall operating costs are for such calls. An analysis of Pajaro Valley FPD's actual additional costs for non-fire/non-rescue emergency medical calls is shown in Table 3, below, and supports an adjustment of 0.95%. This adjustment has been generously rounded up to 3%.

Table 3 – Emergency Medical Expenses Versus Overall Budget

Emergency Medical Expenses	Annual Costs
EMS Fuel Cost	$11,590.00
EMS Apparatus Operations and Maintenance Cost	$13,376.00
EMS Supplies and Equipment	$5,000.00
Annual EMS Training and Certification Costs	$7,500.00
Total EMS Cost (a)	$37,466.00
Total Budget from Table 2 (b)	$ 3,943,508.00
Percentage of Total Budget on Emergency Medical (a/b)	0.95%

The proposed Assessment, as indicated through this Report, will exclusively fund special benefits conferred upon the properties within Pajaro Valley FPD boundaries, while EMS is directly funded from Pajaro Valley FPD through non-assessment sources including property taxes. For purposes of this Report, EMS costs over and above those necessary for fire suppression have been treated as general benefits, and it is conceded that these general benefits may exist at the same percentage for the proposed Services as with the existing baseline Services. Therefore, it can be concluded that Pajaro Valley FPD'services are 0.95 % general as a result of providing EMS services; The engineer is requiring a 3% adjustment for this component.

Summary of General Benefits

Using a sum of the measures of general benefit for the public at large and land outside the Assessment Area, we find that approximately 9.7% of the benefits conferred by the proposed Fire Protection and Emergency Response Assessment may be general in nature and must therefore be funded by sources other than the Assessment.

General Benefit Calculation

5.7% (1. Outside the Assessment District - Adjacent parcels)
+ 0.0% (2. "Indirect and Derivative" Property within the Assessment District)
+ 1.0% (3. Public at Large)
= 6.7% (Subtotal of General Benefit)

+ 3.0% (Emergency Medical Adjustment)

*=**9.7%** (Total of General Benefits)*

The Assessment District's total budget for 2026-27 is $3,943,508. Of this total Assessment budget amount, the District will contribute at least $2,676,558, which is more than 67.9% of the total budget from sources other than this proposed Assessment, including dedicated property taxes and the existing benefit assessment. This contribution constitutes significantly more than the 9.7% general benefits estimated by the Assessment Engineer, which must be paid for by non-assessment sources.

Zones of Benefit

The Assessment District has been narrowly drawn. The assessments will fund improved fire protection services relatively uniformly throughout the Assessment District. Properties of similar type will receive essentially equivalent types of special benefit with reasonable, parcel-by-parcel adjustments for fire hazard zone and proximity to fire stations (as explained later in the Method of Assessment section), and no broad, widespread Zones of Benefit are needed. Instead, each parcel is subject to geographic factors, acting as an effective individual mini-zone.

The Assessment Area is a mix of dense residential areas as well as patchworks of agricultural areas and various nurseries throughout the District of moderate fire risk. Further, travel by roadway throughout the Assessment Area is very limited, and travel times from station to specific parcels vary greatly. Accordingly, in lieu of traditional Zones of Benefits, the specific benefit of each parcel is individually calculated and adjusted for both fire risk zone and response travel time.

Assessment Apportionment

The Assessment Engineer determined that the appropriate method of assessment should be based on the type of property, the relative risk of fire by type of property, the relative fire hazard zone factor, the relative travel time factor, the relative size of the property, and the relative damage value (replacement cost) of fires by property type. This method is further described below.

Method of Assessment

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a "benchmark" property, a single family detached dwelling on one parcel (one “Single Family Equivalent Benefit Unit” or “SFE”).

This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefits and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. In this Report, all properties are assigned an SFE value, which is each property’s relative benefit in relation to the benefit received by a single family home on one parcel.

The relative benefit to properties from fire-related services is:

Equation 1 – Relative Special Benefit to Properties

Special Benefit =

∑(Fire Risk Factors) * ∑(Structure Replacement Factors) * ∑(Location/Topography Factors)

Simply put, the special benefit conferred to property is the product of the fire risk, the structure replacement costs, and the location and topographic factors.

Typically, the development of the rate methodology for fire assessments is based upon fire risk and structure value. However, in this case, due to the particular nature of Pajaro Valley FPD fire hazards and terrain, two additional factors (Fire Hazard Zone and Proximity (Travel Time) were added in support of a uniquely rigorous and detailed, parcel-by-parcel development of rate and assessment.

For example, by this formula, a hypothetical parcel used for a high fire risk use (i.e., a self-storage facility), with high-value structures, in a high fire hazard zone and very close to a fire station, receives a high amount of special benefit. Conversely, a vacant lot not in a high fire hazard area, and a long way from a fire station, would receive far less special benefit. It follows that the special benefit, and accordingly, the assessment amount, should be calculated and assigned consistently with this logic. Any particularly high risk parcels that are identified in the Assessment District will have their special benefit individually calculated by the Assessment Engineer as needed.

Overview of Approach

Each parcel is evaluated, and the special benefit is calculated using four attribute criteria:

Risk and Replacement Factors:

1.) Fire Risk (see Table 4)

2.) Structure Replacement Value (see Table 5)

These factors are summarized in Table 6

Location and Topography Adjustments:

3.) Location and Topography - Hazard Zone (see Table 7)

4.) Location and Topography - Proximity (Travel Time) (see Table 8)

Overview of Normalization in Adjustments in Multi-Attribute Analysis

One of the greatest engineering challenges in modeling and calculating special benefit on a specific parcel is the need to balance the effect of various attributes in a multi-attribute analysis. In this case, the special benefit method of apportionment is based upon four different attributes, and each must be "weighted" to affect the overall special benefit calculation in a reasonable way, commensurate with its effect on the overall special benefit. The general approach taken is to adjust each attribute value towards a reasonable proportion of one, such that it is consistent with the base unit of one Single Family Equivalent. See the "Area Adjustment Factor" used in Table 5 and the Impact Factor used in Tables 7 and 8.

1.) Fire Risk Factors

This fire risk is based upon the specific parcel type and use, including use of structure (e.g., used for cooking), type of structure (centralized heating), etc.

In 2021, the National Fire Protection Association ("NFPA"), one of the preeminent authorities on fire protection in the United States, published the Structure Fires by Occupancy 2015-2019 Annual Averages Report. This report comprehensively tabulates the number of fires for each classification of property type within the United States from 2015-2019, and serves as a reasonable and rational basis to determine fire risk.

The percent of fires for each property is then divided by the total number of that property type to determine un-normalized fire risk factors. Finally, the risk factors are normalized based upon a factor of 1.00 for a single family property. Table 4 below tabulates the Fire Risk Factors for each property type.

Table 4 – Normalized Fire Risk Factors

Property Type	Percentage of Study Units(a)	Percentage of Fires(b)	Risk Factor(b/a)	Normalized Risk Factor
Single Family	68.4%	52.5%	0.7674	1.0000
Multi-Family	13.1%	23.9%	1.8294	2.3839
Commercial/Industrial	3.4%	14.9%	4.3716	5.6967
Office	0.6%	0.7%	1.2228	1.5934
Storage	0.5%	4.9%	10.6702	13.9045
Parking Lot(1)	NA	NA	0.0000	0.2151
Vacant	11.7%	1.9%	0.1651	0.2151
Agriculture	1.7%	1.2%	0.6983	0.9099
Range Land & Open Space	0.8%	0.1%	0.0837	0.1090

Structure Fires by Occupancy 2015-2019 Annual Averages, NFPA, and an analysis of the percentage of properties by property type in the State of California by SCI.

(1) This study did not provide sufficient analysis to develop risk factors for parking lots, so the vacant property type is used as a proxy.

The effect of installed fire sprinklers on the special benefit received from the proposed Services must be tempered by the fact that many factors, including fire type, weather, roofing material, building materials response time, defensible space, use of working smoke detectors, type of windows, maintenance of sprinkler system, etc., likely more significantly affect fire protection. These factors are incorporated into our analysis. Sprinklers have been required for commercial parcels for many years, so that element is already incorporated into the risk analysis. However, more recently, sprinklers for new and renovated residential structures have become required. Special cases will be considered as part of the standard appeals process described later in this Report.

2.) Structure Replacement Value Factors

The relative value of different property types was evaluated within the District to determine the Structure Replacement Value Factor according to the following formula:

Equation 2 – Structure Replacement Value Factors

Structure Replacement Value =

Normalized: [((Structure Weighting Factor * (Average Improved Value)) +

((Land Weighting Factor * (Average Land Value))] * Area Adjustment Factor

Where:

- "Structure Weighting Factor" = 10 to "weight" relative importance of structure over land.
- "Average Improved Value" is the average of the value of all structures and improvements.
- "Normalized: []" process is required to adjust the Structure Replacement Value factor as compared to a Single Family property type. The calculated structure replacement value for a specific property type is divided by the structure replacement value for a single family property type, and then it is multiplied by the area adjustment factor.
- Area Adjustment Factor adjusts for various average parcel sizes as compared to an average single family residence and only affects multi-family parcels for the service area. Hence, the adjustment factor is 0.42 for multi-family parcels and 1.0 (e.g., no effect) for all other property use types.
- "Land Weighting Factor" = 1
- "Average Land Value" is the average of the value of all land per property type.

Table 5 on the next page is a tabulation of the structure replacement values for each property type as defined by Equation 2, on the previous page.

Table 5 – Structure Replacement Factors

Property Type	Average Improvement Values (a)	Average Land Values (b)	Adjusted, Weighted Normalized Replacement Value Factor	Unit
Single Family	$264,373	$330,026.00	1.0000	each
Multi-Family	$92,300	$111,510.00	0.1215	res unit
Commercial/Industrial	$258,661	$293,707.00	0.9686	acre
Office	$245,476	$293,707.00	0.9242	acre
Storage	$137,938	$167,553.00	0.5202	acre
Parking Lot	NA	NA	0.6319	acre
Vacant	$39,536	$161,927.00	0.6319	each
Agriculture	$16,121	$31,541.00	0.0648	acre
Range Land & Open Space	$12,799	$12,952.00	0.0474	acre

(a) and (b) values derived from an analysis of the Pajaro Valley FPD and County Service Area 48 since the sample size from Pajaro Valley FPD is too small.

Summary of Risk and Replacement Factors

Per Equation 1, the relative special benefit for each property type (the "SFE" or "Single Family Equivalent" Benefit Units) is determined as the product of the normalized Fire Risk Factors and the normalized Structure Replacement Value Factors. Table 6, below, summarizes the benefit for each property type.

Note that to derive an actual Assessment amount, each of these values needs to be then multiplied by the parcel-specific Fire Hazard Zone Risk Factors and Proximity (Travel Time) Risk Factors in Tables 8 and 9, below.

Table 6 – Benefit Summary per Property Type

Property Type	Fire Risk Factors	Replacement Cost Factors	SFE Factors	Unit
Single Family	1.0000	1.0000	1.0000	each
Multi-Family	2.3220	0.1215	0.2820	res unit
Commercial/Industrial	5.2150	0.9686	5.0511	acre
Office	1.5524	0.9242	1.4348	acre
Storage	13.0438	0.5202	6.7853	acre
Parking Lot	0.3179	0.6319	0.2009	each
Vacant	0.3179	0.6319	0.2009	each
Agriculture	1.2310	0.0648	0.0798	acre
Range Land & Open Space	0.0935	0.0474	0.0044	acre

Residential Properties

All improved residential properties with a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Residential properties on parcels that are larger than one acre receive additional benefit and are assigned additional SFEs on an "Agricultural/Rangeland" basis. Detached or attached houses, zero lot-line houses and town homes are included in this category.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the Services in proportion to the number of dwelling units that occupy each property. The relative benefit for multi-family properties was determined per Equation 1 to be 0.2820 SFEs per residential unit. This rate applies to condominiums as well.

Commercial/Industrial & Office Properties

Commercial and industrial properties are assigned benefit units per acre, since there is a relationship between parcel size, structure size and relative benefits. The relative benefit for commercial and industrial properties was determined per Equation 1 to be 5.0511 SFEs per acre. The relative benefit for office properties was determined per Equation 1 to be 1.4348 SFEs per acreor portion thereof.

Vacant and Undeveloped Properties

The relative benefit for vacant properties was determined per Equation 1 to be 0.2009 SFEs per parcel. The relative benefit for stand-alone parking lots was determined per Equation 1 to be 0.2009 SFEs per parcel.

Rangeland & Open Space Properties

The relative benefit for range land & open space properties was determined per Equation 1 to be 0.0044 SFEs per acre or portion thereof. (This group includes Timberland Production Zone parcels.)

Agricultural Properties

The relative benefit for agricultural properties requires additional analysis, as required by Government Code 50078 *et seq* and the unique aspects of agricultural properties within the boundaries. This analysis considered how agricultural operations may mitigate risk, onsite or proximate water availability, response time, capability of the fire suppression service, and any other factors that reflect the benefit to the land resulting from the fire suppression service provided. Agricultural properties have been analyzed for fire risk and replacement cost per Equation 1. The relative benefit for agricultural properties was determined per Equation 1 to be 0.0798 SFEs per acre or portion thereof.

Other Properties

Properties that do not fit within the major categories described above have been individually reviewed and the special benefit has been individually calculated. These properties are primarily mixed-use properties with the relative special benefit calculated from the relative proportion of each of the underlying property uses.

Article XIIID, Section 4 of the California Constitution states that publicly owned properties shall not be exempt from assessment unless there is clear and convincing evidence that those properties receive no special benefit.

All public properties that are specially benefited are assessed. Publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, and right-of-way parcels typically do not have significant risk of fire damage. Moreover, for common area parcels, the fire benefits are assigned to the other improved parcels in the project that share common ownership of the common area. These miscellaneous parcels receive minimal benefit from the Services and are assessed an SFE benefit factor of 0.

3.) Fire Hazard Zone Risk Factors

CAL FIRE works with local agencies to study various fire risk factors throughout rural California including terrain, vegetation, fuel load, wind, weather, etc. and designates specific geographic areas according to fire risk. Within the Assessment Area certain areas are designated as Very High, High, or Moderate as well as areas that do not fall into any of these zones (“None”). Accordingly, parcels receive higher special benefit from the fire protection and emergency response services if they are higher risk zones. Refer to Appendix A for a diagram of the Fire Hazard Areas in Pajaro Valley FPD.

Table 7 shows the normalized Fire Hazard Risk Factor for each fire risk zone.

Table 7 – Fire Hazard Zone Risk Factors

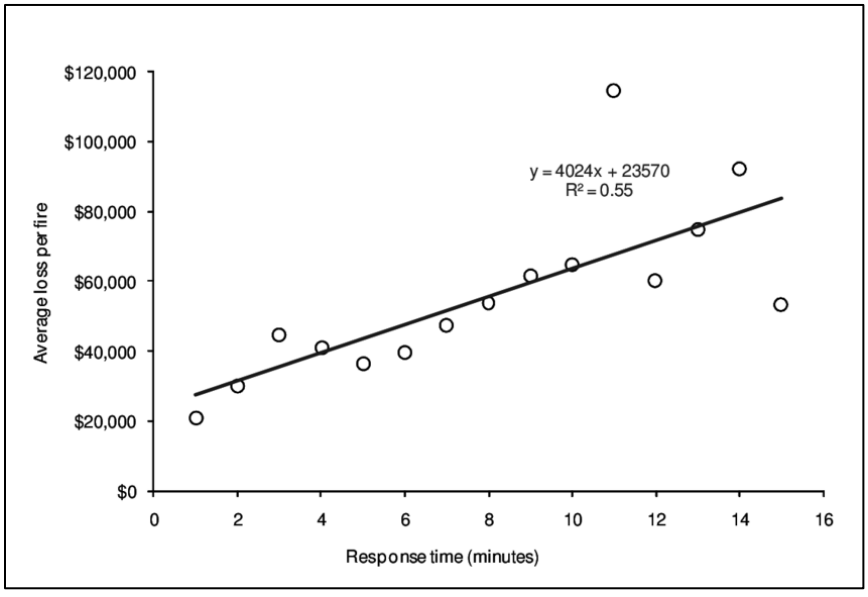
Fire Hazard Zone	Score	Impact Effect	Normalized Fire Hazard Zone
Very High	2	120	1.20
HC	1.2	112	1.12
HM	1	110	1.10
None	0	100	1

The Score is relative special benefit conferred for each risk zone. The Impact Factor is the relative weight for this risk factor on the overall special benefit calculation, and is the Score multiplied by 10 and added to the base value of 100.

4.) Proximity (Travel Time) Risk Factors

Timely response is a critical factor in responding to emergency calls to ensure the safety of people and protection of property. Numerous studies have confirmed this well-established understanding and the results of one such study is included with this Report. The graph below shows the linear function relationship ranking between response time and loss in dollars. Accordingly, parcels that are closer to a fire station require a shorter travel time for response, and receive a higher level of special benefit than parcels with a longer travel time.

Travel Time versus Property Loss



Source: Neil Challands "The Relationships Between Fire Service Response Time and Fire Outcomes," Fire Technology, July 2010.

Travel time from the District's fire station at 562 Casserly Rd, Watsonville, CA 95076 was analyzed using Geographical Information Systems. Refer to Appendix B for a diagram of the Response Areas Travel Time in Pajaro Valley FPD.

Table 8 below shows the relative normalized value of travel time.

Table 8 – Travel Time Premium Factor

Travel Time	Score ($)	Impact Effect	Normalized Travel Time Factor
<5	43,690	138	1.15
5 to 10	63,810	126	1.05
11-15	83,930	120	1.00
16-20	104,050	116	0.97
20+	124,170	114	0.95

Assessments Calculation

Each parcel's assessment is calculated by multiplying the assessment rate by the SFE benefit factor (Table 6), fire hazard zone factor (Table 7) and travel time premium factor (Table 8):

Example Calculations

Case #1: Single Family Residence in a Very High Hazard Zone with a 5-10 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 6) * 1.20 (from table 7)

* 1.05 (from table 8) = 1.26 * Annual Base SFE Rate

Case #2: Single Family Residence in Moderate Hazard Zone with a 20+ minute Travel Time

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 6) * 1.10 (from table 7)

* 0.95 (from table 8) = 1.045 * Annual Base SFE Rate

Case #3: Commercial Property on 2 Acres in a Very High Hazard Zone with a 5–10 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 5.0511 (from table 6) * 2 acres* 1.20 (from table 7) * 1.05 (from table 8) = 12.7287 * Annual Base SFE Rate

Case #4: Vacant Lot in a Moderate Hazard Zone with a <5 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 0.2009 (from table 6) * 1.10 (from table 7)

* 1.15 (from table 8) = 0.2541 * Annual Base SFE Rate

Annual Base SFE Rate = $206.58 for 2026-27Implementation of Government Code §§ 53759.1 and 53759.2 (AB 2257 Compliance)

In accordance with Government Code § 53759.1, as enacted by Assembly Bill 2257 and effective January 1, 2025, the Pajaro Valley Fire Protection District intends to implement an exhaustion of administrative remedies requirement for the proposed Fire Protection and Emergency Response Services Assessment under Proposition 218. Property owners will be required to submit any written objections to the proposed assessment in writing, by a deadline no less than 45 days after the mailing of the Proposition 218 notice. Property owners who do not submit a timely written objection in accordance with this process will be prohibited from subsequently challenging the assessment in court, pursuant to Government Code § 53759.1.

The District will compile written responses to all timely submitted objections and will present these responses to the Pajaro Valley FPD Board of Directors prior to the close of the Proposition 218 protest hearing. The Board will then make the findings and determinations required under Government Code § 53759.1. This administrative objection process will run concurrently with the Proposition 218 protest procedures and does not limit a property owner's right to vote against the proposed Assessment. Pursuant to Government Code § 53759.2, if a legal challenge is later brought against the adopted Assessment, the court's review shall be limited to the administrative record of the ratemaking proceeding, provided the District complied with Government Code § 53759.1. All relevant deadlines, procedures, and instructions for submitting objections will be included in the mailed Proposition 218 notice.

Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment or for any other reason, may file a written appeal with the Pajaro Valley FPD Fire Chief, or his or her designee. Any such appeal is limited to correction of an assessment during the then current fiscal year. Upon the filing of any such appeal, the Chief, or his or her designee, will promptly review the appeal and any information provided by the property owner. If the Chief, or his or her designee, finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the Chief, or his or her designee, is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the Chief, or his or her designee, shall be referred to the Pajaro Valley FPD Board of Directors; the decision of the Board shall be final.

Additional Background on Relative Benefit

When property owners decide how to cast their ballot for a proposed Assessment, each property owner should weigh the perceived value of the Services proposed to them and their property against the proposed cost of the assessment to their property. If property owners of a certain type of property are either opposed or in support of the Assessment in much greater percentages than owners of other property types, this is an indication that, as a group, these property owners perceive that the proposed Assessment has relatively higher or lower “utility” or value to their property relative to owners of other property types. One can also infer from these hypothetical ballot results, that the apportionment of benefit (and assessments) was too high or too low for that property type. In other words, property owners, by their balloting, ultimately indicate if they perceive the special benefits to their property to exceed the cost of the Assessment, and, as a group, whether the determined level of benefit and proposed Assessment (the benefit apportionment made by the Assessment Engineer) is consistent with the level of benefits perceived by the owners of their type of property relative to the owners of other types of property.

Criteria and Policies

This sub-section describes the criteria that shall govern the expenditure of assessment funds and ensures equal levels of benefit for properties of similar type. The criteria established in this Report cannot be substantially modified; however, the Board may adopt additional criteria to further clarify certain criteria or policies established in this Report, or to establish additional criteria or policies that do not conflict with this Report.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2026-27 and continued every year thereafter, so long as the risk of fire on property in the Assessment District remains in existence and Pajaro Valley FPD Fire requires funding from the Assessment for improved fire protection and suppression services. As noted previously, if the Assessment and the duration of the Assessment are approved by property owners in an assessment ballot proceeding, the Assessment can be imposed and continued annually after the Board approves an annually updated budget and rate for the Assessment. In addition, the Board must hold an annual public hearing to continue the Assessment.

Assessment

WHEREAS, the Board of Directors of the Pajaro Valley Fire Protection District formed the Fire Protection and Emergency Response Services Assessment District and is proceeding with the proposed levy of assessments under California Government Code sections 50078 et seq. (the "Code") and Article XIIID of the California Constitution (the "Article");

WHEREAS, the undersigned Engineer of Work has prepared and filed a report presenting an estimate of costs, a diagram for the Assessment District and an allocation of the estimated costs of the Services upon all assessable parcels within the Assessment District;

NOW, THEREFORE, the undersigned hereby recommends the following assessment to cover the estimated cost of said Services, including incidental costs.

The amount to be paid for said Services and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2026-27 is generally as follows:

Table 9 – Summary Cost Estimate

FISCAL YEAR 2026-27 BUDGET		
Total for Servicing	$	3,943,508
Property Tax, Assessment Fee, and Licensing/Permits	$	(2,676,558)
Total Allowance for Collections	$	12,670
Total Fire Suppression & Protection Services Budget	$	1,279,620

An Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Assessment District. The distinctive number of each parcel or lot of land in said Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said Services, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the Services, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The Assessment is subject to an annual adjustment tied to the Consumer Price Index-U for San Francisco-Oakland-Hayward as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 4%. Any change in the CPI in excess of 4% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 4%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 4% or 2) the change in the CPI plus any Unused CPI as described above.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of Santa Cruz County for the fiscal year 2026-27. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of Santa Cruz County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2026-27 for each parcel or lot of land within the said Assessment District.

Dated: October 20, 2025

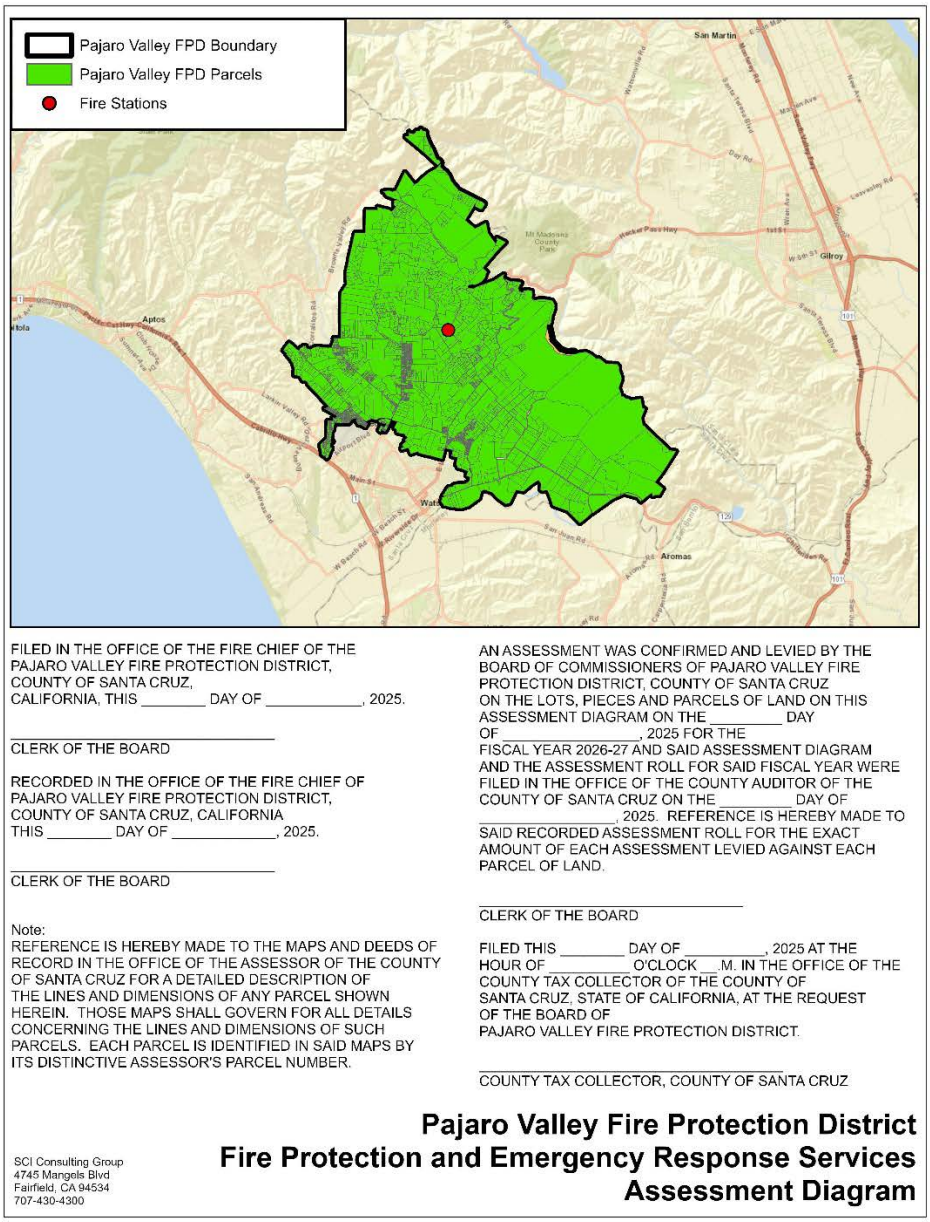
Engineer of Work

By _____

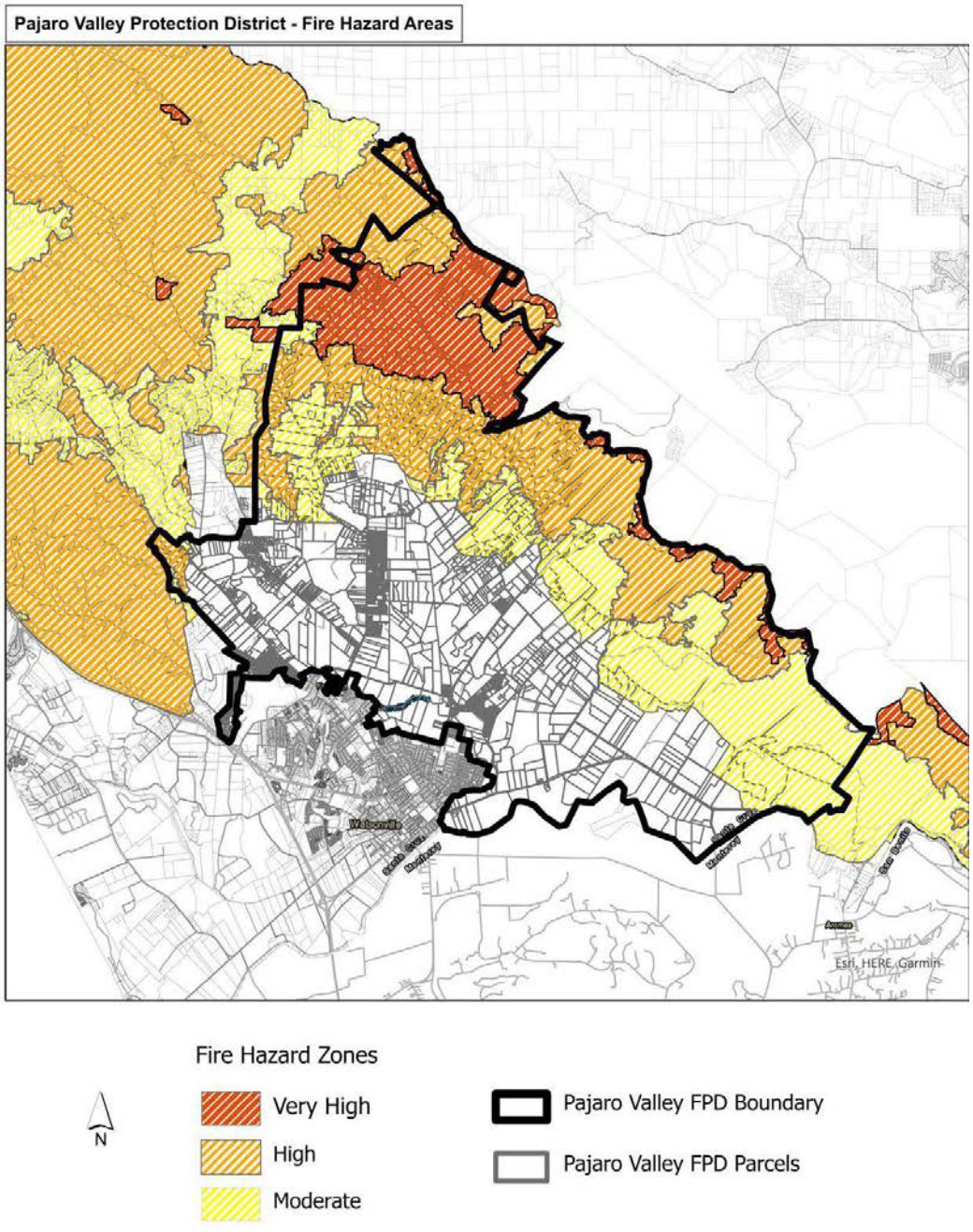
John W. Bliss, License

Assessment Diagram

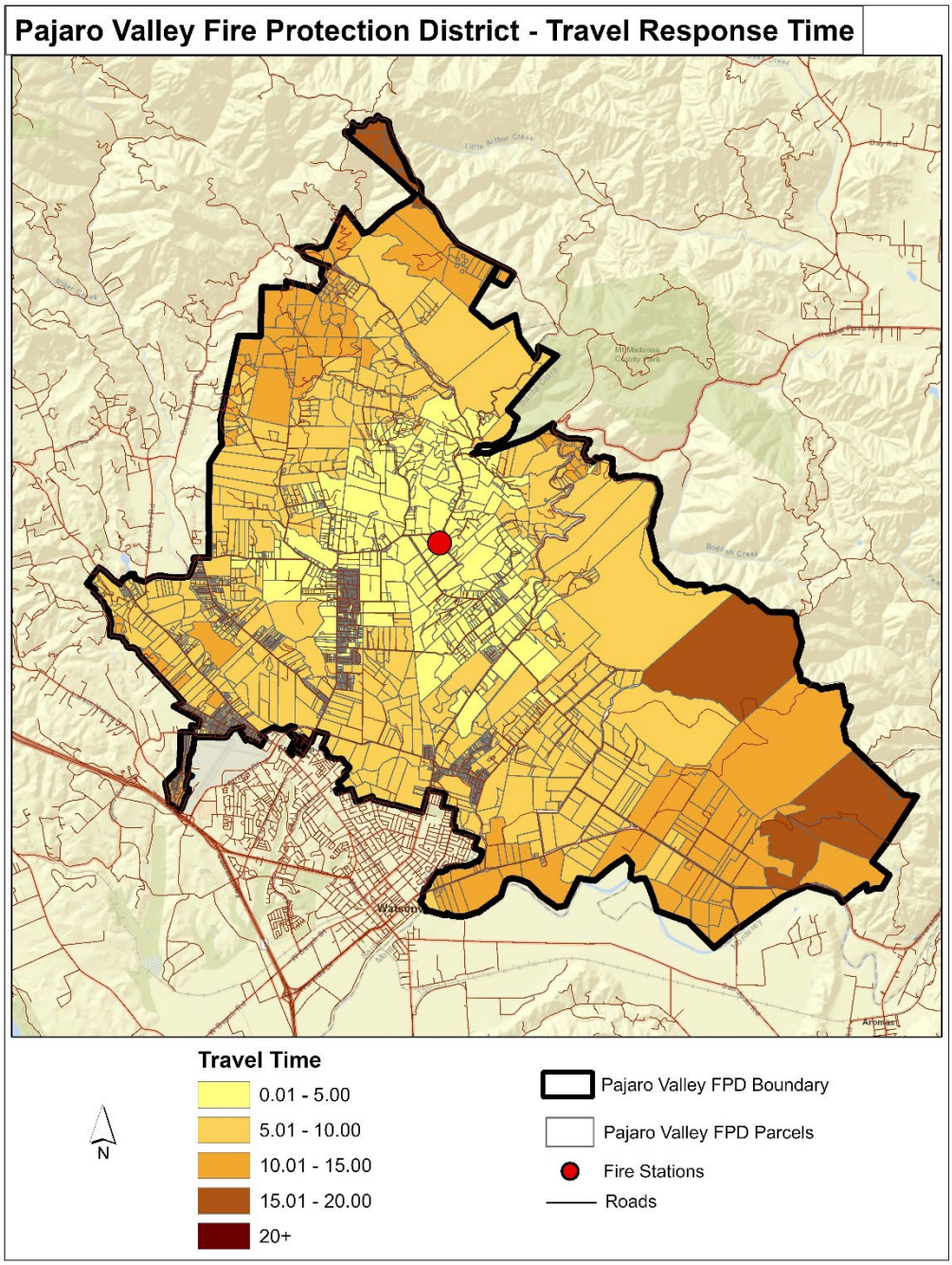
The Assessment District includes all properties within the boundaries of the Fire Protection and Emergency Response Services District. The boundaries of the Assessment District are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions as shown on the maps of the Assessor of Santa Cruz County, and are incorporated herein by reference, and made a part of this Diagram and this Report.



Appendix A – Fire Hazard Areas Diagram



Appendix B – Response Areas Travel Time Diagram



Appendix C – Assessment Roll, Fiscal Year 2026-27

The Assessment Roll is made part of this Report and is available for public inspection during normal office hours. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records, and these records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels.

In accordance with Government Code § 50078.6, this Engineer's Report, the Assessment Diagram, and the Assessment Roll shall be kept on file with the District and made available for public inspection.

End Notes

[1] Insurance Services Offices Inc. http://www.rockwall.com/documents/fire/ISO.pdf

[2] Institute for Business & Home Safety, "Protect Your Home Against Wildfire Damage," http://www.ibhs.org/publications/view.asp?id=125

[3] ibid., p.2

"PVFPD Reorganization" Parcel Cost Analysis			
Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-331-01	$13,200	$10,547	$2,653
050-041-50	$12,000	$10,030	$1,970
050-161-09	$8,765	$7,588	$1,177
110-081-25	$7,200	$6,406	$793
051-491-01	$6,574	$5,351	$1,223
051-251-11	$6,261	$5,698	$563
051-661-25	$6,000	$5,112	$888
051-501-16	$5,478	$4,718	$760
051-482-01	$5,478	$4,913	$566
110-131-05	$5,015	$2,523	$2,492
049-181-20	$4,383	$3,891	$491
051-501-12	$4,383	$3,891	$491
050-441-02	$4,383	$4,085	$297
051-221-32	$4,205	$4,668	-$463
109-041-19	$3,691	$1,958	$1,732
106-231-30	$3,401	$2,761	$639
106-121-45	$3,401	$3,150	$251
050-241-16	$3,287	$3,064	$223
051-441-30	$3,287	$3,064	$223
051-731-01	$3,271	$1,492	$1,779
051-241-42	$3,000	$1,376	$1,624
051-511-35	$2,698	$5,006	-$2,307
109-201-39	$2,688	$2,418	$270
051-241-34	$2,605	$1,208	$1,397
048-221-09	$2,525	$4,860	-$2,336
108-191-28	$2,454	$2,241	$213
049-071-22	$2,454	$2,824	-$370
110-071-12	$2,400	$2,589	-$189
051-112-70	$2,398	$1,403	$995
110-141-09	$2,357	$1,102	$1,255
109-191-04	$2,337	$2,347	-$10
051-231-24	$2,333	$1,371	$962
051-741-04	$2,191	$1,751	$440
051-221-01	$2,191	$1,848	$343
051-101-59	$2,191	$2,043	$149
048-061-06	$2,191	$2,237	-$46
051-191-17	$2,191	$2,237	-$46
050-241-01	$2,182	$1,400	$782
109-101-34	$2,105	$1,287	$818
110-291-03	$2,013	$1,160	$853
051-012-17	$1,955	$1,514	$441
050-421-01	$1,896	$4,335	-$2,439
050-091-62	$1,780	$856	$924
109-151-16	$1,659	$2,165	-$505
110-091-10	$1,629	$986	$642
048-231-16	$1,610	$784	$826
051-741-07	$1,602	$1,063	$538
051-101-53	$1,575	$769	$806
048-041-55	$1,570	$4,063	-$2,492
109-121-09	$1,561	$960	$602
050-181-03	$1,532	$1,034	$499
048-342-02	$1,518	$1,464	$55
106-201-46	$1,486	$934	$551
048-023-05	$1,472	$2,266	-$794
050-091-63	$1,472	$2,266	-$794
050-161-07	$1,472	$2,266	-$794
050-211-14	$1,472	$2,266	-$794
051-101-29	$1,472	$2,266	-$794
051-731-05	$1,472	$2,266	-$794
109-131-02	$1,457	$1,011	$447
109-101-10	$1,429	$1,096	$333
051-241-20	$1,410	$977	$433
110-161-05	$1,406	$984	$422
048-041-47	$1,397	$3,918	-$2,521
051-201-28	$1,394	$975	$419
050-031-07	$1,394	$983	$411
051-492-15	$1,385	$1,077	$308
051-012-16	$1,365	$679	$686
109-151-10	$1,349	$879	$470
109-171-22	$1,346	$972	$373
051-102-09-1	$1,325	$945	$380

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-102-09-3	$1,325	$945	$380
050-051-07	$1,300	$1,201	$99
109-071-10	$1,290	$844	$446
109-181-10	$1,262	$840	$423
051-501-20	$1,251	$631	$621
106-211-26	$1,237	$828	$408
110-141-12	$1,233	$623	$610
109-091-03	$1,229	$913	$316
049-081-12	$1,227	$1,121	$106
049-071-21	$1,227	$1,315	-$88
049-081-16	$1,227	$1,509	-$282
051-731-13	$1,212	$614	$598
109-081-07	$1,212	$811	$401
050-141-12	$1,200	$1,295	-$95
051-441-09	$1,200	$1,295	-$95
051-551-02	$1,200	$1,295	-$95
051-331-58	$1,200	$1,489	-$289
051-511-44	$1,200	$1,489	-$289
110-111-04	$1,185	$322	$863
051-441-11	$1,177	$599	$578
110-081-28	$1,175	$598	$577
106-231-22	$1,169	$1,465	-$297
109-021-04	$1,155	$879	$276
106-441-02	$1,153	$793	$361
049-091-04	$1,152	$871	$280
110-081-27	$1,137	$582	$555
109-151-18	$1,115	$779	$336
110-111-05	$1,109	$308	$801
051-421-23	$1,101	$3,424	-$2,323
050-051-18	$1,100	$1,530	-$430
050-161-13	$1,096	$1,021	$74
050-171-13	$1,096	$1,021	$74
048-061-34	$1,096	$1,216	-$120
049-212-30	$1,096	$1,216	-$120
051-121-61	$1,096	$1,216	-$120
051-271-11	$1,096	$1,216	-$120
048-022-01	$1,096	$1,410	-$314
048-052-32	$1,096	$1,410	-$314
048-061-44	$1,096	$1,410	-$314
048-321-02	$1,096	$1,410	-$314
048-321-03	$1,096	$1,410	-$314
048-331-01	$1,096	$1,410	-$314
048-331-02	$1,096	$1,410	-$314
048-331-03	$1,096	$1,410	-$314
048-331-04	$1,096	$1,410	-$314
050-011-27	$1,096	$1,410	-$314
050-171-18	$1,096	$1,410	-$314
051-101-67	$1,096	$1,410	-$314
051-121-43	$1,096	$1,410	-$314
051-281-22	$1,096	$1,410	-$314
051-431-10	$1,096	$1,410	-$314
048-061-37	$1,096	$1,604	-$509
050-161-10	$1,096	$1,604	-$509
051-082-01	$1,096	$1,604	-$509
048-061-56	$1,096	$1,799	-$703
051-271-10	$1,096	$1,799	-$703
110-111-02	$1,086	$304	$783
109-061-34	$1,076	$751	$325
109-181-08	$1,052	$752	$300
110-321-03	$1,048	$837	$212
051-251-10	$1,039	$540	$499
110-291-01	$1,033	$839	$194
051-191-44	$1,030	$820	$211
051-751-01	$1,021	$951	$70
109-221-15	$1,009	$527	$482
109-131-14	$1,000	$719	$282
050-401-01	$996	$805	$191
051-261-13	$989	$519	$470
110-152-01	$989	$519	$470
106-201-04	$989	$519	$470
051-731-14	$979	$798	$181
051-101-50	$969	$510	$459
051-241-45	$969	$510	$459

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-012-20	$967	$509	$457
110-071-24	$950	$803	$146
110-031-27	$929	$697	$231
106-211-29	$920	$688	$232
109-311-04	$919	$800	$119
048-231-14	$918	$2,902	-$1,985
051-731-08	$917	$488	$429
110-171-08	$916	$775	$141
110-111-03	$912	$522	$390
050-181-15	$900	$481	$419
051-201-73	$896	$925	-$29
110-081-22	$895	$479	$416
051-231-01	$884	$846	$38
109-241-61	$882	$765	$117
050-381-03	$876	$1,024	-$148
051-101-24	$875	$753	$121
048-061-28	$868	$1,017	-$149
109-171-30	$866	$768	$98
051-241-32	$865	$466	$399
110-121-04	$865	$466	$399
109-112-50	$861	$670	$190
051-741-11	$858	$827	$32
051-101-77	$840	$739	$101
051-251-15	$835	$887	-$52
110-152-16	$833	$731	$102
050-241-14	$831	$451	$379
109-201-04	$824	$750	$74
051-012-30	$824	$909	-$86
109-291-08	$820	$977	-$157
049-091-31	$819	$446	$372
110-121-14	$810	$637	$172
109-151-17	$808	$967	-$159
110-041-03	$805	$965	-$159
109-201-08	$804	$741	$62
109-011-04	$789	$624	$165
051-201-12	$788	$716	$72
051-681-10	$787	$725	$63
110-121-11	$781	$430	$351
051-741-06	$780	$802	-$22
109-121-01	$776	$634	$142
109-091-05	$772	$718	$53
110-181-03	$771	$483	$288
109-041-07	$767	$616	$151
048-231-12	$762	$422	$340
109-181-24	$754	$625	$129
109-321-04	$746	$915	-$169
051-012-22	$739	$412	$327
051-042-01	$739	$412	$327
051-201-62	$736	$694	$42
110-031-29	$734	$605	$129
109-131-04	$734	$702	$32
110-101-06	$734	$702	$32
050-041-39	$732	$798	-$67
051-101-22	$728	$780	-$52
051-751-03	$727	$407	$320
109-131-08	$724	$406	$318
109-241-46	$722	$895	-$173
109-201-32	$720	$608	$112
051-482-05	$719	$687	$32
051-231-20	$718	$682	$35
110-091-07	$715	$694	$21
050-031-06	$712	$595	$116
109-161-40	$712	$607	$105
109-181-27	$712	$607	$105
109-201-02	$712	$607	$105
048-231-09	$711	$772	-$62
050-181-04	$710	$690	$19
109-201-40	$699	$600	$100
109-311-01	$699	$600	$100
110-081-17	$699	$600	$100
110-301-01	$699	$600	$100
110-321-04	$696	$686	$10
110-051-07	$688	$391	$298

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-261-09	$685	$474	$211
049-181-29	$684	$672	$12
051-012-33	$682	$388	$294
109-311-02	$678	$591	$88
051-261-07	$676	$385	$291
051-031-16	$674	$676	-$2
109-112-53	$670	$589	$81
109-321-01	$670	$589	$81
109-121-26	$670	$686	-$16
109-081-11	$669	$579	$90
050-081-34	$668	$850	-$182
050-171-09	$660	$843	-$183
051-741-03	$659	$378	$281
050-051-27	$658	$378	$280
051-102-02	$658	$378	$280
051-241-19	$658	$378	$280
110-071-14	$658	$582	$76
051-351-09	$655	$668	-$13
051-441-20	$655	$668	-$13
049-212-04	$651	$836	-$185
049-221-02	$651	$836	-$185
049-221-36	$651	$836	-$185
049-231-72	$651	$836	-$185
051-071-05	$651	$836	-$185
051-431-20	$650	$657	-$8
050-141-21	$645	$372	$273
110-152-18	$643	$371	$272
051-191-05	$642	$743	-$101
051-102-03	$640	$370	$270
051-481-02	$640	$370	$270
109-071-18	$640	$370	$270
109-201-22	$637	$573	$64
109-071-29	$634	$571	$63
109-081-12	$633	$472	$162
048-231-18	$632	$650	-$18
049-181-09	$632	$650	-$18
051-441-01	$632	$650	-$18
109-061-16	$631	$563	$68
109-131-07	$631	$563	$68
109-181-25	$631	$563	$68
048-231-03	$623	$363	$260
051-731-03	$623	$363	$260
051-761-01	$623	$363	$260
109-201-33	$619	$556	$63
110-101-05	$619	$653	-$34
110-101-09	$619	$653	-$34
110-102-04	$619	$653	-$34
109-181-22	$617	$675	-$58
109-112-45	$614	$805	-$191
050-081-01	$612	$2,032	-$1,420
109-081-08	$611	$555	$57
109-071-28	$611	$652	-$40
110-141-01	$610	$357	$253
051-031-33	$607	$356	$251
109-161-36	$606	$562	$44
109-071-36	$601	$353	$248
109-131-10	$600	$548	$52
109-221-18	$600	$548	$52
109-142-15	$600	$645	-$45
109-221-01	$600	$645	-$45
050-211-13	$598	$635	-$38
110-291-04	$595	$555	$40
106-201-47	$593	$554	$39
106-211-27	$593	$554	$39
109-071-31	$592	$643	-$52
109-101-09	$591	$642	-$51
050-201-30	$590	$721	-$131
050-241-12	$589	$348	$240
110-291-05	$584	$346	$238
109-041-05	$582	$537	$45
110-091-08	$581	$637	-$56
051-271-01	$580	$628	-$47
110-101-12	$580	$628	-$47

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-171-29	$574	$643	-$69
109-201-29	$574	$643	-$69
049-081-15	$573	$635	-$63
106-211-28	$572	$448	$124
109-061-15	$572	$634	-$61
110-101-03	$571	$341	$230
109-142-11	$570	$632	-$62
109-112-55	$563	$337	$226
050-031-12	$563	$523	$40
109-151-23	$563	$544	$20
050-091-15	$563	$620	-$57
050-181-07	$563	$620	-$57
051-201-09	$563	$620	-$57
110-121-03	$563	$620	-$57
110-031-21	$562	$455	$107
109-321-05	$562	$532	$30
106-481-06	$562	$647	-$85
110-021-04	$555	$755	-$201
109-112-56	$553	$530	$23
110-021-47	$553	$530	$23
109-301-05	$553	$537	$16
109-291-04	$553	$648	-$95
106-241-08	$551	$536	$15
051-041-09	$551	$624	-$73
109-341-05	$551	$624	-$73
051-191-39	$551	$1,858	-$1,307
106-431-02	$549	$456	$93
049-511-03	$546	$613	-$67
050-051-49	$546	$613	-$67
109-341-02	$546	$613	-$67
106-281-26	$545	$528	$17
109-061-01	$545	$619	-$74
051-031-02	$543	$745	-$203
109-321-03	$542	$534	$8
050-181-01	$537	$326	$211
051-101-31	$537	$326	$211
050-091-20	$528	$606	-$77
106-201-02	$527	$514	$13
109-191-03	$527	$514	$13
109-021-18	$525	$520	$5
109-141-20	$523	$728	-$206
051-661-01	$522	$514	$8
049-181-19	$520	$598	-$78
051-201-05	$519	$319	$201
109-031-28	$514	$513	$1
109-321-02	$514	$513	$1
109-341-08	$513	$608	-$95
110-021-24	$512	$520	-$8
051-201-61	$511	$598	-$87
109-212-10	$508	$506	$2
109-221-16	$505	$507	-$2
049-071-20	$505	$609	-$104
051-251-03	$503	$591	-$87
051-101-30	$502	$311	$191
106-441-03	$501	$192	$309
109-161-39	$500	$516	-$17
049-091-25	$499	$310	$189
109-261-04	$498	$597	-$99
109-141-52	$496	$601	-$105
109-341-01	$495	$308	$187
051-241-01	$495	$308	$187
109-112-05	$495	$505	-$10
050-201-41	$494	$591	-$97
051-091-01	$494	$591	-$97
051-042-56	$494	$600	-$106
051-551-07	$494	$600	-$106
109-241-51	$494	$600	-$106
109-241-48	$494	$705	-$210
110-141-11	$489	$700	-$211
051-421-05	$487	$698	-$212
109-101-24	$486	$499	-$13
109-101-36	$486	$499	-$13
049-071-08	$486	$601	-$115

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-071-14	$486	$601	-$115
049-071-03	$486	$698	-$212
049-071-10	$486	$698	-$212
109-101-25	$486	$698	-$212
051-101-76	$485	$304	$181
051-441-02	$485	$304	$181
106-281-03	$485	$503	-$18
106-281-04	$485	$503	-$18
051-511-43	$485	$697	-$212
050-031-27	$484	$498	-$14
051-681-12	$484	$498	-$14
051-012-01	$484	$595	-$111
051-681-03	$484	$595	-$111
106-121-10	$481	$596	-$115
109-231-09	$480	$302	$178
051-221-30	$478	$301	$177
109-112-12	$478	$507	-$29
051-731-11	$477	$584	-$107
049-071-04	$477	$690	-$213
050-051-21	$476	$497	-$21
109-071-30	$476	$497	-$21
109-081-10	$476	$497	-$21
050-273-01	$475	$592	-$116
051-381-02	$475	$592	-$116
050-272-07	$475	$689	-$214
050-272-26	$475	$689	-$214
050-272-27	$475	$689	-$214
051-381-61	$475	$689	-$214
051-381-62	$475	$689	-$214
051-521-42	$475	$689	-$214
051-031-29	$474	$299	$175
109-281-02	$470	$502	-$32
110-301-04	$470	$502	-$32
110-152-13	$470	$577	-$106
110-021-02	$470	$599	-$129
109-071-06	$468	$501	-$33
051-431-26	$468	$572	-$103
106-211-13	$468	$598	-$130
051-101-47	$467	$296	$171
109-331-04	$467	$588	-$121
051-421-04	$465	$490	-$25
109-241-35	$465	$490	-$25
109-241-36	$465	$587	-$122
109-031-12	$463	$485	-$22
109-201-41	$463	$679	-$216
048-342-06	$462	$1,169	-$707
110-071-37	$459	$293	$166
050-072-17	$459	$479	-$20
051-112-05	$459	$479	-$20
051-201-23	$459	$576	-$117
110-151-08	$459	$576	-$117
110-101-04	$457	$292	$165
109-201-38	$457	$498	-$41
109-112-16	$456	$488	-$32
049-511-08	$454	$570	-$116
110-151-01	$454	$570	-$116
109-031-16	$453	$482	-$29
048-061-05	$451	$564	-$113
050-361-06	$451	$564	-$113
048-251-09	$450	$289	$161
051-731-10	$450	$289	$161
109-161-23	$449	$493	-$44
109-161-24	$449	$493	-$44
109-031-11	$448	$483	-$35
109-061-23	$448	$483	-$35
109-061-31	$448	$483	-$35
109-101-06	$448	$483	-$35
109-221-10	$448	$483	-$35
110-081-14	$448	$483	-$35
109-101-35	$448	$580	-$132
110-101-08	$448	$580	-$132
110-101-10	$448	$580	-$132
106-241-11	$447	$492	-$44

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-031-29	$446	$482	-$36
051-031-43	$446	$482	-$36
110-091-04	$446	$482	-$36
051-201-72	$443	$559	-$115
050-281-16	$443	$662	-$219
050-031-40	$442	$472	-$30
051-431-07	$442	$472	-$30
049-081-10	$442	$569	-$127
051-012-24	$442	$569	-$127
051-012-29	$442	$569	-$127
051-101-58	$442	$569	-$127
109-031-14	$437	$480	-$43
109-031-19	$437	$480	-$43
109-091-18	$437	$480	-$43
051-231-22	$437	$563	-$125
051-031-32	$436	$283	$153
109-351-10	$436	$489	-$53
109-031-13	$434	$474	-$40
109-091-17	$434	$474	-$40
109-091-19	$434	$474	-$40
049-192-10	$434	$557	-$123
050-371-07	$434	$557	-$123
051-302-33	$434	$557	-$123
048-052-05	$434	$654	-$220
048-061-15	$434	$654	-$220
048-061-18	$434	$654	-$220
048-242-02	$434	$654	-$220
049-081-04	$434	$654	-$220
049-321-06	$434	$654	-$220
049-321-15	$434	$654	-$220
049-321-69	$434	$654	-$220
049-461-12	$434	$654	-$220
050-011-14	$434	$654	-$220
050-012-02	$434	$654	-$220
050-061-26	$434	$654	-$220
050-081-35	$434	$654	-$220
050-111-31	$434	$654	-$220
050-251-07	$434	$654	-$220
050-291-13	$434	$654	-$220
051-072-06	$434	$654	-$220
051-072-20	$434	$654	-$220
051-122-30	$434	$654	-$220
051-142-53	$434	$654	-$220
051-153-28	$434	$654	-$220
051-171-08	$434	$654	-$220
051-182-29	$434	$654	-$220
051-722-10	$434	$654	-$220
049-181-10	$433	$282	$151
050-051-24	$433	$282	$151
050-181-06	$433	$282	$151
049-282-04	$430	$651	-$221
109-261-03	$429	$475	-$46
110-021-30	$429	$475	-$46
049-221-01	$428	$1,510	-$1,082
109-031-10	$427	$469	-$43
109-091-21	$427	$469	-$43
051-012-35	$427	$571	-$144
050-031-51	$425	$464	-$40
050-031-53	$425	$464	-$40
051-431-35	$425	$464	-$40
051-012-31	$425	$561	-$137
051-431-54	$425	$561	-$137
109-131-13	$423	$645	-$222
051-751-05	$419	$276	$143
110-071-22	$419	$276	$143
110-121-12	$419	$276	$143
109-181-07	$418	$641	-$223
109-031-17	$417	$472	-$54
109-061-32	$417	$472	-$54
109-071-34	$417	$472	-$54
109-071-38	$417	$472	-$54
109-112-03	$417	$472	-$54
048-231-11	$415	$274	$141

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-112-08	$415	$480	-$65
109-112-19	$415	$480	-$65
109-161-21	$415	$480	-$65
109-181-09	$415	$480	-$65
049-551-12	$413	$637	-$224
051-231-07	$413	$637	-$224
109-201-16	$410	$467	-$57
109-101-39	$410	$564	-$154
051-661-17	$408	$466	-$58
110-071-07	$408	$466	-$58
110-071-10	$408	$563	-$155
050-191-05	$407	$457	-$50
051-431-34	$407	$457	-$50
109-141-24	$407	$475	-$68
110-011-02	$407	$475	-$68
110-011-43	$407	$475	-$68
110-071-05	$407	$475	-$68
049-081-09	$407	$554	-$147
051-461-01	$407	$572	-$165
106-281-01	$406	$469	-$63
106-321-13	$406	$474	-$68
110-152-07	$404	$549	-$144
050-181-05	$398	$267	$131
050-181-13	$398	$267	$131
051-441-24	$398	$267	$131
051-751-02	$398	$267	$131
109-191-19	$398	$459	-$61
109-191-50	$398	$459	-$61
110-021-19	$398	$464	-$66
051-261-03	$396	$266	$130
106-121-37	$394	$461	-$67
109-112-35	$393	$471	-$78
109-121-24	$393	$471	-$78
109-151-24	$393	$471	-$78
109-161-19	$393	$471	-$78
109-181-12	$393	$471	-$78
109-101-30	$391	$459	-$68
109-261-01	$391	$459	-$68
050-431-01	$390	$450	-$60
051-421-24	$390	$450	-$60
109-031-08	$390	$454	-$63
051-201-26	$390	$547	-$157
051-042-23	$389	$458	-$68
051-661-24	$389	$458	-$68
109-341-19	$389	$458	-$68
106-281-25	$386	$461	-$74
109-231-08	$386	$563	-$177
051-012-34	$381	$260	$121
051-492-10	$381	$260	$121
110-141-13	$381	$260	$121
051-031-28	$379	$259	$120
051-681-08	$379	$259	$120
109-191-20	$379	$451	-$72
109-351-21	$379	$455	-$77
110-081-18	$373	$419	-$46
050-191-04	$373	$442	-$69
110-091-05	$373	$442	-$69
049-081-05	$373	$539	-$167
049-511-07	$373	$539	-$167
050-381-18	$373	$539	-$167
050-421-03	$373	$539	-$167
051-101-20	$373	$539	-$167
051-201-27	$373	$539	-$167
109-021-05	$373	$603	-$230
049-062-40	$372	$446	-$74
049-091-30	$372	$446	-$74
109-101-31	$372	$451	-$79
109-101-37	$372	$451	-$79
110-021-48	$372	$451	-$79
109-112-13	$372	$462	-$90
109-112-49	$372	$462	-$90
109-161-28	$372	$462	-$90
109-201-09	$372	$462	-$90

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-091-26	$371	$535	-$163
051-461-07	$370	$450	-$79
106-121-27	$368	$443	-$75
109-311-05	$368	$599	-$231
109-171-10	$366	$457	-$92
109-201-26	$366	$457	-$92
109-201-27	$366	$457	-$92
109-201-28	$366	$457	-$92
109-201-37	$366	$457	-$92
109-201-42	$366	$457	-$92
109-221-09	$366	$457	-$92
110-011-05	$366	$457	-$92
110-011-44	$366	$457	-$92
110-021-03	$366	$457	-$92
110-041-07	$366	$457	-$92
110-301-03	$366	$457	-$92
109-061-37	$365	$597	-$232
106-221-14	$364	$456	-$92
106-221-15	$364	$456	-$92
106-481-08	$364	$456	-$92
109-081-02	$364	$553	-$189
051-482-07	$363	$252	$111
110-121-01	$363	$252	$111
110-321-01	$363	$401	-$38
109-091-08	$362	$251	$110
109-191-17	$361	$443	-$82
109-191-31	$361	$443	-$82
051-041-42	$360	$251	$109
109-241-11	$360	$251	$109
049-071-45	$359	$447	-$88
049-071-46	$359	$447	-$88
049-071-47	$359	$447	-$88
049-071-50	$359	$447	-$88
109-112-07	$359	$447	-$88
110-021-15	$359	$447	-$88
049-511-01	$355	$430	-$75
051-022-01	$355	$435	-$79
051-421-25	$355	$435	-$79
050-091-54	$355	$532	-$177
051-101-65	$355	$532	-$177
051-191-07	$355	$532	-$177
109-091-02	$353	$443	-$90
109-091-04	$353	$540	-$187
050-031-49	$351	$441	-$90
051-492-02	$351	$441	-$90
109-161-30	$351	$453	-$102
051-492-09	$351	$539	-$187
106-121-38	$350	$435	-$86
106-201-42	$347	$444	-$97
106-321-17	$347	$444	-$97
051-102-06	$346	$245	$101
051-441-12	$346	$245	$101
051-471-03	$346	$245	$101
051-461-10	$345	$448	-$104
109-231-07	$345	$448	-$104
109-281-19	$345	$448	-$104
110-021-42	$345	$448	-$104
110-041-02	$345	$448	-$104
110-071-31	$345	$448	-$104
110-301-02	$345	$448	-$104
106-201-03	$344	$409	-$65
106-391-13	$343	$447	-$104
109-121-22	$342	$577	-$235
109-121-27	$342	$577	-$235
109-031-15	$342	$577	-$235
049-071-44	$340	$439	-$99
109-061-36	$340	$439	-$99
109-351-18	$340	$439	-$99
110-021-29	$340	$439	-$99
051-022-04	$338	$427	-$89
051-431-14	$338	$427	-$89
050-211-15	$338	$525	-$186
051-191-18	$338	$525	-$186

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-482-03	$338	$525	-$186
049-071-42	$334	$434	-$101
108-191-10	$334	$434	-$101
109-091-09	$334	$434	-$101
109-141-12	$334	$434	-$101
109-141-28	$334	$434	-$101
110-021-51	$334	$434	-$101
110-071-29	$334	$434	-$101
110-071-32	$334	$434	-$101
051-351-10	$332	$336	-$4
050-031-36	$332	$433	-$101
050-151-13	$332	$433	-$101
051-012-03	$332	$433	-$101
051-031-41	$332	$433	-$101
051-031-46	$332	$433	-$101
109-341-18	$332	$433	-$101
110-071-13	$332	$433	-$101
109-241-45	$332	$531	-$198
109-091-06	$331	$411	-$80
109-121-16	$331	$452	-$122
109-121-18	$331	$452	-$122
109-121-15	$330	$444	-$114
109-161-13	$330	$444	-$114
109-161-14	$330	$444	-$114
109-181-01	$330	$444	-$114
109-351-11	$330	$444	-$114
050-091-01	$329	$237	$91
106-201-43	$327	$435	-$108
106-321-14	$327	$435	-$108
106-321-26	$327	$435	-$108
109-311-03	$325	$563	-$238
109-191-33	$324	$427	-$103
109-191-42	$324	$427	-$103
109-191-49	$324	$427	-$103
109-171-21	$324	$440	-$116
109-201-11	$324	$440	-$116
109-281-14	$324	$440	-$116
110-011-04	$324	$440	-$116
110-021-40	$324	$440	-$116
110-063-12	$324	$440	-$116
106-481-04	$323	$439	-$116
050-141-10	$322	$235	$88
049-511-06	$322	$513	-$191
050-091-37	$321	$420	-$99
050-171-14	$321	$420	-$99
051-431-15	$321	$420	-$99
051-741-05	$321	$517	-$196
109-061-25	$320	$431	-$110
109-061-29	$320	$431	-$110
109-112-20	$320	$431	-$110
109-112-42	$320	$431	-$110
109-212-05	$320	$431	-$110
109-212-07	$320	$431	-$110
110-021-36	$320	$431	-$110
109-071-20	$320	$528	-$207
110-171-06	$318	$402	-$83
050-031-22	$318	$408	-$90
049-091-29	$318	$423	-$105
110-141-10	$318	$423	-$105
110-031-20	$316	$157	$159
109-061-26	$315	$426	-$112
109-061-30	$315	$426	-$112
110-031-17	$315	$426	-$112
110-031-18	$315	$426	-$112
110-071-33	$315	$426	-$112
051-231-06	$313	$231	$82
051-251-04	$313	$231	$82
051-251-07	$313	$231	$82
051-471-10	$313	$231	$82
110-021-49	$313	$231	$82
050-031-48	$313	$425	-$112
051-031-42	$313	$425	-$112
051-461-06	$313	$425	-$112

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-461-08	$313	$425	-$112
109-142-05	$313	$425	-$112
109-341-04	$313	$425	-$112
051-012-36	$313	$522	-$209
109-241-12	$313	$522	-$209
051-471-11	$312	$230	$82
051-481-03	$312	$230	$82
110-101-01	$312	$230	$82
110-121-05	$312	$230	$82
109-021-19	$311	$414	-$102
049-071-11	$311	$690	-$378
049-071-19	$311	$690	-$378
109-351-04	$311	$690	-$378
051-681-02	$310	$407	-$97
109-161-25	$309	$435	-$126
109-201-10	$309	$435	-$126
109-291-05	$309	$435	-$126
109-351-06	$309	$435	-$126
109-351-13	$309	$435	-$126
109-351-07	$309	$550	-$241
109-121-06	$308	$442	-$135
106-321-04	$307	$427	-$120
106-321-28	$307	$427	-$120
106-391-08	$307	$427	-$120
106-391-09	$307	$427	-$120
106-391-11	$307	$427	-$120
106-391-14	$307	$427	-$120
110-101-07	$307	$548	-$241
049-321-09	$306	$1,162	-$856
109-191-41	$305	$419	-$114
109-191-48	$305	$419	-$114
051-221-33	$305	$506	-$201
050-041-11	$305	$681	-$376
051-071-14	$305	$681	-$376
051-332-08	$305	$681	-$376
051-332-18	$305	$681	-$376
051-341-21	$305	$681	-$376
051-373-16	$305	$681	-$376
051-391-05	$305	$681	-$376
051-391-73	$305	$681	-$376
051-401-41	$305	$681	-$376
051-401-43	$305	$681	-$376
051-521-30	$305	$681	-$376
051-521-39	$305	$681	-$376
051-522-02	$305	$681	-$376
051-543-04	$305	$681	-$376
109-232-28	$305	$681	-$376
109-061-39	$304	$409	-$105
109-121-11	$304	$424	-$120
109-281-07	$304	$546	-$242
050-141-02	$303	$227	$77
110-071-11	$303	$227	$77
050-031-55	$303	$413	-$109
050-121-21	$303	$413	-$109
050-441-03	$303	$413	-$109
051-101-03	$303	$413	-$109
051-421-02	$303	$413	-$109
051-651-04	$303	$413	-$109
051-031-40	$303	$431	-$128
109-201-05	$303	$431	-$128
109-221-12	$303	$431	-$128
109-221-13	$303	$431	-$128
109-251-01	$303	$431	-$128
109-251-06	$303	$431	-$128
109-281-15	$303	$431	-$128
110-011-37	$303	$431	-$128
110-021-41	$303	$431	-$128
110-021-44	$303	$431	-$128
110-041-06	$303	$431	-$128
110-041-21	$303	$431	-$128
110-051-05	$303	$431	-$128
110-261-10	$303	$431	-$128
110-311-02	$303	$431	-$128

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
110-311-06	$303	$431	-$128
110-311-10	$303	$431	-$128
110-311-12	$303	$431	-$128
050-051-05	$303	$510	-$206
050-161-08	$303	$510	-$206
051-191-19	$303	$510	-$206
106-241-05	$302	$430	-$128
106-241-10	$302	$430	-$128
106-391-03	$302	$430	-$128
049-071-37	$301	$422	-$121
109-071-35	$301	$422	-$121
109-071-37	$301	$422	-$121
109-112-11	$301	$422	-$121
109-212-06	$301	$422	-$121
109-351-17	$301	$422	-$121
109-351-20	$301	$422	-$121
049-091-32	$300	$415	-$115
109-051-14	$300	$420	-$119
109-281-06	$298	$420	-$122
109-051-07	$296	$400	-$104
106-271-07	$296	$413	-$116
109-091-15	$296	$418	-$122
109-091-16	$296	$418	-$122
109-141-34	$296	$418	-$122
110-031-15	$296	$418	-$122
110-031-16	$296	$418	-$122
110-081-05	$296	$418	-$122
051-012-25	$294	$223	$72
109-091-07	$294	$404	-$110
050-041-25	$294	$417	-$123
051-031-37	$294	$417	-$123
051-041-44	$294	$417	-$123
051-041-46	$294	$417	-$123
051-042-72	$294	$417	-$123
051-042-76	$294	$417	-$123
051-351-11	$294	$417	-$123
051-411-07	$294	$417	-$123
051-571-15	$294	$417	-$123
051-661-10	$294	$417	-$123
109-142-03	$294	$417	-$123
109-142-04	$294	$417	-$123
109-142-17	$294	$417	-$123
109-341-03	$294	$417	-$123
109-341-06	$294	$417	-$123
109-341-14	$294	$417	-$123
109-341-15	$294	$417	-$123
110-071-08	$294	$417	-$123
110-071-09	$294	$417	-$123
110-051-06	$293	$537	-$243
109-121-04	$291	$421	-$131
109-121-13	$291	$421	-$131
049-571-13	$289	$402	-$113
106-271-06	$287	$411	-$125
109-191-32	$287	$411	-$125
109-212-08	$287	$411	-$125
106-321-10	$287	$418	-$131
106-321-16	$287	$418	-$131
106-321-20	$287	$418	-$131
106-321-23	$287	$418	-$131
109-112-14	$287	$426	-$139
109-112-25	$287	$426	-$139
109-181-13	$287	$426	-$139
109-291-06	$287	$426	-$139
050-031-18	$286	$405	-$119
050-072-57	$286	$405	-$119
050-111-08	$286	$405	-$119
050-111-32	$286	$405	-$119
050-151-12	$286	$405	-$119
050-351-22	$286	$405	-$119
051-201-11	$286	$405	-$119
051-421-01	$286	$405	-$119
051-492-03	$286	$405	-$119
110-101-17	$286	$405	-$119

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-191-20	$286	$502	-$216
110-101-18	$286	$502	-$216
109-142-10	$286	$531	-$245
109-241-02	$286	$531	-$245
110-311-03	$283	$528	-$245
049-062-23	$282	$414	-$132
109-071-15	$282	$414	-$132
109-351-01	$282	$414	-$132
109-351-09	$282	$414	-$132
109-351-14	$282	$414	-$132
109-351-15	$282	$414	-$132
109-351-19	$282	$414	-$132
110-021-35	$282	$414	-$132
051-461-02	$282	$422	-$140
051-461-03	$282	$422	-$140
109-141-26	$282	$422	-$140
109-141-58	$282	$422	-$140
109-161-11	$282	$422	-$140
109-232-01	$282	$422	-$140
109-251-03	$282	$422	-$140
109-251-07	$282	$422	-$140
109-251-08	$282	$422	-$140
109-281-08	$282	$422	-$140
109-281-11	$282	$422	-$140
109-281-17	$282	$422	-$140
110-041-20	$282	$422	-$140
110-051-01	$282	$422	-$140
110-051-02	$282	$422	-$140
110-063-09	$282	$422	-$140
110-261-03	$282	$422	-$140
110-261-04	$282	$422	-$140
110-261-05	$282	$422	-$140
110-261-06	$282	$422	-$140
110-311-04	$282	$422	-$140
110-311-05	$282	$422	-$140
110-311-09	$282	$422	-$140
106-221-24	$281	$421	-$140
106-241-07	$281	$421	-$140
106-211-23	$279	$415	-$137
048-011-02	$278	$647	-$369
048-011-14	$278	$647	-$369
048-012-15	$278	$647	-$369
048-012-24	$278	$647	-$369
048-023-07	$278	$647	-$369
048-024-05	$278	$647	-$369
048-061-14	$278	$647	-$369
048-061-16	$278	$647	-$369
048-242-03	$278	$647	-$369
049-201-15	$278	$647	-$369
049-212-09	$278	$647	-$369
049-212-19	$278	$647	-$369
049-214-07	$278	$647	-$369
049-215-03	$278	$647	-$369
049-221-31	$278	$647	-$369
049-221-44	$278	$647	-$369
049-321-13	$278	$647	-$369
049-343-13	$278	$647	-$369
049-461-17	$278	$647	-$369
049-541-07	$278	$647	-$369
050-011-33	$278	$647	-$369
050-061-30	$278	$647	-$369
050-061-44	$278	$647	-$369
050-081-09	$278	$647	-$369
050-111-02	$278	$647	-$369
050-111-19	$278	$647	-$369
050-121-03	$278	$647	-$369
050-131-13	$278	$647	-$369
050-131-15	$278	$647	-$369
050-132-37	$278	$647	-$369
050-191-09	$278	$647	-$369
050-201-45	$278	$647	-$369
050-281-02	$278	$647	-$369
050-291-07	$278	$647	-$369

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-291-23	$278	$647	-$369
050-301-06	$278	$647	-$369
050-321-09	$278	$647	-$369
050-361-04	$278	$647	-$369
050-411-01	$278	$647	-$369
051-071-07	$278	$647	-$369
051-081-12	$278	$647	-$369
051-081-16	$278	$647	-$369
051-081-23	$278	$647	-$369
051-082-06	$278	$647	-$369
051-153-31	$278	$647	-$369
051-161-13	$278	$647	-$369
051-171-01	$278	$647	-$369
051-181-09	$278	$647	-$369
051-181-10	$278	$647	-$369
051-411-08	$278	$647	-$369
051-511-30	$278	$647	-$369
051-511-31	$278	$647	-$369
051-701-06	$278	$647	-$369
051-701-13	$278	$647	-$369
051-101-62	$277	$215	$62
051-101-73	$277	$215	$62
109-331-02	$277	$401	-$124
051-751-06	$277	$410	-$133
108-191-11	$277	$410	-$133
108-191-15	$277	$410	-$133
109-131-11	$277	$410	-$133
109-141-36	$277	$410	-$133
109-141-56	$277	$410	-$133
109-141-57	$277	$410	-$133
109-142-23	$277	$410	-$133
110-021-28	$277	$410	-$133
110-321-05	$277	$410	-$133
109-151-02	$277	$523	-$246
109-121-20	$276	$215	$61
050-031-26	$276	$522	-$246
050-031-54	$275	$409	-$134
050-041-01	$275	$409	-$134
050-041-24	$275	$409	-$134
050-041-43	$275	$409	-$134
050-041-45	$275	$409	-$134
050-141-17	$275	$409	-$134
051-012-32	$275	$409	-$134
051-031-03	$275	$409	-$134
051-031-31	$275	$409	-$134
051-042-67	$275	$409	-$134
051-042-68	$275	$409	-$134
051-042-69	$275	$409	-$134
051-042-75	$275	$409	-$134
051-042-77	$275	$409	-$134
051-341-14	$275	$409	-$134
051-571-09	$275	$409	-$134
051-571-10	$275	$409	-$134
051-661-02	$275	$409	-$134
051-661-03	$275	$409	-$134
051-661-07	$275	$409	-$134
051-661-08	$275	$409	-$134
051-661-09	$275	$409	-$134
051-661-15	$275	$409	-$134
051-661-16	$275	$409	-$134
051-661-19	$275	$409	-$134
051-661-22	$275	$409	-$134
051-661-23	$275	$409	-$134
109-232-50	$275	$409	-$134
109-241-18	$275	$409	-$134
109-241-47	$275	$409	-$134
109-241-49	$275	$409	-$134
109-241-52	$275	$409	-$134
109-241-58	$275	$409	-$134
109-241-59	$275	$409	-$134
109-241-60	$275	$409	-$134
109-341-10	$275	$409	-$134
109-341-11	$275	$409	-$134

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-341-12	$275	$409	-$134
106-211-21	$275	$415	-$140
106-211-22	$274	$415	-$141
051-221-02	$273	$492	-$220
110-062-12	$272	$519	-$247
110-131-04	$270	$393	-$122
106-121-25	$270	$517	-$247
049-251-19	$269	$398	-$129
049-511-05	$269	$398	-$129
050-031-15	$269	$398	-$129
050-072-49	$269	$398	-$129
050-101-11	$269	$398	-$129
050-191-14	$269	$398	-$129
050-351-09	$269	$398	-$129
050-461-02	$269	$398	-$129
051-022-02	$269	$398	-$129
051-201-59	$269	$398	-$129
051-292-31	$269	$398	-$129
051-421-08	$269	$398	-$129
051-651-02	$269	$398	-$129
109-261-09	$269	$398	-$129
109-041-14	$268	$404	-$135
109-091-25	$268	$404	-$135
109-191-23	$268	$404	-$135
109-191-51	$268	$404	-$135
106-321-01	$268	$410	-$142
109-191-34	$268	$410	-$142
106-321-06	$268	$516	-$248
109-161-35	$266	$417	-$151
109-171-13	$266	$417	-$151
109-181-15	$266	$417	-$151
109-181-16	$266	$417	-$151
109-281-04	$266	$417	-$151
109-291-07	$266	$417	-$151
109-301-02	$266	$417	-$151
109-301-03	$266	$417	-$151
109-301-07	$266	$417	-$151
049-282-33	$265	$630	-$365
049-311-09	$265	$630	-$365
049-311-15	$265	$630	-$365
049-551-10	$265	$630	-$365
049-551-11	$265	$630	-$365
051-671-02	$265	$630	-$365
110-181-06	$264	$147	$117
051-261-12	$264	$210	$54
110-151-03	$264	$210	$54
109-031-27	$264	$400	-$136
049-062-22	$262	$406	-$143
109-351-02	$262	$406	-$143
109-351-03	$262	$406	-$143
106-281-05	$261	$404	-$143
109-171-28	$261	$413	-$152
109-232-24	$261	$413	-$152
109-232-41	$261	$413	-$152
109-232-42	$261	$413	-$152
109-232-43	$261	$413	-$152
109-251-02	$261	$413	-$152
109-251-09	$261	$413	-$152
109-281-05	$261	$413	-$152
109-281-13	$261	$413	-$152
110-011-24	$261	$413	-$152
110-011-25	$261	$413	-$152
110-041-01	$261	$413	-$152
110-041-04	$261	$413	-$152
110-041-19	$261	$413	-$152
110-041-23	$261	$413	-$152
110-041-24	$261	$413	-$152
110-051-03	$261	$413	-$152
110-051-04	$261	$413	-$152
110-062-01	$261	$413	-$152
110-062-02	$261	$413	-$152
110-062-03	$261	$413	-$152
110-062-05	$261	$413	-$152

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
110-062-06	$261	$413	-$152
110-062-07	$261	$413	-$152
110-062-08	$261	$413	-$152
110-062-11	$261	$413	-$152
110-063-13	$261	$413	-$152
110-071-25	$261	$413	-$152
110-071-38	$261	$413	-$152
110-261-09	$261	$413	-$152
110-291-02	$261	$413	-$152
110-311-07	$261	$413	-$152
110-311-08	$261	$413	-$152
110-311-11	$261	$413	-$152
050-031-14	$261	$510	-$249
051-101-74	$260	$208	$52
051-101-80	$260	$208	$52
110-151-12	$260	$208	$52
051-731-02	$260	$384	-$124
110-091-06	$260	$398	-$138
109-191-02	$260	$509	-$249
109-061-33	$258	$400	-$142
108-191-09	$258	$402	-$144
109-141-14	$258	$402	-$144
109-141-44	$258	$402	-$144
109-141-53	$258	$402	-$144
109-261-14	$258	$402	-$144
109-141-37	$258	$507	-$249
109-141-38	$258	$507	-$249
050-041-12	$257	$401	-$145
050-041-33	$257	$401	-$145
050-041-36	$257	$401	-$145
050-041-47	$257	$401	-$145
050-141-18	$257	$401	-$145
050-141-19	$257	$401	-$145
050-141-20	$257	$401	-$145
051-031-30	$257	$401	-$145
051-042-13	$257	$401	-$145
051-331-16	$257	$401	-$145
051-351-03	$257	$401	-$145
051-421-03	$257	$401	-$145
051-441-08	$257	$401	-$145
051-551-06	$257	$401	-$145
051-571-01	$257	$401	-$145
051-571-02	$257	$401	-$145
051-571-05	$257	$401	-$145
051-571-07	$257	$401	-$145
051-661-06	$257	$401	-$145
051-661-11	$257	$401	-$145
051-661-12	$257	$401	-$145
051-661-13	$257	$401	-$145
051-661-14	$257	$401	-$145
051-661-18	$257	$401	-$145
051-661-20	$257	$401	-$145
051-661-21	$257	$401	-$145
109-142-16	$257	$401	-$145
109-232-17	$257	$401	-$145
109-232-59	$257	$401	-$145
109-232-60	$257	$401	-$145
109-241-27	$257	$401	-$145
109-241-63	$257	$401	-$145
109-341-09	$257	$401	-$145
109-341-20	$257	$401	-$145
051-551-09	$257	$506	-$249
109-271-15	$257	$506	-$249
049-511-04	$256	$388	-$132
051-031-38	$256	$397	-$140
109-021-20	$256	$403	-$148
106-121-40	$255	$388	-$133
110-181-01	$254	$145	$109
109-041-04	$253	$389	-$136
109-241-06	$253	$396	-$143
109-051-08	$253	$399	-$147
109-351-05	$253	$503	-$250
050-031-52	$252	$390	-$139

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-051-28	$252	$390	-$139
050-051-39	$252	$390	-$139
050-061-07	$252	$390	-$139
050-081-06	$252	$390	-$139
050-081-27	$252	$390	-$139
050-311-21	$252	$390	-$139
050-381-17	$252	$390	-$139
050-401-13	$252	$390	-$139
050-411-03	$252	$390	-$139
050-451-09	$252	$390	-$139
050-461-01	$252	$390	-$139
051-191-15	$252	$390	-$139
051-192-07	$252	$390	-$139
051-201-06	$252	$390	-$139
051-421-16	$252	$390	-$139
051-421-17	$252	$390	-$139
051-421-18	$252	$390	-$139
051-421-21	$252	$390	-$139
109-142-26	$252	$390	-$139
109-261-12	$252	$390	-$139
110-101-24	$252	$390	-$139
050-072-59	$252	$488	-$236
050-031-57	$252	$502	-$250
109-031-24	$250	$396	-$146
109-031-25	$250	$396	-$146
109-191-38	$250	$396	-$146
109-051-05	$250	$399	-$148
109-212-04	$250	$399	-$148
106-391-16	$249	$203	$46
106-281-14	$248	$402	-$154
106-281-16	$248	$402	-$154
106-281-17	$248	$402	-$154
106-281-18	$248	$402	-$154
106-281-19	$248	$402	-$154
109-011-03	$248	$402	-$154
051-741-02	$247	$203	$45
110-151-02	$247	$203	$45
110-151-10	$247	$203	$45
049-081-13	$247	$395	-$148
051-661-04	$247	$498	-$251
049-091-13	$246	$497	-$251
109-031-26	$245	$392	-$147
110-171-02	$245	$392	-$147
109-131-15	$245	$395	-$150
049-071-06	$243	$397	-$155
049-071-26	$243	$397	-$155
049-071-27	$243	$397	-$155
049-071-49	$243	$397	-$155
109-071-04	$243	$397	-$155
109-071-16	$243	$397	-$155
050-031-13	$243	$495	-$252
049-071-16	$243	$592	-$349
051-012-28	$242	$201	$42
051-101-79	$242	$201	$42
051-191-06	$242	$201	$42
051-751-04	$242	$201	$42
106-121-28	$242	$390	-$147
049-282-36	$240	$381	-$142
049-571-01	$240	$381	-$142
051-231-13	$240	$381	-$142
049-071-05	$239	$394	-$155
109-061-14	$239	$394	-$155
109-101-14	$239	$394	-$155
109-101-15	$239	$394	-$155
109-101-19	$239	$394	-$155
109-101-20	$239	$394	-$155
109-101-22	$239	$394	-$155
109-131-09	$239	$394	-$155
109-141-22	$239	$394	-$155
109-141-23	$239	$394	-$155
109-141-48	$239	$394	-$155
109-142-18	$239	$394	-$155
109-142-19	$239	$394	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
110-021-21	$239	$394	-$155
049-071-07	$239	$491	-$252
050-031-20	$238	$393	-$155
050-041-03	$238	$393	-$155
050-041-04	$238	$393	-$155
050-041-05	$238	$393	-$155
050-041-27	$238	$393	-$155
050-041-28	$238	$393	-$155
050-041-29	$238	$393	-$155
050-041-30	$238	$393	-$155
050-041-32	$238	$393	-$155
050-041-41	$238	$393	-$155
050-041-42	$238	$393	-$155
050-141-07	$238	$393	-$155
050-271-06	$238	$393	-$155
050-271-07	$238	$393	-$155
050-272-04	$238	$393	-$155
050-272-05	$238	$393	-$155
050-272-06	$238	$393	-$155
050-272-17	$238	$393	-$155
050-272-20	$238	$393	-$155
050-272-25	$238	$393	-$155
050-273-02	$238	$393	-$155
050-273-03	$238	$393	-$155
050-273-04	$238	$393	-$155
050-273-07	$238	$393	-$155
050-273-08	$238	$393	-$155
051-031-44	$238	$393	-$155
051-031-45	$238	$393	-$155
051-051-01	$238	$393	-$155
051-051-02	$238	$393	-$155
051-051-03	$238	$393	-$155
051-051-04	$238	$393	-$155
051-051-06	$238	$393	-$155
051-051-07	$238	$393	-$155
051-051-08	$238	$393	-$155
051-052-01	$238	$393	-$155
051-052-02	$238	$393	-$155
051-052-03	$238	$393	-$155
051-052-04	$238	$393	-$155
051-052-07	$238	$393	-$155
051-052-08	$238	$393	-$155
051-052-09	$238	$393	-$155
051-052-10	$238	$393	-$155
051-052-11	$238	$393	-$155
051-052-13	$238	$393	-$155
051-052-14	$238	$393	-$155
051-052-17	$238	$393	-$155
051-071-31	$238	$393	-$155
051-321-01	$238	$393	-$155
051-321-02	$238	$393	-$155
051-321-03	$238	$393	-$155
051-321-05	$238	$393	-$155
051-321-06	$238	$393	-$155
051-331-28	$238	$393	-$155
051-331-30	$238	$393	-$155
051-331-31	$238	$393	-$155
051-331-32	$238	$393	-$155
051-331-33	$238	$393	-$155
051-331-34	$238	$393	-$155
051-331-35	$238	$393	-$155
051-331-36	$238	$393	-$155
051-331-37	$238	$393	-$155
051-331-38	$238	$393	-$155
051-331-39	$238	$393	-$155
051-331-40	$238	$393	-$155
051-331-41	$238	$393	-$155
051-331-42	$238	$393	-$155
051-331-43	$238	$393	-$155
051-331-44	$238	$393	-$155
051-331-45	$238	$393	-$155
051-331-46	$238	$393	-$155
051-331-47	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-331-48	$238	$393	-$155
051-331-49	$238	$393	-$155
051-331-50	$238	$393	-$155
051-331-51	$238	$393	-$155
051-331-52	$238	$393	-$155
051-331-53	$238	$393	-$155
051-331-55	$238	$393	-$155
051-331-56	$238	$393	-$155
051-331-59	$238	$393	-$155
051-331-60	$238	$393	-$155
051-331-62	$238	$393	-$155
051-331-63	$238	$393	-$155
051-331-64	$238	$393	-$155
051-331-65	$238	$393	-$155
051-331-66	$238	$393	-$155
051-331-67	$238	$393	-$155
051-331-68	$238	$393	-$155
051-331-69	$238	$393	-$155
051-331-70	$238	$393	-$155
051-331-71	$238	$393	-$155
051-331-72	$238	$393	-$155
051-331-73	$238	$393	-$155
051-331-74	$238	$393	-$155
051-331-75	$238	$393	-$155
051-331-76	$238	$393	-$155
051-331-77	$238	$393	-$155
051-332-01	$238	$393	-$155
051-332-02	$238	$393	-$155
051-332-03	$238	$393	-$155
051-332-04	$238	$393	-$155
051-332-05	$238	$393	-$155
051-332-06	$238	$393	-$155
051-332-07	$238	$393	-$155
051-332-09	$238	$393	-$155
051-332-10	$238	$393	-$155
051-332-11	$238	$393	-$155
051-332-12	$238	$393	-$155
051-332-13	$238	$393	-$155
051-332-14	$238	$393	-$155
051-332-15	$238	$393	-$155
051-332-16	$238	$393	-$155
051-332-17	$238	$393	-$155
051-332-21	$238	$393	-$155
051-332-23	$238	$393	-$155
051-332-24	$238	$393	-$155
051-332-25	$238	$393	-$155
051-332-26	$238	$393	-$155
051-332-27	$238	$393	-$155
051-332-28	$238	$393	-$155
051-341-02	$238	$393	-$155
051-341-04	$238	$393	-$155
051-341-05	$238	$393	-$155
051-341-06	$238	$393	-$155
051-341-10	$238	$393	-$155
051-341-17	$238	$393	-$155
051-341-19	$238	$393	-$155
051-341-20	$238	$393	-$155
051-341-22	$238	$393	-$155
051-341-23	$238	$393	-$155
051-361-02	$238	$393	-$155
051-361-03	$238	$393	-$155
051-361-04	$238	$393	-$155
051-361-05	$238	$393	-$155
051-361-06	$238	$393	-$155
051-361-07	$238	$393	-$155
051-361-08	$238	$393	-$155
051-361-09	$238	$393	-$155
051-361-10	$238	$393	-$155
051-361-11	$238	$393	-$155
051-361-12	$238	$393	-$155
051-361-13	$238	$393	-$155
051-361-14	$238	$393	-$155
051-361-15	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-361-16	$238	$393	-$155
051-361-17	$238	$393	-$155
051-361-18	$238	$393	-$155
051-361-19	$238	$393	-$155
051-361-20	$238	$393	-$155
051-361-21	$238	$393	-$155
051-361-22	$238	$393	-$155
051-362-01	$238	$393	-$155
051-362-02	$238	$393	-$155
051-362-03	$238	$393	-$155
051-362-04	$238	$393	-$155
051-363-01	$238	$393	-$155
051-363-02	$238	$393	-$155
051-363-03	$238	$393	-$155
051-363-04	$238	$393	-$155
051-363-05	$238	$393	-$155
051-363-06	$238	$393	-$155
051-363-07	$238	$393	-$155
051-363-08	$238	$393	-$155
051-363-09	$238	$393	-$155
051-363-10	$238	$393	-$155
051-363-11	$238	$393	-$155
051-364-01	$238	$393	-$155
051-364-02	$238	$393	-$155
051-371-01	$238	$393	-$155
051-371-02	$238	$393	-$155
051-371-03	$238	$393	-$155
051-371-04	$238	$393	-$155
051-371-05	$238	$393	-$155
051-371-06	$238	$393	-$155
051-371-07	$238	$393	-$155
051-371-08	$238	$393	-$155
051-371-09	$238	$393	-$155
051-371-10	$238	$393	-$155
051-371-11	$238	$393	-$155
051-371-12	$238	$393	-$155
051-371-13	$238	$393	-$155
051-371-14	$238	$393	-$155
051-371-15	$238	$393	-$155
051-371-16	$238	$393	-$155
051-371-17	$238	$393	-$155
051-371-18	$238	$393	-$155
051-371-19	$238	$393	-$155
051-371-20	$238	$393	-$155
051-372-01	$238	$393	-$155
051-372-02	$238	$393	-$155
051-372-03	$238	$393	-$155
051-372-04	$238	$393	-$155
051-372-05	$238	$393	-$155
051-372-06	$238	$393	-$155
051-372-07	$238	$393	-$155
051-372-08	$238	$393	-$155
051-372-09	$238	$393	-$155
051-372-10	$238	$393	-$155
051-372-11	$238	$393	-$155
051-372-12	$238	$393	-$155
051-372-13	$238	$393	-$155
051-373-01	$238	$393	-$155
051-373-02	$238	$393	-$155
051-373-03	$238	$393	-$155
051-373-04	$238	$393	-$155
051-373-05	$238	$393	-$155
051-373-06	$238	$393	-$155
051-373-07	$238	$393	-$155
051-373-08	$238	$393	-$155
051-373-09	$238	$393	-$155
051-373-10	$238	$393	-$155
051-373-11	$238	$393	-$155
051-373-12	$238	$393	-$155
051-373-13	$238	$393	-$155
051-373-14	$238	$393	-$155
051-373-15	$238	$393	-$155
051-373-17	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-373-18	$238	$393	-$155
051-373-19	$238	$393	-$155
051-373-20	$238	$393	-$155
051-373-21	$238	$393	-$155
051-373-22	$238	$393	-$155
051-373-23	$238	$393	-$155
051-373-24	$238	$393	-$155
051-373-25	$238	$393	-$155
051-373-26	$238	$393	-$155
051-373-27	$238	$393	-$155
051-373-28	$238	$393	-$155
051-373-29	$238	$393	-$155
051-373-30	$238	$393	-$155
051-373-31	$238	$393	-$155
051-373-32	$238	$393	-$155
051-373-33	$238	$393	-$155
051-373-34	$238	$393	-$155
051-373-35	$238	$393	-$155
051-373-36	$238	$393	-$155
051-373-37	$238	$393	-$155
051-373-38	$238	$393	-$155
051-373-39	$238	$393	-$155
051-373-40	$238	$393	-$155
051-373-41	$238	$393	-$155
051-373-42	$238	$393	-$155
051-373-43	$238	$393	-$155
051-373-44	$238	$393	-$155
051-373-45	$238	$393	-$155
051-373-46	$238	$393	-$155
051-373-47	$238	$393	-$155
051-375-01	$238	$393	-$155
051-375-02	$238	$393	-$155
051-375-03	$238	$393	-$155
051-375-04	$238	$393	-$155
051-375-05	$238	$393	-$155
051-375-06	$238	$393	-$155
051-375-07	$238	$393	-$155
051-375-08	$238	$393	-$155
051-375-09	$238	$393	-$155
051-375-10	$238	$393	-$155
051-375-11	$238	$393	-$155
051-375-12	$238	$393	-$155
051-381-03	$238	$393	-$155
051-381-04	$238	$393	-$155
051-381-05	$238	$393	-$155
051-381-07	$238	$393	-$155
051-381-12	$238	$393	-$155
051-381-13	$238	$393	-$155
051-381-18	$238	$393	-$155
051-381-19	$238	$393	-$155
051-381-20	$238	$393	-$155
051-381-21	$238	$393	-$155
051-381-30	$238	$393	-$155
051-381-31	$238	$393	-$155
051-381-32	$238	$393	-$155
051-381-33	$238	$393	-$155
051-381-34	$238	$393	-$155
051-381-36	$238	$393	-$155
051-381-37	$238	$393	-$155
051-381-38	$238	$393	-$155
051-381-39	$238	$393	-$155
051-381-43	$238	$393	-$155
051-381-44	$238	$393	-$155
051-381-46	$238	$393	-$155
051-381-47	$238	$393	-$155
051-381-48	$238	$393	-$155
051-381-49	$238	$393	-$155
051-381-56	$238	$393	-$155
051-381-57	$238	$393	-$155
051-381-59	$238	$393	-$155
051-381-60	$238	$393	-$155
051-381-63	$238	$393	-$155
051-381-64	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-381-65	$238	$393	-$155
051-381-67	$238	$393	-$155
051-381-68	$238	$393	-$155
051-381-71	$238	$393	-$155
051-381-72	$238	$393	-$155
051-381-73	$238	$393	-$155
051-381-75	$238	$393	-$155
051-381-76	$238	$393	-$155
051-381-77	$238	$393	-$155
051-381-78	$238	$393	-$155
051-381-79	$238	$393	-$155
051-381-80	$238	$393	-$155
051-381-81	$238	$393	-$155
051-391-04	$238	$393	-$155
051-391-07	$238	$393	-$155
051-391-08	$238	$393	-$155
051-391-11	$238	$393	-$155
051-391-14	$238	$393	-$155
051-391-15	$238	$393	-$155
051-391-26	$238	$393	-$155
051-391-27	$238	$393	-$155
051-391-28	$238	$393	-$155
051-391-29	$238	$393	-$155
051-391-30	$238	$393	-$155
051-391-31	$238	$393	-$155
051-391-32	$238	$393	-$155
051-391-33	$238	$393	-$155
051-391-34	$238	$393	-$155
051-391-44	$238	$393	-$155
051-391-45	$238	$393	-$155
051-391-46	$238	$393	-$155
051-391-48	$238	$393	-$155
051-391-49	$238	$393	-$155
051-391-51	$238	$393	-$155
051-391-56	$238	$393	-$155
051-391-61	$238	$393	-$155
051-391-62	$238	$393	-$155
051-391-65	$238	$393	-$155
051-391-66	$238	$393	-$155
051-391-67	$238	$393	-$155
051-391-68	$238	$393	-$155
051-391-69	$238	$393	-$155
051-391-70	$238	$393	-$155
051-391-71	$238	$393	-$155
051-391-72	$238	$393	-$155
051-391-74	$238	$393	-$155
051-391-75	$238	$393	-$155
051-391-76	$238	$393	-$155
051-391-77	$238	$393	-$155
051-391-80	$238	$393	-$155
051-391-81	$238	$393	-$155
051-391-82	$238	$393	-$155
051-391-83	$238	$393	-$155
051-391-84	$238	$393	-$155
051-391-88	$238	$393	-$155
051-401-05	$238	$393	-$155
051-401-13	$238	$393	-$155
051-401-15	$238	$393	-$155
051-401-17	$238	$393	-$155
051-401-18	$238	$393	-$155
051-401-19	$238	$393	-$155
051-401-22	$238	$393	-$155
051-401-23	$238	$393	-$155
051-401-25	$238	$393	-$155
051-401-35	$238	$393	-$155
051-401-36	$238	$393	-$155
051-401-37	$238	$393	-$155
051-401-39	$238	$393	-$155
051-401-44	$238	$393	-$155
051-401-45	$238	$393	-$155
051-401-46	$238	$393	-$155
051-401-47	$238	$393	-$155
051-401-48	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-401-49	$238	$393	-$155
051-401-50	$238	$393	-$155
051-401-51	$238	$393	-$155
051-401-54	$238	$393	-$155
051-401-56	$238	$393	-$155
051-411-11	$238	$393	-$155
051-411-13	$238	$393	-$155
051-411-14	$238	$393	-$155
051-411-15	$238	$393	-$155
051-411-18	$238	$393	-$155
051-411-24	$238	$393	-$155
051-411-26	$238	$393	-$155
051-411-27	$238	$393	-$155
051-411-28	$238	$393	-$155
051-511-01	$238	$393	-$155
051-511-02	$238	$393	-$155
051-511-03	$238	$393	-$155
051-511-04	$238	$393	-$155
051-511-05	$238	$393	-$155
051-511-06	$238	$393	-$155
051-511-07	$238	$393	-$155
051-511-08	$238	$393	-$155
051-511-09	$238	$393	-$155
051-511-16	$238	$393	-$155
051-511-17	$238	$393	-$155
051-511-18	$238	$393	-$155
051-511-22	$238	$393	-$155
051-511-23	$238	$393	-$155
051-511-24	$238	$393	-$155
051-511-26	$238	$393	-$155
051-511-27	$238	$393	-$155
051-511-28	$238	$393	-$155
051-511-40	$238	$393	-$155
051-511-42	$238	$393	-$155
051-521-06	$238	$393	-$155
051-521-07	$238	$393	-$155
051-521-08	$238	$393	-$155
051-521-14	$238	$393	-$155
051-521-15	$238	$393	-$155
051-521-22	$238	$393	-$155
051-521-23	$238	$393	-$155
051-521-24	$238	$393	-$155
051-521-25	$238	$393	-$155
051-521-26	$238	$393	-$155
051-521-27	$238	$393	-$155
051-521-28	$238	$393	-$155
051-521-29	$238	$393	-$155
051-521-31	$238	$393	-$155
051-521-32	$238	$393	-$155
051-521-33	$238	$393	-$155
051-521-37	$238	$393	-$155
051-521-38	$238	$393	-$155
051-521-40	$238	$393	-$155
051-521-41	$238	$393	-$155
051-521-43	$238	$393	-$155
051-522-01	$238	$393	-$155
051-522-03	$238	$393	-$155
051-522-04	$238	$393	-$155
051-522-05	$238	$393	-$155
051-522-06	$238	$393	-$155
051-522-07	$238	$393	-$155
051-522-08	$238	$393	-$155
051-522-09	$238	$393	-$155
051-522-10	$238	$393	-$155
051-522-11	$238	$393	-$155
051-522-12	$238	$393	-$155
051-531-01	$238	$393	-$155
051-531-02	$238	$393	-$155
051-531-03	$238	$393	-$155
051-531-04	$238	$393	-$155
051-531-05	$238	$393	-$155
051-531-06	$238	$393	-$155
051-531-07	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-531-08	$238	$393	-$155
051-531-09	$238	$393	-$155
051-531-10	$238	$393	-$155
051-531-11	$238	$393	-$155
051-531-12	$238	$393	-$155
051-531-13	$238	$393	-$155
051-531-14	$238	$393	-$155
051-531-15	$238	$393	-$155
051-531-16	$238	$393	-$155
051-531-17	$238	$393	-$155
051-531-18	$238	$393	-$155
051-531-19	$238	$393	-$155
051-531-20	$238	$393	-$155
051-532-01	$238	$393	-$155
051-532-02	$238	$393	-$155
051-532-03	$238	$393	-$155
051-532-04	$238	$393	-$155
051-532-05	$238	$393	-$155
051-532-06	$238	$393	-$155
051-532-07	$238	$393	-$155
051-532-08	$238	$393	-$155
051-532-09	$238	$393	-$155
051-532-10	$238	$393	-$155
051-532-11	$238	$393	-$155
051-532-12	$238	$393	-$155
051-532-13	$238	$393	-$155
051-532-14	$238	$393	-$155
051-532-15	$238	$393	-$155
051-532-16	$238	$393	-$155
051-532-28	$238	$393	-$155
051-532-29	$238	$393	-$155
051-532-30	$238	$393	-$155
051-532-31	$238	$393	-$155
051-532-32	$238	$393	-$155
051-532-33	$238	$393	-$155
051-532-34	$238	$393	-$155
051-533-01	$238	$393	-$155
051-533-02	$238	$393	-$155
051-533-03	$238	$393	-$155
051-533-04	$238	$393	-$155
051-533-05	$238	$393	-$155
051-533-06	$238	$393	-$155
051-533-07	$238	$393	-$155
051-533-08	$238	$393	-$155
051-533-09	$238	$393	-$155
051-533-10	$238	$393	-$155
051-541-01	$238	$393	-$155
051-541-02	$238	$393	-$155
051-541-03	$238	$393	-$155
051-541-04	$238	$393	-$155
051-541-05	$238	$393	-$155
051-541-06	$238	$393	-$155
051-541-07	$238	$393	-$155
051-541-08	$238	$393	-$155
051-541-09	$238	$393	-$155
051-541-10	$238	$393	-$155
051-541-11	$238	$393	-$155
051-542-01	$238	$393	-$155
051-542-02	$238	$393	-$155
051-542-03	$238	$393	-$155
051-542-04	$238	$393	-$155
051-542-05	$238	$393	-$155
051-542-06	$238	$393	-$155
051-542-07	$238	$393	-$155
051-542-08	$238	$393	-$155
051-542-09	$238	$393	-$155
051-542-10	$238	$393	-$155
051-542-11	$238	$393	-$155
051-542-12	$238	$393	-$155
051-542-13	$238	$393	-$155
051-542-14	$238	$393	-$155
051-542-15	$238	$393	-$155
051-542-16	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-542-17	$238	$393	-$155
051-542-18	$238	$393	-$155
051-542-19	$238	$393	-$155
051-542-20	$238	$393	-$155
051-542-21	$238	$393	-$155
051-543-01	$238	$393	-$155
051-543-02	$238	$393	-$155
051-543-03	$238	$393	-$155
051-543-05	$238	$393	-$155
051-543-06	$238	$393	-$155
051-543-07	$238	$393	-$155
051-543-08	$238	$393	-$155
051-543-09	$238	$393	-$155
051-543-10	$238	$393	-$155
051-543-11	$238	$393	-$155
051-543-12	$238	$393	-$155
051-543-13	$238	$393	-$155
051-543-14	$238	$393	-$155
051-543-15	$238	$393	-$155
051-543-16	$238	$393	-$155
051-543-17	$238	$393	-$155
051-543-18	$238	$393	-$155
051-543-19	$238	$393	-$155
051-543-20	$238	$393	-$155
051-543-21	$238	$393	-$155
051-543-22	$238	$393	-$155
051-543-23	$238	$393	-$155
051-543-24	$238	$393	-$155
051-543-25	$238	$393	-$155
051-543-26	$238	$393	-$155
051-543-27	$238	$393	-$155
051-543-28	$238	$393	-$155
051-543-29	$238	$393	-$155
051-543-30	$238	$393	-$155
051-543-31	$238	$393	-$155
051-543-32	$238	$393	-$155
051-543-33	$238	$393	-$155
051-543-34	$238	$393	-$155
051-543-35	$238	$393	-$155
051-543-36	$238	$393	-$155
051-543-37	$238	$393	-$155
051-543-38	$238	$393	-$155
051-551-03	$238	$393	-$155
051-571-04	$238	$393	-$155
051-571-08	$238	$393	-$155
051-571-13	$238	$393	-$155
051-571-14	$238	$393	-$155
051-581-01	$238	$393	-$155
051-581-02	$238	$393	-$155
051-581-03	$238	$393	-$155
051-581-04	$238	$393	-$155
051-581-05	$238	$393	-$155
051-581-06	$238	$393	-$155
051-581-07	$238	$393	-$155
051-581-08	$238	$393	-$155
051-581-09	$238	$393	-$155
051-581-10	$238	$393	-$155
051-581-11	$238	$393	-$155
051-581-12	$238	$393	-$155
051-581-13	$238	$393	-$155
051-581-14	$238	$393	-$155
051-581-15	$238	$393	-$155
051-581-16	$238	$393	-$155
051-581-17	$238	$393	-$155
051-581-18	$238	$393	-$155
051-581-19	$238	$393	-$155
051-581-20	$238	$393	-$155
051-581-21	$238	$393	-$155
051-581-22	$238	$393	-$155
051-581-23	$238	$393	-$155
051-581-24	$238	$393	-$155
051-581-25	$238	$393	-$155
051-591-01	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-591-02	$238	$393	-$155
051-591-03	$238	$393	-$155
051-591-04	$238	$393	-$155
051-591-05	$238	$393	-$155
051-591-06	$238	$393	-$155
051-591-07	$238	$393	-$155
051-591-08	$238	$393	-$155
051-591-09	$238	$393	-$155
051-591-10	$238	$393	-$155
051-591-11	$238	$393	-$155
051-591-12	$238	$393	-$155
051-591-13	$238	$393	-$155
051-591-14	$238	$393	-$155
051-591-15	$238	$393	-$155
051-591-16	$238	$393	-$155
051-591-17	$238	$393	-$155
051-591-18	$238	$393	-$155
051-591-19	$238	$393	-$155
051-591-20	$238	$393	-$155
051-591-21	$238	$393	-$155
051-591-22	$238	$393	-$155
051-591-23	$238	$393	-$155
051-591-24	$238	$393	-$155
051-591-25	$238	$393	-$155
051-601-03	$238	$393	-$155
051-601-04	$238	$393	-$155
051-601-05	$238	$393	-$155
051-601-06	$238	$393	-$155
051-601-07	$238	$393	-$155
051-601-08	$238	$393	-$155
051-601-09	$238	$393	-$155
051-601-10	$238	$393	-$155
051-601-11	$238	$393	-$155
051-601-12	$238	$393	-$155
051-611-04	$238	$393	-$155
051-611-05	$238	$393	-$155
051-611-06	$238	$393	-$155
051-611-07	$238	$393	-$155
051-621-01	$238	$393	-$155
051-621-02	$238	$393	-$155
051-621-03	$238	$393	-$155
051-621-04	$238	$393	-$155
051-621-05	$238	$393	-$155
051-621-06	$238	$393	-$155
051-621-07	$238	$393	-$155
051-621-08	$238	$393	-$155
051-621-09	$238	$393	-$155
051-621-10	$238	$393	-$155
051-621-11	$238	$393	-$155
051-621-12	$238	$393	-$155
051-621-13	$238	$393	-$155
051-621-14	$238	$393	-$155
051-621-15	$238	$393	-$155
051-621-16	$238	$393	-$155
051-621-17	$238	$393	-$155
051-621-18	$238	$393	-$155
051-631-01	$238	$393	-$155
051-631-02	$238	$393	-$155
051-631-03	$238	$393	-$155
051-631-04	$238	$393	-$155
051-631-05	$238	$393	-$155
051-631-06	$238	$393	-$155
051-631-07	$238	$393	-$155
051-631-08	$238	$393	-$155
051-631-09	$238	$393	-$155
051-631-10	$238	$393	-$155
051-631-11	$238	$393	-$155
051-631-12	$238	$393	-$155
051-631-13	$238	$393	-$155
051-631-14	$238	$393	-$155
051-631-15	$238	$393	-$155
051-631-16	$238	$393	-$155
051-631-17	$238	$393	-$155

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-631-18	$238	$393	-$155
051-631-19	$238	$393	-$155
051-661-05	$238	$393	-$155
051-691-01	$238	$393	-$155
051-691-02	$238	$393	-$155
051-691-03	$238	$393	-$155
051-691-04	$238	$393	-$155
051-691-05	$238	$393	-$155
051-691-06	$238	$393	-$155
051-691-07	$238	$393	-$155
051-691-08	$238	$393	-$155
051-691-09	$238	$393	-$155
051-781-01	$238	$393	-$155
051-781-02	$238	$393	-$155
051-781-03	$238	$393	-$155
051-781-04	$238	$393	-$155
051-781-05	$238	$393	-$155
051-781-06	$238	$393	-$155
051-781-07	$238	$393	-$155
051-781-08	$238	$393	-$155
051-781-09	$238	$393	-$155
051-781-10	$238	$393	-$155
051-781-11	$238	$393	-$155
051-781-12	$238	$393	-$155
051-781-13	$238	$393	-$155
051-781-14	$238	$393	-$155
109-142-27	$238	$393	-$155
109-142-32	$238	$393	-$155
109-142-33	$238	$393	-$155
109-142-35	$238	$393	-$155
109-232-23	$238	$393	-$155
109-232-29	$238	$393	-$155
109-232-34	$238	$393	-$155
109-232-38	$238	$393	-$155
109-232-39	$238	$393	-$155
109-232-40	$238	$393	-$155
109-232-58	$238	$393	-$155
109-241-62	$238	$393	-$155
109-271-10	$238	$393	-$155
109-271-11	$238	$393	-$155
109-271-12	$238	$393	-$155
109-271-13	$238	$393	-$155
109-271-14	$238	$393	-$155
109-271-16	$238	$393	-$155
109-271-17	$238	$393	-$155
109-271-18	$238	$393	-$155
110-063-01	$238	$393	-$155
110-063-02	$238	$393	-$155
110-063-03	$238	$393	-$155
110-063-04	$238	$393	-$155
110-063-05	$238	$393	-$155
110-063-10	$238	$393	-$155
051-381-11	$238	$490	-$253
051-381-55	$238	$490	-$253
051-401-38	$238	$490	-$253
110-161-03	$236	$198	$38
050-441-01	$235	$488	-$253
051-431-25	$235	$488	-$253
049-181-12	$234	$383	-$149
049-181-14	$234	$383	-$149
049-261-21	$234	$383	-$149
049-331-10	$234	$383	-$149
049-331-11	$234	$383	-$149
050-011-22	$234	$383	-$149
050-022-07	$234	$383	-$149
050-022-29	$234	$383	-$149
050-022-32	$234	$383	-$149
050-061-33	$234	$383	-$149
050-061-34	$234	$383	-$149
050-061-35	$234	$383	-$149
050-061-38	$234	$383	-$149
050-061-39	$234	$383	-$149
050-061-40	$234	$383	-$149

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-061-41	$234	$383	-$149
050-061-42	$234	$383	-$149
050-061-43	$234	$383	-$149
050-072-11	$234	$383	-$149
050-072-58	$234	$383	-$149
050-081-19	$234	$383	-$149
050-081-29	$234	$383	-$149
050-091-36	$234	$383	-$149
050-091-53	$234	$383	-$149
050-101-02	$234	$383	-$149
050-101-12	$234	$383	-$149
050-121-08	$234	$383	-$149
050-121-22	$234	$383	-$149
050-122-10	$234	$383	-$149
050-161-02	$234	$383	-$149
050-161-05	$234	$383	-$149
050-161-12	$234	$383	-$149
050-181-11	$234	$383	-$149
050-201-17	$234	$383	-$149
050-301-10	$234	$383	-$149
050-311-41	$234	$383	-$149
050-311-42	$234	$383	-$149
050-321-10	$234	$383	-$149
050-321-24	$234	$383	-$149
050-321-25	$234	$383	-$149
050-341-05	$234	$383	-$149
050-351-20	$234	$383	-$149
050-351-21	$234	$383	-$149
050-361-01	$234	$383	-$149
050-361-02	$234	$383	-$149
050-361-03	$234	$383	-$149
050-371-04	$234	$383	-$149
050-401-02	$234	$383	-$149
050-401-06	$234	$383	-$149
050-401-11	$234	$383	-$149
050-401-12	$234	$383	-$149
050-411-07	$234	$383	-$149
050-451-06	$234	$383	-$149
051-081-02	$234	$383	-$149
051-161-15	$234	$383	-$149
051-411-22	$234	$383	-$149
051-411-23	$234	$383	-$149
051-421-12	$234	$383	-$149
051-421-14	$234	$383	-$149
051-421-15	$234	$383	-$149
051-701-15	$234	$383	-$149
051-711-03	$234	$383	-$149
051-711-07	$234	$383	-$149
051-711-08	$234	$383	-$149
051-711-10	$234	$383	-$149
051-721-10	$234	$383	-$149
051-741-08	$234	$383	-$149
051-771-03	$234	$383	-$149
051-771-05	$234	$383	-$149
051-771-06	$234	$383	-$149
051-771-07	$234	$383	-$149
051-771-08	$234	$383	-$149
051-771-10	$234	$383	-$149
108-191-27	$234	$383	-$149
109-142-02	$234	$383	-$149
109-261-17	$234	$383	-$149
109-261-18	$234	$383	-$149
109-261-20	$234	$383	-$149
049-331-18	$234	$480	-$246
051-251-14	$233	$372	-$139
051-201-07	$233	$379	-$146
051-731-06	$232	$379	-$146
049-281-01	$232	$485	-$254
051-471-08	$231	$196	$35
109-191-56	$231	$388	-$156
110-071-20	$229	$195	$34
050-151-16	$229	$378	-$149
051-201-55	$227	$378	-$150

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
110-321-02	$226	$378	-$151
051-201-16	$226	$377	-$152
050-161-01	$226	$480	-$255
050-161-06	$226	$480	-$255
050-291-05	$226	$480	-$255
050-321-22	$226	$480	-$255
051-481-04	$225	$193	$32
050-051-06	$225	$285	-$60
051-791-01	$225	$377	-$153
109-261-22	$225	$377	-$153
049-281-11	$223	$374	-$151
049-282-37	$223	$374	-$151
049-302-14	$223	$374	-$151
049-302-15	$223	$374	-$151
049-303-12	$223	$374	-$151
049-312-03	$223	$374	-$151
049-312-05	$223	$374	-$151
049-312-11	$223	$374	-$151
049-571-02	$223	$374	-$151
049-571-03	$223	$374	-$151
049-571-04	$223	$374	-$151
051-231-17	$223	$374	-$151
051-471-07	$223	$374	-$151
051-671-03	$223	$374	-$151
051-671-04	$223	$374	-$151
049-542-15	$217	$181	$36
048-011-03	$217	$376	-$159
048-011-05	$217	$376	-$159
048-011-07	$217	$376	-$159
048-011-13	$217	$376	-$159
048-011-15	$217	$376	-$159
048-011-16	$217	$376	-$159
048-011-17	$217	$376	-$159
048-011-18	$217	$376	-$159
048-011-19	$217	$376	-$159
048-011-20	$217	$376	-$159
048-011-22	$217	$376	-$159
048-011-23	$217	$376	-$159
048-011-25	$217	$376	-$159
048-011-29	$217	$376	-$159
048-011-30	$217	$376	-$159
048-011-31	$217	$376	-$159
048-011-33	$217	$376	-$159
048-011-34	$217	$376	-$159
048-011-35	$217	$376	-$159
048-011-36	$217	$376	-$159
048-012-01	$217	$376	-$159
048-012-02	$217	$376	-$159
048-012-03	$217	$376	-$159
048-012-04	$217	$376	-$159
048-012-06	$217	$376	-$159
048-012-07	$217	$376	-$159
048-012-08	$217	$376	-$159
048-012-09	$217	$376	-$159
048-012-10	$217	$376	-$159
048-012-11	$217	$376	-$159
048-012-12	$217	$376	-$159
048-012-13	$217	$376	-$159
048-012-16	$217	$376	-$159
048-012-17	$217	$376	-$159
048-012-20	$217	$376	-$159
048-012-21	$217	$376	-$159
048-012-22	$217	$376	-$159
048-012-23	$217	$376	-$159
048-013-02	$217	$376	-$159
048-013-03	$217	$376	-$159
048-013-04	$217	$376	-$159
048-013-05	$217	$376	-$159
048-013-06	$217	$376	-$159
048-013-07	$217	$376	-$159
048-013-08	$217	$376	-$159
048-013-09	$217	$376	-$159
048-013-10	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
048-013-11	$217	$376	-$159
048-013-12	$217	$376	-$159
048-013-13	$217	$376	-$159
048-013-14	$217	$376	-$159
048-013-15	$217	$376	-$159
048-013-16	$217	$376	-$159
048-013-18	$217	$376	-$159
048-013-19	$217	$376	-$159
048-014-03	$217	$376	-$159
048-014-04	$217	$376	-$159
048-014-05	$217	$376	-$159
048-014-06	$217	$376	-$159
048-014-07	$217	$376	-$159
048-014-08	$217	$376	-$159
048-014-09	$217	$376	-$159
048-022-02	$217	$376	-$159
048-022-03	$217	$376	-$159
048-022-05	$217	$376	-$159
048-022-06	$217	$376	-$159
048-022-07	$217	$376	-$159
048-023-02	$217	$376	-$159
048-023-03	$217	$376	-$159
048-023-06	$217	$376	-$159
048-023-08	$217	$376	-$159
048-023-09	$217	$376	-$159
048-023-10	$217	$376	-$159
048-023-11	$217	$376	-$159
048-023-12	$217	$376	-$159
048-023-13	$217	$376	-$159
048-023-16	$217	$376	-$159
048-023-17	$217	$376	-$159
048-023-19	$217	$376	-$159
048-023-20	$217	$376	-$159
048-023-21	$217	$376	-$159
048-023-22	$217	$376	-$159
048-023-23	$217	$376	-$159
048-024-01	$217	$376	-$159
048-024-03	$217	$376	-$159
048-024-04	$217	$376	-$159
048-024-06	$217	$376	-$159
048-024-08	$217	$376	-$159
048-024-09	$217	$376	-$159
048-024-10	$217	$376	-$159
048-052-01	$217	$376	-$159
048-052-03	$217	$376	-$159
048-052-06	$217	$376	-$159
048-052-23	$217	$376	-$159
048-052-27	$217	$376	-$159
048-052-28	$217	$376	-$159
048-052-29	$217	$376	-$159
048-052-30	$217	$376	-$159
048-052-31	$217	$376	-$159
048-061-01	$217	$376	-$159
048-061-12	$217	$376	-$159
048-061-13	$217	$376	-$159
048-061-19	$217	$376	-$159
048-061-22	$217	$376	-$159
048-061-27	$217	$376	-$159
048-061-31	$217	$376	-$159
048-061-38	$217	$376	-$159
048-061-39	$217	$376	-$159
048-061-40	$217	$376	-$159
048-061-52	$217	$376	-$159
048-061-53	$217	$376	-$159
048-061-55	$217	$376	-$159
048-231-13	$217	$376	-$159
048-241-02	$217	$376	-$159
048-241-03	$217	$376	-$159
048-241-04	$217	$376	-$159
048-242-04	$217	$376	-$159
048-242-05	$217	$376	-$159
048-242-06	$217	$376	-$159
048-242-07	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
048-242-08	$217	$376	-$159
048-242-09	$217	$376	-$159
048-371-01	$217	$376	-$159
048-371-02	$217	$376	-$159
048-371-03	$217	$376	-$159
048-371-04	$217	$376	-$159
048-371-05	$217	$376	-$159
048-371-06	$217	$376	-$159
048-371-07	$217	$376	-$159
048-371-08	$217	$376	-$159
048-371-09	$217	$376	-$159
048-371-10	$217	$376	-$159
048-371-11	$217	$376	-$159
048-371-12	$217	$376	-$159
048-371-13	$217	$376	-$159
048-371-14	$217	$376	-$159
048-371-15	$217	$376	-$159
048-371-16	$217	$376	-$159
048-371-17	$217	$376	-$159
048-371-18	$217	$376	-$159
048-371-19	$217	$376	-$159
048-371-20	$217	$376	-$159
048-371-21	$217	$376	-$159
048-371-22	$217	$376	-$159
048-371-23	$217	$376	-$159
048-371-24	$217	$376	-$159
048-371-25	$217	$376	-$159
048-371-26	$217	$376	-$159
048-371-27	$217	$376	-$159
048-371-28	$217	$376	-$159
048-371-29	$217	$376	-$159
048-371-30	$217	$376	-$159
048-371-31	$217	$376	-$159
048-371-32	$217	$376	-$159
048-371-33	$217	$376	-$159
048-371-34	$217	$376	-$159
048-371-35	$217	$376	-$159
049-081-14	$217	$376	-$159
049-181-22	$217	$376	-$159
049-181-23	$217	$376	-$159
049-181-24	$217	$376	-$159
049-192-09	$217	$376	-$159
049-192-19	$217	$376	-$159
049-192-25	$217	$376	-$159
049-192-26	$217	$376	-$159
049-192-33	$217	$376	-$159
049-192-34	$217	$376	-$159
049-192-35	$217	$376	-$159
049-192-37	$217	$376	-$159
049-192-38	$217	$376	-$159
049-192-39	$217	$376	-$159
049-201-16	$217	$376	-$159
049-201-17	$217	$376	-$159
049-201-18	$217	$376	-$159
049-201-19	$217	$376	-$159
049-201-20	$217	$376	-$159
049-201-21	$217	$376	-$159
049-201-22	$217	$376	-$159
049-201-24	$217	$376	-$159
049-201-25	$217	$376	-$159
049-201-26	$217	$376	-$159
049-201-27	$217	$376	-$159
049-201-31	$217	$376	-$159
049-201-34	$217	$376	-$159
049-201-37	$217	$376	-$159
049-201-38	$217	$376	-$159
049-201-39	$217	$376	-$159
049-201-41	$217	$376	-$159
049-201-42	$217	$376	-$159
049-201-43	$217	$376	-$159
049-201-44	$217	$376	-$159
049-201-45	$217	$376	-$159
049-201-46	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-201-47	$217	$376	-$159
049-201-48	$217	$376	-$159
049-201-49	$217	$376	-$159
049-201-51	$217	$376	-$159
049-201-52	$217	$376	-$159
049-201-53	$217	$376	-$159
049-201-54	$217	$376	-$159
049-202-01	$217	$376	-$159
049-202-02	$217	$376	-$159
049-202-03	$217	$376	-$159
049-202-04	$217	$376	-$159
049-202-05	$217	$376	-$159
049-202-06	$217	$376	-$159
049-202-07	$217	$376	-$159
049-202-08	$217	$376	-$159
049-202-09	$217	$376	-$159
049-202-10	$217	$376	-$159
049-202-11	$217	$376	-$159
049-212-02	$217	$376	-$159
049-212-03	$217	$376	-$159
049-212-05	$217	$376	-$159
049-212-06	$217	$376	-$159
049-212-08	$217	$376	-$159
049-212-10	$217	$376	-$159
049-212-11	$217	$376	-$159
049-212-14	$217	$376	-$159
049-212-15	$217	$376	-$159
049-212-16	$217	$376	-$159
049-212-17	$217	$376	-$159
049-212-18	$217	$376	-$159
049-212-20	$217	$376	-$159
049-212-21	$217	$376	-$159
049-212-22	$217	$376	-$159
049-212-23	$217	$376	-$159
049-212-24	$217	$376	-$159
049-212-25	$217	$376	-$159
049-212-27	$217	$376	-$159
049-212-29	$217	$376	-$159
049-212-31	$217	$376	-$159
049-212-32	$217	$376	-$159
049-214-01	$217	$376	-$159
049-214-02	$217	$376	-$159
049-214-03	$217	$376	-$159
049-214-04	$217	$376	-$159
049-214-05	$217	$376	-$159
049-214-06	$217	$376	-$159
049-214-10	$217	$376	-$159
049-214-11	$217	$376	-$159
049-214-12	$217	$376	-$159
049-214-13	$217	$376	-$159
049-214-14	$217	$376	-$159
049-214-15	$217	$376	-$159
049-214-16	$217	$376	-$159
049-214-17	$217	$376	-$159
049-214-18	$217	$376	-$159
049-214-19	$217	$376	-$159
049-214-20	$217	$376	-$159
049-214-21	$217	$376	-$159
049-214-24	$217	$376	-$159
049-214-25	$217	$376	-$159
049-214-26	$217	$376	-$159
049-214-27	$217	$376	-$159
049-214-28	$217	$376	-$159
049-214-29	$217	$376	-$159
049-215-01	$217	$376	-$159
049-215-02	$217	$376	-$159
049-215-04	$217	$376	-$159
049-215-05	$217	$376	-$159
049-215-06	$217	$376	-$159
049-215-07	$217	$376	-$159
049-215-08	$217	$376	-$159
049-215-09	$217	$376	-$159
049-215-10	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-215-11	$217	$376	-$159
049-215-12	$217	$376	-$159
049-215-13	$217	$376	-$159
049-215-14	$217	$376	-$159
049-221-07	$217	$376	-$159
049-221-08	$217	$376	-$159
049-221-09	$217	$376	-$159
049-221-11	$217	$376	-$159
049-221-12	$217	$376	-$159
049-221-16	$217	$376	-$159
049-221-18	$217	$376	-$159
049-221-19	$217	$376	-$159
049-221-29	$217	$376	-$159
049-221-37	$217	$376	-$159
049-221-38	$217	$376	-$159
049-221-40	$217	$376	-$159
049-221-41	$217	$376	-$159
049-221-42	$217	$376	-$159
049-221-43	$217	$376	-$159
049-221-45	$217	$376	-$159
049-221-46	$217	$376	-$159
049-221-49	$217	$376	-$159
049-221-51	$217	$376	-$159
049-221-54	$217	$376	-$159
049-221-55	$217	$376	-$159
049-221-56	$217	$376	-$159
049-221-59	$217	$376	-$159
049-221-60	$217	$376	-$159
049-221-64	$217	$376	-$159
049-221-72	$217	$376	-$159
049-221-73	$217	$376	-$159
049-221-74	$217	$376	-$159
049-221-76	$217	$376	-$159
049-221-78	$217	$376	-$159
049-221-79	$217	$376	-$159
049-221-80	$217	$376	-$159
049-221-81	$217	$376	-$159
049-221-82	$217	$376	-$159
049-221-83	$217	$376	-$159
049-221-87	$217	$376	-$159
049-221-88	$217	$376	-$159
049-231-34	$217	$376	-$159
049-231-35	$217	$376	-$159
049-231-37	$217	$376	-$159
049-231-38	$217	$376	-$159
049-231-39	$217	$376	-$159
049-231-46	$217	$376	-$159
049-231-69	$217	$376	-$159
049-251-02	$217	$376	-$159
049-251-03	$217	$376	-$159
049-251-04	$217	$376	-$159
049-251-07	$217	$376	-$159
049-251-08	$217	$376	-$159
049-251-09	$217	$376	-$159
049-251-10	$217	$376	-$159
049-251-11	$217	$376	-$159
049-251-12	$217	$376	-$159
049-251-13	$217	$376	-$159
049-251-14	$217	$376	-$159
049-251-15	$217	$376	-$159
049-251-16	$217	$376	-$159
049-251-17	$217	$376	-$159
049-251-20	$217	$376	-$159
049-251-21	$217	$376	-$159
049-251-31	$217	$376	-$159
049-251-32	$217	$376	-$159
049-251-33	$217	$376	-$159
049-251-34	$217	$376	-$159
049-251-35	$217	$376	-$159
049-251-36	$217	$376	-$159
049-251-37	$217	$376	-$159
049-251-38	$217	$376	-$159
049-252-03	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-252-06	$217	$376	-$159
049-252-07	$217	$376	-$159
049-252-08	$217	$376	-$159
049-252-09	$217	$376	-$159
049-252-10	$217	$376	-$159
049-252-11	$217	$376	-$159
049-252-12	$217	$376	-$159
049-252-13	$217	$376	-$159
049-252-14	$217	$376	-$159
049-252-15	$217	$376	-$159
049-252-16	$217	$376	-$159
049-252-18	$217	$376	-$159
049-252-19	$217	$376	-$159
049-252-20	$217	$376	-$159
049-252-21	$217	$376	-$159
049-252-22	$217	$376	-$159
049-252-23	$217	$376	-$159
049-252-24	$217	$376	-$159
049-252-26	$217	$376	-$159
049-252-27	$217	$376	-$159
049-252-28	$217	$376	-$159
049-252-30	$217	$376	-$159
049-252-32	$217	$376	-$159
049-261-02	$217	$376	-$159
049-261-31	$217	$376	-$159
049-261-32	$217	$376	-$159
049-321-03	$217	$376	-$159
049-321-04	$217	$376	-$159
049-321-10	$217	$376	-$159
049-321-11	$217	$376	-$159
049-321-12	$217	$376	-$159
049-321-16	$217	$376	-$159
049-321-17	$217	$376	-$159
049-321-18	$217	$376	-$159
049-321-21	$217	$376	-$159
049-321-22	$217	$376	-$159
049-321-25	$217	$376	-$159
049-321-26	$217	$376	-$159
049-321-32	$217	$376	-$159
049-321-33	$217	$376	-$159
049-321-36	$217	$376	-$159
049-321-37	$217	$376	-$159
049-321-38	$217	$376	-$159
049-321-39	$217	$376	-$159
049-321-40	$217	$376	-$159
049-321-42	$217	$376	-$159
049-321-43	$217	$376	-$159
049-321-44	$217	$376	-$159
049-321-45	$217	$376	-$159
049-321-46	$217	$376	-$159
049-321-47	$217	$376	-$159
049-321-48	$217	$376	-$159
049-321-49	$217	$376	-$159
049-321-50	$217	$376	-$159
049-321-51	$217	$376	-$159
049-321-52	$217	$376	-$159
049-321-53	$217	$376	-$159
049-321-54	$217	$376	-$159
049-321-55	$217	$376	-$159
049-321-56	$217	$376	-$159
049-321-57	$217	$376	-$159
049-321-58	$217	$376	-$159
049-321-59	$217	$376	-$159
049-321-60	$217	$376	-$159
049-321-61	$217	$376	-$159
049-321-62	$217	$376	-$159
049-321-63	$217	$376	-$159
049-321-64	$217	$376	-$159
049-321-65	$217	$376	-$159
049-321-66	$217	$376	-$159
049-321-67	$217	$376	-$159
049-331-03	$217	$376	-$159
049-331-05	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-331-06	$217	$376	-$159
049-331-07	$217	$376	-$159
049-331-08	$217	$376	-$159
049-331-09	$217	$376	-$159
049-331-12	$217	$376	-$159
049-331-15	$217	$376	-$159
049-331-16	$217	$376	-$159
049-331-19	$217	$376	-$159
049-331-24	$217	$376	-$159
049-331-25	$217	$376	-$159
049-331-28	$217	$376	-$159
049-331-30	$217	$376	-$159
049-331-31	$217	$376	-$159
049-331-32	$217	$376	-$159
049-331-33	$217	$376	-$159
049-331-34	$217	$376	-$159
049-331-35	$217	$376	-$159
049-331-36	$217	$376	-$159
049-331-37	$217	$376	-$159
049-331-43	$217	$376	-$159
049-331-46	$217	$376	-$159
049-331-48	$217	$376	-$159
049-331-49	$217	$376	-$159
049-341-03	$217	$376	-$159
049-341-06	$217	$376	-$159
049-341-07	$217	$376	-$159
049-342-01	$217	$376	-$159
049-342-05	$217	$376	-$159
049-342-12	$217	$376	-$159
049-343-03	$217	$376	-$159
049-343-05	$217	$376	-$159
049-343-06	$217	$376	-$159
049-343-07	$217	$376	-$159
049-343-08	$217	$376	-$159
049-343-09	$217	$376	-$159
049-343-10	$217	$376	-$159
049-343-11	$217	$376	-$159
049-343-12	$217	$376	-$159
049-344-04	$217	$376	-$159
049-344-05	$217	$376	-$159
049-344-06	$217	$376	-$159
049-344-07	$217	$376	-$159
049-344-08	$217	$376	-$159
049-344-09	$217	$376	-$159
049-344-10	$217	$376	-$159
049-344-11	$217	$376	-$159
049-344-12	$217	$376	-$159
049-344-13	$217	$376	-$159
049-344-16	$217	$376	-$159
049-344-17	$217	$376	-$159
049-344-19	$217	$376	-$159
049-391-01	$217	$376	-$159
049-391-02	$217	$376	-$159
049-391-03	$217	$376	-$159
049-391-04	$217	$376	-$159
049-391-05	$217	$376	-$159
049-391-06	$217	$376	-$159
049-391-07	$217	$376	-$159
049-391-08	$217	$376	-$159
049-391-09	$217	$376	-$159
049-391-10	$217	$376	-$159
049-391-11	$217	$376	-$159
049-391-12	$217	$376	-$159
049-391-18	$217	$376	-$159
049-391-32	$217	$376	-$159
049-391-33	$217	$376	-$159
049-391-34	$217	$376	-$159
049-391-35	$217	$376	-$159
049-391-36	$217	$376	-$159
049-391-37	$217	$376	-$159
049-461-11	$217	$376	-$159
049-461-13	$217	$376	-$159
049-461-14	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-461-15	$217	$376	-$159
049-461-16	$217	$376	-$159
049-461-18	$217	$376	-$159
049-461-20	$217	$376	-$159
049-461-23	$217	$376	-$159
049-531-02	$217	$376	-$159
049-531-03	$217	$376	-$159
049-531-05	$217	$376	-$159
049-531-06	$217	$376	-$159
049-541-01	$217	$376	-$159
049-541-02	$217	$376	-$159
049-541-04	$217	$376	-$159
049-541-05	$217	$376	-$159
049-541-06	$217	$376	-$159
049-541-08	$217	$376	-$159
049-541-09	$217	$376	-$159
049-541-10	$217	$376	-$159
049-542-01	$217	$376	-$159
049-542-02	$217	$376	-$159
049-542-03	$217	$376	-$159
049-542-04	$217	$376	-$159
049-542-05	$217	$376	-$159
049-542-08	$217	$376	-$159
049-542-09	$217	$376	-$159
049-542-10	$217	$376	-$159
049-542-11	$217	$376	-$159
049-542-12	$217	$376	-$159
049-542-13	$217	$376	-$159
049-542-14	$217	$376	-$159
050-011-09	$217	$376	-$159
050-011-20	$217	$376	-$159
050-011-21	$217	$376	-$159
050-011-23	$217	$376	-$159
050-011-34	$217	$376	-$159
050-011-35	$217	$376	-$159
050-011-36	$217	$376	-$159
050-012-01	$217	$376	-$159
050-012-04	$217	$376	-$159
050-022-01	$217	$376	-$159
050-022-02	$217	$376	-$159
050-022-03	$217	$376	-$159
050-022-04	$217	$376	-$159
050-022-05	$217	$376	-$159
050-022-06	$217	$376	-$159
050-022-08	$217	$376	-$159
050-022-09	$217	$376	-$159
050-022-10	$217	$376	-$159
050-022-11	$217	$376	-$159
050-022-12	$217	$376	-$159
050-022-13	$217	$376	-$159
050-022-14	$217	$376	-$159
050-022-15	$217	$376	-$159
050-022-16	$217	$376	-$159
050-022-17	$217	$376	-$159
050-022-18	$217	$376	-$159
050-022-19	$217	$376	-$159
050-022-20	$217	$376	-$159
050-022-21	$217	$376	-$159
050-022-22	$217	$376	-$159
050-022-23	$217	$376	-$159
050-022-24	$217	$376	-$159
050-022-25	$217	$376	-$159
050-022-26	$217	$376	-$159
050-022-27	$217	$376	-$159
050-022-28	$217	$376	-$159
050-022-30	$217	$376	-$159
050-022-31	$217	$376	-$159
050-022-33	$217	$376	-$159
050-022-34	$217	$376	-$159
050-022-35	$217	$376	-$159
050-051-40	$217	$376	-$159
050-061-12	$217	$376	-$159
050-061-13	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-061-19	$217	$376	-$159
050-061-20	$217	$376	-$159
050-061-21	$217	$376	-$159
050-061-25	$217	$376	-$159
050-061-27	$217	$376	-$159
050-061-29	$217	$376	-$159
050-072-34	$217	$376	-$159
050-072-35	$217	$376	-$159
050-072-50	$217	$376	-$159
050-072-51	$217	$376	-$159
050-072-52	$217	$376	-$159
050-072-53	$217	$376	-$159
050-081-02	$217	$376	-$159
050-081-05	$217	$376	-$159
050-081-14	$217	$376	-$159
050-081-17	$217	$376	-$159
050-081-18	$217	$376	-$159
050-081-22	$217	$376	-$159
050-081-24	$217	$376	-$159
050-081-25	$217	$376	-$159
050-091-21	$217	$376	-$159
050-101-03	$217	$376	-$159
050-101-05	$217	$376	-$159
050-101-06	$217	$376	-$159
050-101-09	$217	$376	-$159
050-101-10	$217	$376	-$159
050-111-03	$217	$376	-$159
050-111-14	$217	$376	-$159
050-111-15	$217	$376	-$159
050-111-18	$217	$376	-$159
050-111-35	$217	$376	-$159
050-111-36	$217	$376	-$159
050-121-02	$217	$376	-$159
050-121-06	$217	$376	-$159
050-121-10	$217	$376	-$159
050-121-11	$217	$376	-$159
050-121-12	$217	$376	-$159
050-121-13	$217	$376	-$159
050-121-14	$217	$376	-$159
050-121-18	$217	$376	-$159
050-122-02	$217	$376	-$159
050-122-03	$217	$376	-$159
050-122-04	$217	$376	-$159
050-122-05	$217	$376	-$159
050-122-06	$217	$376	-$159
050-122-09	$217	$376	-$159
050-122-13	$217	$376	-$159
050-122-14	$217	$376	-$159
050-122-15	$217	$376	-$159
050-131-09	$217	$376	-$159
050-131-10	$217	$376	-$159
050-131-11	$217	$376	-$159
050-131-12	$217	$376	-$159
050-131-14	$217	$376	-$159
050-131-16	$217	$376	-$159
050-131-17	$217	$376	-$159
050-131-18	$217	$376	-$159
050-131-24	$217	$376	-$159
050-131-25	$217	$376	-$159
050-132-01	$217	$376	-$159
050-132-07	$217	$376	-$159
050-132-16	$217	$376	-$159
050-132-17	$217	$376	-$159
050-132-18	$217	$376	-$159
050-132-19	$217	$376	-$159
050-132-21	$217	$376	-$159
050-132-24	$217	$376	-$159
050-132-25	$217	$376	-$159
050-132-28	$217	$376	-$159
050-132-29	$217	$376	-$159
050-132-32	$217	$376	-$159
050-132-33	$217	$376	-$159
050-132-36	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-151-15	$217	$376	-$159
050-161-11	$217	$376	-$159
050-161-14	$217	$376	-$159
050-171-04	$217	$376	-$159
050-171-05	$217	$376	-$159
050-171-06	$217	$376	-$159
050-191-03	$217	$376	-$159
050-191-10	$217	$376	-$159
050-191-11	$217	$376	-$159
050-191-12	$217	$376	-$159
050-191-13	$217	$376	-$159
050-201-04	$217	$376	-$159
050-201-05	$217	$376	-$159
050-201-06	$217	$376	-$159
050-201-07	$217	$376	-$159
050-201-19	$217	$376	-$159
050-201-23	$217	$376	-$159
050-201-25	$217	$376	-$159
050-201-26	$217	$376	-$159
050-201-29	$217	$376	-$159
050-201-32	$217	$376	-$159
050-201-33	$217	$376	-$159
050-201-38	$217	$376	-$159
050-201-43	$217	$376	-$159
050-201-44	$217	$376	-$159
050-201-46	$217	$376	-$159
050-251-02	$217	$376	-$159
050-251-08	$217	$376	-$159
050-251-10	$217	$376	-$159
050-251-13	$217	$376	-$159
050-251-16	$217	$376	-$159
050-251-17	$217	$376	-$159
050-251-19	$217	$376	-$159
050-251-21	$217	$376	-$159
050-261-17	$217	$376	-$159
050-261-18	$217	$376	-$159
050-261-19	$217	$376	-$159
050-261-20	$217	$376	-$159
050-261-21	$217	$376	-$159
050-261-22	$217	$376	-$159
050-261-23	$217	$376	-$159
050-261-24	$217	$376	-$159
050-261-25	$217	$376	-$159
050-261-32	$217	$376	-$159
050-261-36	$217	$376	-$159
050-261-37	$217	$376	-$159
050-261-38	$217	$376	-$159
050-261-39	$217	$376	-$159
050-261-40	$217	$376	-$159
050-261-41	$217	$376	-$159
050-261-42	$217	$376	-$159
050-261-43	$217	$376	-$159
050-261-44	$217	$376	-$159
050-261-45	$217	$376	-$159
050-261-46	$217	$376	-$159
050-261-47	$217	$376	-$159
050-261-48	$217	$376	-$159
050-261-49	$217	$376	-$159
050-261-50	$217	$376	-$159
050-271-02	$217	$376	-$159
050-271-03	$217	$376	-$159
050-271-05	$217	$376	-$159
050-271-08	$217	$376	-$159
050-272-15	$217	$376	-$159
050-272-18	$217	$376	-$159
050-281-01	$217	$376	-$159
050-281-03	$217	$376	-$159
050-281-04	$217	$376	-$159
050-281-05	$217	$376	-$159
050-281-06	$217	$376	-$159
050-281-07	$217	$376	-$159
050-281-08	$217	$376	-$159
050-281-09	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-281-13	$217	$376	-$159
050-281-19	$217	$376	-$159
050-291-03	$217	$376	-$159
050-291-06	$217	$376	-$159
050-291-10	$217	$376	-$159
050-291-12	$217	$376	-$159
050-291-14	$217	$376	-$159
050-291-15	$217	$376	-$159
050-291-16	$217	$376	-$159
050-291-18	$217	$376	-$159
050-291-19	$217	$376	-$159
050-291-20	$217	$376	-$159
050-291-21	$217	$376	-$159
050-291-22	$217	$376	-$159
050-291-24	$217	$376	-$159
050-301-01	$217	$376	-$159
050-301-02	$217	$376	-$159
050-301-04	$217	$376	-$159
050-301-05	$217	$376	-$159
050-301-07	$217	$376	-$159
050-301-09	$217	$376	-$159
050-302-01	$217	$376	-$159
050-302-02	$217	$376	-$159
050-302-03	$217	$376	-$159
050-302-04	$217	$376	-$159
050-302-05	$217	$376	-$159
050-302-06	$217	$376	-$159
050-302-07	$217	$376	-$159
050-302-08	$217	$376	-$159
050-302-09	$217	$376	-$159
050-302-10	$217	$376	-$159
050-302-13	$217	$376	-$159
050-302-14	$217	$376	-$159
050-302-15	$217	$376	-$159
050-302-16	$217	$376	-$159
050-302-17	$217	$376	-$159
050-303-01	$217	$376	-$159
050-303-02	$217	$376	-$159
050-303-03	$217	$376	-$159
050-303-04	$217	$376	-$159
050-303-05	$217	$376	-$159
050-303-06	$217	$376	-$159
050-303-07	$217	$376	-$159
050-303-08	$217	$376	-$159
050-303-09	$217	$376	-$159
050-303-10	$217	$376	-$159
050-303-11	$217	$376	-$159
050-303-12	$217	$376	-$159
050-303-13	$217	$376	-$159
050-303-15	$217	$376	-$159
050-303-16	$217	$376	-$159
050-303-17	$217	$376	-$159
050-303-18	$217	$376	-$159
050-303-19	$217	$376	-$159
050-311-02	$217	$376	-$159
050-311-03	$217	$376	-$159
050-311-04	$217	$376	-$159
050-311-05	$217	$376	-$159
050-311-06	$217	$376	-$159
050-311-07	$217	$376	-$159
050-311-08	$217	$376	-$159
050-311-09	$217	$376	-$159
050-311-10	$217	$376	-$159
050-311-11	$217	$376	-$159
050-311-12	$217	$376	-$159
050-311-13	$217	$376	-$159
050-311-14	$217	$376	-$159
050-311-15	$217	$376	-$159
050-311-16	$217	$376	-$159
050-311-17	$217	$376	-$159
050-311-18	$217	$376	-$159
050-311-19	$217	$376	-$159
050-321-03	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-321-04	$217	$376	-$159
050-321-05	$217	$376	-$159
050-321-06	$217	$376	-$159
050-321-07	$217	$376	-$159
050-321-08	$217	$376	-$159
050-321-11	$217	$376	-$159
050-321-12	$217	$376	-$159
050-321-13	$217	$376	-$159
050-321-17	$217	$376	-$159
050-321-18	$217	$376	-$159
050-331-01	$217	$376	-$159
050-331-02	$217	$376	-$159
050-331-03	$217	$376	-$159
050-331-04	$217	$376	-$159
050-331-05	$217	$376	-$159
050-331-06	$217	$376	-$159
050-331-07	$217	$376	-$159
050-331-08	$217	$376	-$159
050-331-09	$217	$376	-$159
050-331-10	$217	$376	-$159
050-331-11	$217	$376	-$159
050-331-12	$217	$376	-$159
050-331-13	$217	$376	-$159
050-331-14	$217	$376	-$159
050-331-15	$217	$376	-$159
050-331-16	$217	$376	-$159
050-331-18	$217	$376	-$159
050-331-19	$217	$376	-$159
050-331-20	$217	$376	-$159
050-331-21	$217	$376	-$159
050-331-22	$217	$376	-$159
050-331-23	$217	$376	-$159
050-332-01	$217	$376	-$159
050-332-04	$217	$376	-$159
050-332-05	$217	$376	-$159
050-332-06	$217	$376	-$159
050-332-07	$217	$376	-$159
050-332-08	$217	$376	-$159
050-332-09	$217	$376	-$159
050-332-10	$217	$376	-$159
050-332-11	$217	$376	-$159
050-332-13	$217	$376	-$159
050-333-01	$217	$376	-$159
050-333-02	$217	$376	-$159
050-333-03	$217	$376	-$159
050-333-04	$217	$376	-$159
050-333-05	$217	$376	-$159
050-341-01	$217	$376	-$159
050-341-02	$217	$376	-$159
050-341-03	$217	$376	-$159
050-341-04	$217	$376	-$159
050-351-02	$217	$376	-$159
050-351-03	$217	$376	-$159
050-351-04	$217	$376	-$159
050-351-05	$217	$376	-$159
050-351-06	$217	$376	-$159
050-351-07	$217	$376	-$159
050-351-14	$217	$376	-$159
050-351-17	$217	$376	-$159
050-351-18	$217	$376	-$159
050-351-19	$217	$376	-$159
050-361-05	$217	$376	-$159
050-361-07	$217	$376	-$159
050-361-09	$217	$376	-$159
050-371-02	$217	$376	-$159
050-371-05	$217	$376	-$159
050-381-01	$217	$376	-$159
050-381-02	$217	$376	-$159
050-381-04	$217	$376	-$159
050-381-05	$217	$376	-$159
050-381-06	$217	$376	-$159
050-381-07	$217	$376	-$159
050-381-11	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-381-12	$217	$376	-$159
050-381-13	$217	$376	-$159
050-381-14	$217	$376	-$159
050-391-01	$217	$376	-$159
050-391-02	$217	$376	-$159
050-391-04	$217	$376	-$159
050-391-05	$217	$376	-$159
050-401-04	$217	$376	-$159
050-401-08	$217	$376	-$159
050-401-09	$217	$376	-$159
050-401-10	$217	$376	-$159
050-411-02	$217	$376	-$159
050-411-04	$217	$376	-$159
050-411-05	$217	$376	-$159
050-411-06	$217	$376	-$159
050-411-08	$217	$376	-$159
050-411-09	$217	$376	-$159
050-411-10	$217	$376	-$159
050-431-02	$217	$376	-$159
050-451-01	$217	$376	-$159
050-451-03	$217	$376	-$159
050-451-04	$217	$376	-$159
050-451-05	$217	$376	-$159
050-451-07	$217	$376	-$159
050-451-08	$217	$376	-$159
051-012-21	$217	$376	-$159
051-022-03	$217	$376	-$159
051-022-06	$217	$376	-$159
051-071-02	$217	$376	-$159
051-071-03	$217	$376	-$159
051-071-06	$217	$376	-$159
051-071-09	$217	$376	-$159
051-071-10	$217	$376	-$159
051-071-11	$217	$376	-$159
051-071-12	$217	$376	-$159
051-071-13	$217	$376	-$159
051-071-16	$217	$376	-$159
051-071-17	$217	$376	-$159
051-071-18	$217	$376	-$159
051-071-19	$217	$376	-$159
051-071-20	$217	$376	-$159
051-071-21	$217	$376	-$159
051-071-22	$217	$376	-$159
051-071-27	$217	$376	-$159
051-071-28	$217	$376	-$159
051-071-29	$217	$376	-$159
051-071-32	$217	$376	-$159
051-071-33	$217	$376	-$159
051-072-02	$217	$376	-$159
051-072-03	$217	$376	-$159
051-072-04	$217	$376	-$159
051-072-05	$217	$376	-$159
051-072-08	$217	$376	-$159
051-072-09	$217	$376	-$159
051-072-10	$217	$376	-$159
051-072-14	$217	$376	-$159
051-072-18	$217	$376	-$159
051-072-19	$217	$376	-$159
051-072-21	$217	$376	-$159
051-072-22	$217	$376	-$159
051-072-23	$217	$376	-$159
051-072-24	$217	$376	-$159
051-072-25	$217	$376	-$159
051-072-26	$217	$376	-$159
051-072-29	$217	$376	-$159
051-081-05	$217	$376	-$159
051-081-07	$217	$376	-$159
051-081-08	$217	$376	-$159
051-081-09	$217	$376	-$159
051-081-10	$217	$376	-$159
051-081-11	$217	$376	-$159
051-081-15	$217	$376	-$159
051-081-21	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-081-22	$217	$376	-$159
051-081-24	$217	$376	-$159
051-082-03	$217	$376	-$159
051-082-04	$217	$376	-$159
051-082-07	$217	$376	-$159
051-082-08	$217	$376	-$159
051-091-02	$217	$376	-$159
051-101-48	$217	$376	-$159
051-101-49	$217	$376	-$159
051-121-04	$217	$376	-$159
051-121-05	$217	$376	-$159
051-121-06	$217	$376	-$159
051-121-13	$217	$376	-$159
051-121-14	$217	$376	-$159
051-121-15	$217	$376	-$159
051-121-16	$217	$376	-$159
051-121-17	$217	$376	-$159
051-121-19	$217	$376	-$159
051-121-20	$217	$376	-$159
051-121-21	$217	$376	-$159
051-121-24	$217	$376	-$159
051-121-25	$217	$376	-$159
051-121-26	$217	$376	-$159
051-121-27	$217	$376	-$159
051-121-28	$217	$376	-$159
051-121-29	$217	$376	-$159
051-121-30	$217	$376	-$159
051-121-31	$217	$376	-$159
051-121-32	$217	$376	-$159
051-121-35	$217	$376	-$159
051-121-36	$217	$376	-$159
051-121-40	$217	$376	-$159
051-121-41	$217	$376	-$159
051-121-44	$217	$376	-$159
051-121-45	$217	$376	-$159
051-121-46	$217	$376	-$159
051-121-48	$217	$376	-$159
051-121-49	$217	$376	-$159
051-121-50	$217	$376	-$159
051-121-51	$217	$376	-$159
051-121-52	$217	$376	-$159
051-121-53	$217	$376	-$159
051-121-57	$217	$376	-$159
051-122-01	$217	$376	-$159
051-122-07	$217	$376	-$159
051-122-08	$217	$376	-$159
051-122-14	$217	$376	-$159
051-122-18	$217	$376	-$159
051-122-19	$217	$376	-$159
051-122-20	$217	$376	-$159
051-122-21	$217	$376	-$159
051-122-22	$217	$376	-$159
051-122-23	$217	$376	-$159
051-122-25	$217	$376	-$159
051-122-27	$217	$376	-$159
051-122-28	$217	$376	-$159
051-122-33	$217	$376	-$159
051-122-34	$217	$376	-$159
051-122-36	$217	$376	-$159
051-122-37	$217	$376	-$159
051-122-38	$217	$376	-$159
051-122-42	$217	$376	-$159
051-122-43	$217	$376	-$159
051-132-01	$217	$376	-$159
051-132-02	$217	$376	-$159
051-132-03	$217	$376	-$159
051-132-04	$217	$376	-$159
051-132-05	$217	$376	-$159
051-132-06	$217	$376	-$159
051-132-07	$217	$376	-$159
051-132-08	$217	$376	-$159
051-132-09	$217	$376	-$159
051-132-10	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-132-11	$217	$376	-$159
051-132-13	$217	$376	-$159
051-132-17	$217	$376	-$159
051-132-19	$217	$376	-$159
051-132-23	$217	$376	-$159
051-132-24	$217	$376	-$159
051-132-25	$217	$376	-$159
051-142-01	$217	$376	-$159
051-142-02	$217	$376	-$159
051-142-05	$217	$376	-$159
051-142-06	$217	$376	-$159
051-142-07	$217	$376	-$159
051-142-08	$217	$376	-$159
051-142-09	$217	$376	-$159
051-142-11	$217	$376	-$159
051-142-15	$217	$376	-$159
051-142-20	$217	$376	-$159
051-142-21	$217	$376	-$159
051-142-25	$217	$376	-$159
051-142-26	$217	$376	-$159
051-142-27	$217	$376	-$159
051-142-37	$217	$376	-$159
051-142-38	$217	$376	-$159
051-142-43	$217	$376	-$159
051-142-49	$217	$376	-$159
051-142-50	$217	$376	-$159
051-142-51	$217	$376	-$159
051-142-52	$217	$376	-$159
051-142-54	$217	$376	-$159
051-151-14	$217	$376	-$159
051-151-17	$217	$376	-$159
051-151-18	$217	$376	-$159
051-151-22	$217	$376	-$159
051-151-23	$217	$376	-$159
051-151-25	$217	$376	-$159
051-151-26	$217	$376	-$159
051-151-27	$217	$376	-$159
051-153-01	$217	$376	-$159
051-153-02	$217	$376	-$159
051-153-03	$217	$376	-$159
051-153-04	$217	$376	-$159
051-153-05	$217	$376	-$159
051-153-08	$217	$376	-$159
051-153-09	$217	$376	-$159
051-153-10	$217	$376	-$159
051-153-11	$217	$376	-$159
051-153-16	$217	$376	-$159
051-153-17	$217	$376	-$159
051-153-18	$217	$376	-$159
051-153-19	$217	$376	-$159
051-153-20	$217	$376	-$159
051-153-21	$217	$376	-$159
051-153-22	$217	$376	-$159
051-153-23	$217	$376	-$159
051-153-26	$217	$376	-$159
051-153-27	$217	$376	-$159
051-153-29	$217	$376	-$159
051-153-30	$217	$376	-$159
051-153-34	$217	$376	-$159
051-153-37	$217	$376	-$159
051-153-39	$217	$376	-$159
051-153-40	$217	$376	-$159
051-153-41	$217	$376	-$159
051-161-02	$217	$376	-$159
051-161-03	$217	$376	-$159
051-161-04	$217	$376	-$159
051-161-06	$217	$376	-$159
051-161-07	$217	$376	-$159
051-161-08	$217	$376	-$159
051-161-09	$217	$376	-$159
051-161-10	$217	$376	-$159
051-161-12	$217	$376	-$159
051-161-14	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-161-19	$217	$376	-$159
051-161-20	$217	$376	-$159
051-161-21	$217	$376	-$159
051-161-23	$217	$376	-$159
051-161-24	$217	$376	-$159
051-171-02	$217	$376	-$159
051-171-06	$217	$376	-$159
051-171-07	$217	$376	-$159
051-171-10	$217	$376	-$159
051-171-14	$217	$376	-$159
051-171-18	$217	$376	-$159
051-171-19	$217	$376	-$159
051-171-20	$217	$376	-$159
051-171-24	$217	$376	-$159
051-171-25	$217	$376	-$159
051-171-26	$217	$376	-$159
051-171-28	$217	$376	-$159
051-171-29	$217	$376	-$159
051-171-30	$217	$376	-$159
051-171-31	$217	$376	-$159
051-171-33	$217	$376	-$159
051-171-34	$217	$376	-$159
051-171-35	$217	$376	-$159
051-171-37	$217	$376	-$159
051-171-39	$217	$376	-$159
051-171-41	$217	$376	-$159
051-171-42	$217	$376	-$159
051-171-45	$217	$376	-$159
051-171-46	$217	$376	-$159
051-171-49	$217	$376	-$159
051-171-50	$217	$376	-$159
051-181-07	$217	$376	-$159
051-181-08	$217	$376	-$159
051-181-11	$217	$376	-$159
051-182-01	$217	$376	-$159
051-182-02	$217	$376	-$159
051-182-03	$217	$376	-$159
051-182-04	$217	$376	-$159
051-182-05	$217	$376	-$159
051-182-06	$217	$376	-$159
051-182-07	$217	$376	-$159
051-182-13	$217	$376	-$159
051-182-19	$217	$376	-$159
051-182-20	$217	$376	-$159
051-182-22	$217	$376	-$159
051-182-23	$217	$376	-$159
051-182-24	$217	$376	-$159
051-182-25	$217	$376	-$159
051-182-26	$217	$376	-$159
051-182-27	$217	$376	-$159
051-182-28	$217	$376	-$159
051-182-30	$217	$376	-$159
051-182-31	$217	$376	-$159
051-182-32	$217	$376	-$159
051-183-01	$217	$376	-$159
051-183-02	$217	$376	-$159
051-183-03	$217	$376	-$159
051-183-04	$217	$376	-$159
051-183-05	$217	$376	-$159
051-183-07	$217	$376	-$159
051-191-38	$217	$376	-$159
051-191-40	$217	$376	-$159
051-201-19	$217	$376	-$159
051-201-49	$217	$376	-$159
051-201-58	$217	$376	-$159
051-201-60	$217	$376	-$159
051-201-63	$217	$376	-$159
051-231-11	$217	$376	-$159
051-281-04	$217	$376	-$159
051-281-05	$217	$376	-$159
051-281-06	$217	$376	-$159
051-281-07	$217	$376	-$159
051-281-08	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-281-09	$217	$376	-$159
051-281-10	$217	$376	-$159
051-281-11	$217	$376	-$159
051-281-12	$217	$376	-$159
051-281-13	$217	$376	-$159
051-281-14	$217	$376	-$159
051-281-15	$217	$376	-$159
051-281-16	$217	$376	-$159
051-281-17	$217	$376	-$159
051-281-18	$217	$376	-$159
051-281-24	$217	$376	-$159
051-281-25	$217	$376	-$159
051-281-26	$217	$376	-$159
051-281-27	$217	$376	-$159
051-282-01	$217	$376	-$159
051-282-02	$217	$376	-$159
051-282-03	$217	$376	-$159
051-282-04	$217	$376	-$159
051-282-05	$217	$376	-$159
051-282-08	$217	$376	-$159
051-282-09	$217	$376	-$159
051-282-10	$217	$376	-$159
051-282-11	$217	$376	-$159
051-282-12	$217	$376	-$159
051-282-13	$217	$376	-$159
051-282-14	$217	$376	-$159
051-282-15	$217	$376	-$159
051-282-16	$217	$376	-$159
051-292-03	$217	$376	-$159
051-292-04	$217	$376	-$159
051-292-09	$217	$376	-$159
051-292-10	$217	$376	-$159
051-292-11	$217	$376	-$159
051-292-13	$217	$376	-$159
051-292-25	$217	$376	-$159
051-292-26	$217	$376	-$159
051-292-27	$217	$376	-$159
051-292-28	$217	$376	-$159
051-292-29	$217	$376	-$159
051-292-30	$217	$376	-$159
051-292-32	$217	$376	-$159
051-301-01	$217	$376	-$159
051-301-02	$217	$376	-$159
051-301-03	$217	$376	-$159
051-301-04	$217	$376	-$159
051-301-05	$217	$376	-$159
051-301-06	$217	$376	-$159
051-301-07	$217	$376	-$159
051-301-08	$217	$376	-$159
051-301-09	$217	$376	-$159
051-301-12	$217	$376	-$159
051-301-13	$217	$376	-$159
051-301-14	$217	$376	-$159
051-301-15	$217	$376	-$159
051-301-17	$217	$376	-$159
051-301-18	$217	$376	-$159
051-301-19	$217	$376	-$159
051-302-01	$217	$376	-$159
051-302-02	$217	$376	-$159
051-302-03	$217	$376	-$159
051-302-04	$217	$376	-$159
051-302-05	$217	$376	-$159
051-302-06	$217	$376	-$159
051-302-07	$217	$376	-$159
051-302-08	$217	$376	-$159
051-302-09	$217	$376	-$159
051-302-10	$217	$376	-$159
051-302-11	$217	$376	-$159
051-302-12	$217	$376	-$159
051-302-13	$217	$376	-$159
051-302-14	$217	$376	-$159
051-302-15	$217	$376	-$159
051-302-16	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-302-17	$217	$376	-$159
051-302-18	$217	$376	-$159
051-302-19	$217	$376	-$159
051-302-20	$217	$376	-$159
051-302-21	$217	$376	-$159
051-302-22	$217	$376	-$159
051-302-23	$217	$376	-$159
051-302-25	$217	$376	-$159
051-302-26	$217	$376	-$159
051-302-27	$217	$376	-$159
051-302-28	$217	$376	-$159
051-302-32	$217	$376	-$159
051-311-01	$217	$376	-$159
051-311-02	$217	$376	-$159
051-311-03	$217	$376	-$159
051-311-04	$217	$376	-$159
051-311-06	$217	$376	-$159
051-311-08	$217	$376	-$159
051-311-09	$217	$376	-$159
051-311-10	$217	$376	-$159
051-311-11	$217	$376	-$159
051-311-16	$217	$376	-$159
051-311-17	$217	$376	-$159
051-311-18	$217	$376	-$159
051-312-02	$217	$376	-$159
051-312-03	$217	$376	-$159
051-312-05	$217	$376	-$159
051-312-06	$217	$376	-$159
051-312-07	$217	$376	-$159
051-312-08	$217	$376	-$159
051-312-09	$217	$376	-$159
051-312-10	$217	$376	-$159
051-312-11	$217	$376	-$159
051-312-12	$217	$376	-$159
051-312-13	$217	$376	-$159
051-312-15	$217	$376	-$159
051-313-02	$217	$376	-$159
051-313-03	$217	$376	-$159
051-313-04	$217	$376	-$159
051-313-05	$217	$376	-$159
051-313-06	$217	$376	-$159
051-313-07	$217	$376	-$159
051-313-08	$217	$376	-$159
051-313-09	$217	$376	-$159
051-313-12	$217	$376	-$159
051-313-13	$217	$376	-$159
051-313-14	$217	$376	-$159
051-313-16	$217	$376	-$159
051-314-01	$217	$376	-$159
051-314-02	$217	$376	-$159
051-314-03	$217	$376	-$159
051-314-06	$217	$376	-$159
051-314-07	$217	$376	-$159
051-314-08	$217	$376	-$159
051-314-09	$217	$376	-$159
051-314-10	$217	$376	-$159
051-314-11	$217	$376	-$159
051-421-26	$217	$376	-$159
051-421-27	$217	$376	-$159
051-431-02	$217	$376	-$159
051-511-10	$217	$376	-$159
051-511-11	$217	$376	-$159
051-511-12	$217	$376	-$159
051-511-13	$217	$376	-$159
051-511-15	$217	$376	-$159
051-511-32	$217	$376	-$159
051-511-33	$217	$376	-$159
051-511-34	$217	$376	-$159
051-511-36	$217	$376	-$159
051-511-37	$217	$376	-$159
051-511-38	$217	$376	-$159
051-521-34	$217	$376	-$159
051-521-35	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-522-13	$217	$376	-$159
051-522-14	$217	$376	-$159
051-641-01	$217	$376	-$159
051-641-02	$217	$376	-$159
051-641-03	$217	$376	-$159
051-641-04	$217	$376	-$159
051-641-05	$217	$376	-$159
051-641-06	$217	$376	-$159
051-641-07	$217	$376	-$159
051-641-08	$217	$376	-$159
051-641-09	$217	$376	-$159
051-642-01	$217	$376	-$159
051-642-02	$217	$376	-$159
051-642-03	$217	$376	-$159
051-642-04	$217	$376	-$159
051-643-01	$217	$376	-$159
051-643-02	$217	$376	-$159
051-643-03	$217	$376	-$159
051-643-04	$217	$376	-$159
051-643-05	$217	$376	-$159
051-643-06	$217	$376	-$159
051-643-07	$217	$376	-$159
051-643-08	$217	$376	-$159
051-643-09	$217	$376	-$159
051-643-10	$217	$376	-$159
051-643-11	$217	$376	-$159
051-643-12	$217	$376	-$159
051-643-13	$217	$376	-$159
051-643-14	$217	$376	-$159
051-643-15	$217	$376	-$159
051-643-16	$217	$376	-$159
051-643-17	$217	$376	-$159
051-643-18	$217	$376	-$159
051-643-19	$217	$376	-$159
051-643-20	$217	$376	-$159
051-643-21	$217	$376	-$159
051-643-22	$217	$376	-$159
051-644-01	$217	$376	-$159
051-644-02	$217	$376	-$159
051-644-03	$217	$376	-$159
051-644-04	$217	$376	-$159
051-644-05	$217	$376	-$159
051-644-06	$217	$376	-$159
051-644-07	$217	$376	-$159
051-644-08	$217	$376	-$159
051-644-09	$217	$376	-$159
051-644-10	$217	$376	-$159
051-644-11	$217	$376	-$159
051-644-12	$217	$376	-$159
051-644-13	$217	$376	-$159
051-644-14	$217	$376	-$159
051-644-15	$217	$376	-$159
051-644-16	$217	$376	-$159
051-644-17	$217	$376	-$159
051-701-01	$217	$376	-$159
051-701-03	$217	$376	-$159
051-701-04	$217	$376	-$159
051-701-08	$217	$376	-$159
051-701-09	$217	$376	-$159
051-701-10	$217	$376	-$159
051-701-12	$217	$376	-$159
051-701-14	$217	$376	-$159
051-701-16	$217	$376	-$159
051-701-17	$217	$376	-$159
051-701-18	$217	$376	-$159
051-701-19	$217	$376	-$159
051-701-20	$217	$376	-$159
051-711-01	$217	$376	-$159
051-711-02	$217	$376	-$159
051-711-04	$217	$376	-$159
051-711-05	$217	$376	-$159
051-721-01	$217	$376	-$159
051-721-02	$217	$376	-$159

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-721-03	$217	$376	-$159
051-721-04	$217	$376	-$159
051-721-05	$217	$376	-$159
051-721-06	$217	$376	-$159
051-721-07	$217	$376	-$159
051-721-09	$217	$376	-$159
051-722-01	$217	$376	-$159
051-722-02	$217	$376	-$159
051-722-03	$217	$376	-$159
051-722-04	$217	$376	-$159
051-722-05	$217	$376	-$159
051-722-06	$217	$376	-$159
051-722-07	$217	$376	-$159
051-722-08	$217	$376	-$159
051-722-09	$217	$376	-$159
051-722-11	$217	$376	-$159
051-722-12	$217	$376	-$159
051-771-01	$217	$376	-$159
051-771-02	$217	$376	-$159
051-771-04	$217	$376	-$159
051-771-09	$217	$376	-$159
051-791-02	$217	$376	-$159
051-791-03	$217	$376	-$159
051-791-04	$217	$376	-$159
051-791-05	$217	$376	-$159
051-791-06	$217	$376	-$159
051-791-07	$217	$376	-$159
051-791-08	$217	$376	-$159
051-791-09	$217	$376	-$159
051-791-10	$217	$376	-$159
051-791-11	$217	$376	-$159
051-791-12	$217	$376	-$159
051-791-13	$217	$376	-$159
051-791-14	$217	$376	-$159
051-791-15	$217	$376	-$159
051-791-16	$217	$376	-$159
109-261-06	$217	$376	-$159
109-261-07	$217	$376	-$159
109-261-11	$217	$376	-$159
109-261-16	$217	$376	-$159
048-012-19	$217	$473	-$256
048-024-07	$217	$473	-$256
049-192-36	$217	$473	-$256
049-221-05	$217	$473	-$256
049-221-20	$217	$473	-$256
049-221-34	$217	$473	-$256
049-221-84	$217	$473	-$256
049-231-61	$217	$473	-$256
049-252-25	$217	$473	-$256
049-461-21	$217	$473	-$256
050-061-31	$217	$473	-$256
050-081-31	$217	$473	-$256
050-171-02	$217	$473	-$256
050-171-20	$217	$473	-$256
050-371-06	$217	$473	-$256
050-411-11	$217	$473	-$256
051-071-26	$217	$473	-$256
051-072-07	$217	$473	-$256
051-081-06	$217	$473	-$256
051-082-02	$217	$473	-$256
051-082-05	$217	$473	-$256
051-171-04	$217	$473	-$256
051-201-15	$217	$473	-$256
048-023-04	$217	$570	-$353
048-024-02	$217	$570	-$353
048-061-30	$217	$570	-$353
049-311-07	$215	$471	-$256
049-571-05	$215	$471	-$256
051-221-26	$214	$189	$26
109-221-07	$209	$186	$23
050-141-24	$209	$186	$22
051-681-05	$209	$186	$22
051-101-11	$208	$186	$22

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-101-13	$208	$186	$22
051-101-19	$208	$186	$22
049-281-15	$207	$367	-$160
049-281-16	$207	$367	-$160
049-282-16	$207	$367	-$160
049-282-34	$207	$367	-$160
049-282-35	$207	$367	-$160
049-291-01	$207	$367	-$160
049-291-02	$207	$367	-$160
049-291-03	$207	$367	-$160
049-291-04	$207	$367	-$160
049-291-05	$207	$367	-$160
049-291-06	$207	$367	-$160
049-291-07	$207	$367	-$160
049-291-08	$207	$367	-$160
049-291-09	$207	$367	-$160
049-291-10	$207	$367	-$160
049-291-11	$207	$367	-$160
049-292-01	$207	$367	-$160
049-292-02	$207	$367	-$160
049-292-03	$207	$367	-$160
049-292-04	$207	$367	-$160
049-292-05	$207	$367	-$160
049-292-06	$207	$367	-$160
049-292-07	$207	$367	-$160
049-292-08	$207	$367	-$160
049-293-03	$207	$367	-$160
049-293-04	$207	$367	-$160
049-293-05	$207	$367	-$160
049-293-06	$207	$367	-$160
049-293-07	$207	$367	-$160
049-293-08	$207	$367	-$160
049-293-09	$207	$367	-$160
049-293-10	$207	$367	-$160
049-293-14	$207	$367	-$160
049-293-15	$207	$367	-$160
049-294-01	$207	$367	-$160
049-294-02	$207	$367	-$160
049-294-03	$207	$367	-$160
049-302-03	$207	$367	-$160
049-302-04	$207	$367	-$160
049-302-05	$207	$367	-$160
049-302-06	$207	$367	-$160
049-302-07	$207	$367	-$160
049-302-09	$207	$367	-$160
049-302-12	$207	$367	-$160
049-302-13	$207	$367	-$160
049-303-02	$207	$367	-$160
049-303-03	$207	$367	-$160
049-303-05	$207	$367	-$160
049-303-06	$207	$367	-$160
049-303-07	$207	$367	-$160
049-303-09	$207	$367	-$160
049-303-11	$207	$367	-$160
049-311-02	$207	$367	-$160
049-311-03	$207	$367	-$160
049-311-04	$207	$367	-$160
049-311-05	$207	$367	-$160
049-311-10	$207	$367	-$160
049-311-11	$207	$367	-$160
049-311-12	$207	$367	-$160
049-311-13	$207	$367	-$160
049-311-14	$207	$367	-$160
049-311-16	$207	$367	-$160
049-312-01	$207	$367	-$160
049-312-02	$207	$367	-$160
049-312-04	$207	$367	-$160
049-312-08	$207	$367	-$160
049-312-10	$207	$367	-$160
049-391-13	$207	$367	-$160
049-391-14	$207	$367	-$160
049-391-15	$207	$367	-$160
049-391-16	$207	$367	-$160

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-391-17	$207	$367	-$160
049-391-19	$207	$367	-$160
049-391-20	$207	$367	-$160
049-391-21	$207	$367	-$160
049-391-22	$207	$367	-$160
049-391-23	$207	$367	-$160
049-391-24	$207	$367	-$160
049-391-25	$207	$367	-$160
049-391-26	$207	$367	-$160
049-391-27	$207	$367	-$160
049-391-28	$207	$367	-$160
049-391-29	$207	$367	-$160
049-391-30	$207	$367	-$160
049-391-31	$207	$367	-$160
049-471-09	$207	$367	-$160
049-551-01	$207	$367	-$160
049-551-02	$207	$367	-$160
049-551-03	$207	$367	-$160
049-551-04	$207	$367	-$160
049-551-05	$207	$367	-$160
049-551-06	$207	$367	-$160
049-551-07	$207	$367	-$160
049-551-08	$207	$367	-$160
049-551-13	$207	$367	-$160
049-551-14	$207	$367	-$160
049-551-15	$207	$367	-$160
049-551-16	$207	$367	-$160
049-551-17	$207	$367	-$160
049-551-18	$207	$367	-$160
049-571-06	$207	$367	-$160
049-571-08	$207	$367	-$160
049-571-11	$207	$367	-$160
049-571-12	$207	$367	-$160
049-571-14	$207	$367	-$160
051-231-10	$207	$367	-$160
051-231-23	$207	$367	-$160
051-671-01	$207	$367	-$160
049-551-09	$207	$464	-$258
051-381-08	$201	$863	-$662
051-471-09	$198	$182	$16
051-012-23	$190	$178	$12
051-101-12	$190	$178	$12
051-431-53	$190	$178	$12
051-481-05	$190	$178	$12
051-482-02	$190	$178	$12
051-731-04	$190	$178	$12
110-121-02	$190	$178	$12
051-031-47	$190	$178	$12
051-551-10	$190	$178	$12
109-341-17	$190	$178	$12
109-101-40	$190	$256	-$66
110-181-04	$187	$133	$54
048-061-17	$184	$814	-$630
051-231-19	$181	$175	$7
049-081-03	$173	$171	$2
049-511-02	$173	$171	$2
051-101-78	$173	$171	$2
050-041-40	$171	$170	$1
051-041-08	$171	$170	$1
051-681-11	$171	$170	$1
109-241-29	$167	$168	-$1
050-141-11	$157	$127	$30
050-241-13	$156	$164	-$8
050-371-01	$156	$164	-$8
051-191-14	$156	$164	-$8
051-501-15	$156	$227	-$72
051-221-34	$148	$160	-$12
110-062-09	$147	$711	-$564
050-051-29	$138	$156	-$18
051-441-04	$138	$156	-$18
051-481-01	$138	$156	-$18
051-501-19	$138	$156	-$18
051-071-30	$134	$673	-$539

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-363-12	$134	$673	-$539
051-521-01	$134	$673	-$539
051-521-02	$134	$673	-$539
051-521-03	$134	$673	-$539
051-521-04	$134	$673	-$539
051-521-05	$134	$673	-$539
109-142-12	$134	$673	-$539
110-031-19	$124	$121	$3
048-012-05	$122	$640	-$517
048-014-02	$122	$640	-$517
048-014-10	$122	$640	-$517
048-022-04	$122	$640	-$517
048-023-18	$122	$640	-$517
049-212-07	$122	$640	-$517
049-221-53	$122	$640	-$517
050-251-14	$122	$640	-$517
050-251-20	$122	$640	-$517
050-261-26	$122	$640	-$517
050-291-04	$122	$640	-$517
051-071-24	$122	$640	-$517
051-072-27	$122	$640	-$517
051-161-05	$122	$640	-$517
051-311-05	$122	$640	-$517
051-311-07	$122	$640	-$517
051-311-15	$122	$640	-$517
051-312-04	$122	$640	-$517
051-312-16	$122	$640	-$517
051-313-01	$122	$640	-$517
050-051-04	$121	$149	-$28
050-091-58	$121	$149	-$28
051-201-08	$121	$149	-$28
051-482-08	$121	$149	-$28
108-191-25	$121	$149	-$28
049-312-06	$117	$623	-$507
049-062-41	$114	$146	-$32
110-161-02	$109	$118	-$9
110-071-06	$106	$283	-$177
110-011-38	$104	$142	-$37
050-051-03	$104	$141	-$38
050-081-26	$104	$141	-$38
051-101-15	$104	$141	-$38
109-232-36	$102	$117	-$14
050-031-47	$95	$138	-$43
050-141-22	$95	$138	-$43
050-141-23	$95	$138	-$43
051-441-22	$88	$268	-$180
050-111-06	$87	$134	-$48
051-201-10	$87	$134	-$48
051-201-24	$87	$134	-$48
051-421-22	$87	$134	-$48
051-501-18	$87	$170	-$83
109-131-16	$86	$114	-$27
108-191-23	$76	$130	-$53
109-341-16	$76	$130	-$54
050-181-14	$69	$127	-$57
051-271-02	$69	$127	-$57
109-121-12	$57	$153	-$96
109-081-01	$53	$149	-$96
109-121-10	$53	$149	-$96
109-121-25	$53	$149	-$96
109-151-07	$53	$149	-$96
109-181-19	$53	$149	-$96
109-181-23	$53	$149	-$96
109-301-01	$53	$149	-$96
109-301-06	$53	$149	-$96
110-071-18	$53	$239	-$186
109-061-38	$52	$107	-$55
050-081-20	$52	$119	-$67
051-101-54	$52	$119	-$67
110-101-22	$52	$119	-$67
110-101-23	$52	$119	-$67
051-461-11	$52	$148	-$96
109-141-25	$52	$148	-$96

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-161-12	$52	$148	-$96
109-201-34	$52	$148	-$96
110-041-15	$52	$148	-$96
110-062-10	$52	$148	-$96
110-062-30	$52	$148	-$96
110-071-34	$52	$148	-$96
110-071-35	$52	$148	-$96
110-081-21	$52	$148	-$96
110-261-08	$52	$148	-$96
110-311-01	$52	$148	-$96
106-211-17	$52	$148	-$96
106-221-13	$52	$148	-$96
106-241-01	$52	$148	-$96
106-241-04	$52	$148	-$96
106-391-01	$52	$148	-$96
106-391-02	$52	$148	-$96
106-421-01	$52	$148	-$96
106-421-02	$52	$148	-$96
106-421-03	$52	$148	-$96
106-481-01	$52	$148	-$96
106-481-02	$52	$148	-$96
106-481-07	$52	$148	-$96
106-481-09	$52	$148	-$96
109-121-17	$52	$148	-$96
106-201-06	$50	$146	-$96
106-281-06	$50	$146	-$96
106-281-15	$50	$146	-$96
106-321-05	$50	$146	-$96
106-321-21	$50	$146	-$96
106-321-22	$50	$146	-$96
106-391-07	$50	$146	-$96
109-011-02	$50	$146	-$96
109-011-10	$50	$146	-$96
109-011-11	$50	$146	-$96
109-011-12	$50	$146	-$96
109-011-13	$50	$146	-$96
109-011-14	$50	$146	-$96
109-011-15	$50	$146	-$96
109-011-16	$50	$146	-$96
109-021-01	$50	$146	-$96
109-021-06	$50	$146	-$96
109-021-13	$50	$146	-$96
109-021-14	$50	$146	-$96
109-021-15	$50	$146	-$96
109-021-16	$50	$146	-$96
109-021-17	$50	$146	-$96
049-062-16	$49	$145	-$96
049-071-23	$49	$145	-$96
049-081-17	$49	$145	-$96
108-191-20	$49	$145	-$96
109-061-35	$49	$145	-$96
109-071-17	$49	$145	-$96
109-091-24	$49	$145	-$96
109-112-54	$49	$145	-$96
109-112-57	$49	$145	-$96
109-181-26	$49	$145	-$96
109-191-37	$49	$145	-$96
109-191-54	$49	$145	-$96
109-211-03	$49	$145	-$96
109-211-09	$49	$145	-$96
109-211-14	$49	$145	-$96
109-211-15	$49	$145	-$96
109-212-11	$49	$145	-$96
110-021-46	$49	$145	-$96
110-021-50	$49	$145	-$96
110-021-52	$49	$145	-$96
108-191-22	$48	$144	-$96
109-101-05	$48	$144	-$96
109-141-47	$48	$144	-$96
109-141-59	$48	$144	-$96
109-221-17	$48	$144	-$96
109-221-19	$48	$144	-$96
109-261-05	$48	$144	-$96

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-331-03	$48	$144	-$96
110-021-34	$48	$144	-$96
110-031-28	$48	$144	-$96
110-071-28	$48	$144	-$96
110-081-15	$48	$144	-$96
110-121-10	$48	$144	-$96
050-041-19	$48	$144	-$96
050-041-35	$48	$144	-$96
050-041-38	$48	$144	-$96
050-041-46	$48	$144	-$96
050-272-19	$48	$144	-$96
051-012-19	$48	$144	-$96
051-321-04	$48	$144	-$96
051-331-27	$48	$144	-$96
051-341-07	$48	$144	-$96
051-341-13	$48	$144	-$96
051-364-03	$48	$144	-$96
051-401-57	$48	$144	-$96
051-411-03	$48	$144	-$96
051-411-20	$48	$144	-$96
051-492-08	$48	$144	-$96
051-492-12	$48	$144	-$96
051-492-14	$48	$144	-$96
051-521-44	$48	$144	-$96
051-532-25	$48	$144	-$96
051-532-27	$48	$144	-$96
051-551-01	$48	$144	-$96
051-661-26	$48	$144	-$96
109-142-28	$48	$144	-$96
109-142-34	$48	$144	-$96
109-151-12	$48	$144	-$96
109-171-27-1	$48	$144	-$96
109-171-27-2	$48	$144	-$96
109-232-44	$48	$144	-$96
109-241-19	$48	$144	-$96
109-271-07	$48	$144	-$96
109-271-09	$48	$144	-$96
109-341-13	$48	$144	-$96
110-063-14	$48	$144	-$96
110-063-15	$48	$144	-$96
110-063-16	$48	$144	-$96
110-063-17	$48	$144	-$96
110-081-12	$48	$144	-$96
110-081-23	$48	$144	-$96
110-071-19	$48	$235	-$186
109-041-15	$46	$142	-$96
109-041-16	$46	$142	-$96
109-041-18	$46	$142	-$96
109-191-39	$46	$142	-$96
109-191-53	$46	$142	-$96
109-191-55	$46	$142	-$96
109-031-29	$46	$142	-$96
109-041-12	$46	$142	-$96
106-121-17	$45	$106	-$60
106-121-23	$45	$141	-$96
106-121-24	$45	$141	-$96
106-271-01	$45	$141	-$96
048-061-03	$44	$140	-$96
048-061-04	$44	$140	-$96
048-061-41	$44	$140	-$96
048-061-43	$44	$140	-$96
048-231-01	$44	$140	-$96
048-231-10	$44	$140	-$96
048-231-17	$44	$140	-$96
048-241-00	$44	$140	-$96
048-241-01	$44	$140	-$96
048-242-00	$44	$140	-$96
048-242-01	$44	$140	-$96
049-221-89	$44	$140	-$96
049-251-01	$44	$140	-$96
049-261-28	$44	$140	-$96
049-261-33	$44	$140	-$96
049-261-34	$44	$140	-$96

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-331-45	$44	$140	-$96
049-461-22	$44	$140	-$96
049-531-01	$44	$140	-$96
049-541-03	$44	$140	-$96
050-012-03	$44	$140	-$96
050-031-23	$44	$140	-$96
050-031-56	$44	$140	-$96
050-061-14	$44	$140	-$96
050-061-32	$44	$140	-$96
050-072-55	$44	$140	-$96
050-072-56	$44	$140	-$96
050-081-30	$44	$140	-$96
050-091-57	$44	$140	-$96
050-091-59	$44	$140	-$96
050-091-60	$44	$140	-$96
050-101-08	$44	$140	-$96
050-181-12	$44	$140	-$96
050-281-14	$44	$140	-$96
050-281-15	$44	$140	-$96
050-291-11	$44	$140	-$96
050-291-17	$44	$140	-$96
050-321-19	$44	$140	-$96
050-321-20	$44	$140	-$96
050-321-21	$44	$140	-$96
050-331-17	$44	$140	-$96
050-351-11	$44	$140	-$96
050-361-08	$44	$140	-$96
050-371-03	$44	$140	-$96
050-381-16	$44	$140	-$96
050-391-03	$44	$140	-$96
050-401-14	$44	$140	-$96
050-471-01	$44	$140	-$96
051-022-05	$44	$140	-$96
051-101-07	$44	$140	-$96
051-101-18	$44	$140	-$96
051-101-26	$44	$140	-$96
051-101-46	$44	$140	-$96
051-112-68	$44	$140	-$96
051-121-58	$44	$140	-$96
051-121-60	$44	$140	-$96
051-121-62	$44	$140	-$96
051-132-22	$44	$140	-$96
051-142-28	$44	$140	-$96
051-142-46	$44	$140	-$96
051-151-24	$44	$140	-$96
051-183-06	$44	$140	-$96
051-191-27	$44	$140	-$96
051-191-42	$44	$140	-$96
051-191-43	$44	$140	-$96
051-281-23	$44	$140	-$96
051-292-21	$44	$140	-$96
051-292-23	$44	$140	-$96
051-292-24	$44	$140	-$96
051-302-30	$44	$140	-$96
051-431-04	$44	$140	-$96
051-431-05	$44	$140	-$96
051-431-06	$44	$140	-$96
051-431-09	$44	$140	-$96
051-431-11	$44	$140	-$96
051-441-10	$44	$140	-$96
051-501-10	$44	$140	-$96
051-651-01	$44	$140	-$96
051-651-05	$44	$140	-$96
051-701-07	$44	$140	-$96
051-701-11	$44	$140	-$96
051-711-06	$44	$140	-$96
051-721-08	$44	$140	-$96
051-741-09	$44	$140	-$96
051-771-12	$44	$140	-$96
108-191-13	$44	$140	-$96
108-191-24	$44	$140	-$96
109-142-25	$44	$140	-$96
109-261-15	$44	$140	-$96

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
109-261-19	$44	$140	-$96
110-111-06	$44	$140	-$96
051-441-07	$44	$231	-$187
050-012-05	$44	$625	-$582
050-241-15	$44	$625	-$582
050-251-18	$44	$625	-$582
049-281-05	$42	$138	-$96
049-281-13	$42	$138	-$96
049-291-12	$42	$138	-$96
049-293-12	$42	$138	-$96
049-471-08	$42	$138	-$96
049-571-09	$42	$138	-$96
050-041-34	$38	$113	-$75
050-041-37	$38	$113	-$75
051-521-13	$38	$113	-$75
049-071-39	$37	$104	-$67
049-331-17	$35	$112	-$77
050-111-07	$35	$112	-$77
050-211-12	$35	$112	-$77
110-181-07	$33	$104	-$70
051-101-10	$28	$102	-$75
051-681-06	$27	$102	-$75
051-041-45	$26	$102	-$76
110-031-23	$26	$102	-$76
106-201-01	$25	$102	-$77
109-051-13	$25	$102	-$77
110-181-02	$22	$101	-$79
106-121-39	$20	$101	-$81
051-201-21	$19	$101	-$82
051-681-09	$19	$101	-$82
109-061-08	$18	$101	-$83
110-161-04	$18	$105	-$87
051-681-04	$17	$100	-$84
049-331-38	$17	$105	-$87
050-081-28	$17	$105	-$87
050-211-05	$17	$105	-$87
051-102-11	$17	$105	-$87
109-141-42	$16	$100	-$84
110-171-07	$16	$100	-$84
051-261-06	$16	$104	-$88
051-261-08	$16	$104	-$88
109-241-07	$15	$100	-$85
051-201-20	$14	$100	-$86
051-681-01	$14	$100	-$86
109-241-05	$14	$100	-$86
110-081-08	$13	$100	-$87
051-201-56	$12	$100	-$87
109-101-38	$12	$99	-$88
050-171-01	$11	$99	-$88
110-031-24	$11	$99	-$88
051-501-17	$8	$99	-$91
109-051-11	$7	$99	-$91
109-141-54	$7	$98	-$92
109-051-12	$7	$98	-$92
051-681-07	$6	$98	-$92
109-261-21	$3	$98	-$95
109-051-06	$2	$98	-$95
048-023-01	$0	$0	$0
048-061-54	$0	$0	$0
048-211-24	$0	$0	$0
048-321-01	$0	$0	$0
048-371-36	$0	$0	$0
048-371-37	$0	$0	$0
048-371-38	$0	$0	$0
048-371-39	$0	$0	$0
048-371-40	$0	$0	$0
048-371-41	$0	$0	$0
048-371-42	$0	$0	$0
048-371-43	$0	$0	$0
048-371-44	$0	$0	$0
048-371-45	$0	$0	$0
049-214-30	$0	$0	$0
049-251-00	$0	$0	$0

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
049-261-36	$0	$0	$0
049-281-12	$0	$0	$0
049-293-11	$0	$0	$0
049-343-04	$0	$0	$0
049-391-38	$0	$0	$0
049-531-04	$0	$0	$0
050-031-50	$0	$0	$0
050-041-07	$0	$0	$0
050-041-31	$0	$0	$0
050-041-50-10	$0	$0	$0
050-041-50-102	$0	$0	$0
050-041-50-103	$0	$0	$0
050-041-50-104	$0	$0	$0
050-041-50-105	$0	$0	$0
050-041-50-106	$0	$0	$0
050-041-50-107	$0	$0	$0
050-041-50-108	$0	$0	$0
050-041-50-109	$0	$0	$0
050-041-50-111	$0	$0	$0
050-041-50-112	$0	$0	$0
050-041-50-116	$0	$0	$0
050-041-50-117	$0	$0	$0
050-041-50-118	$0	$0	$0
050-041-50-121	$0	$0	$0
050-041-50-122	$0	$0	$0
050-041-50-126	$0	$0	$0
050-041-50-127	$0	$0	$0
050-041-50-128	$0	$0	$0
050-041-50-129	$0	$0	$0
050-041-50-130	$0	$0	$0
050-041-50-132	$0	$0	$0
050-041-50-133	$0	$0	$0
050-041-50-136	$0	$0	$0
050-041-50-139	$0	$0	$0
050-041-50-140	$0	$0	$0
050-041-50-141	$0	$0	$0
050-041-50-144	$0	$0	$0
050-041-50-145	$0	$0	$0
050-041-50-147	$0	$0	$0
050-041-50-149	$0	$0	$0
050-041-50-153	$0	$0	$0
050-041-50-156	$0	$0	$0
050-041-50-158	$0	$0	$0
050-041-50-16	$0	$0	$0
050-041-50-160	$0	$0	$0
050-041-50-161	$0	$0	$0
050-041-50-165	$0	$0	$0
050-041-50-166	$0	$0	$0
050-041-50-170	$0	$0	$0
050-041-50-171	$0	$0	$0
050-041-50-173	$0	$0	$0
050-041-50-174	$0	$0	$0
050-041-50-175	$0	$0	$0
050-041-50-176	$0	$0	$0
050-041-50-18	$0	$0	$0
050-041-50-19	$0	$0	$0
050-041-50-2	$0	$0	$0
050-041-50-21	$0	$0	$0
050-041-50-22	$0	$0	$0
050-041-50-23	$0	$0	$0
050-041-50-24	$0	$0	$0
050-041-50-26	$0	$0	$0
050-041-50-27	$0	$0	$0
050-041-50-28	$0	$0	$0
050-041-50-29	$0	$0	$0
050-041-50-31	$0	$0	$0
050-041-50-33	$0	$0	$0
050-041-50-34	$0	$0	$0
050-041-50-35	$0	$0	$0
050-041-50-36	$0	$0	$0
050-041-50-40	$0	$0	$0
050-041-50-48	$0	$0	$0
050-041-50-49	$0	$0	$0

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
050-041-50-5	$0	$0	$0
050-041-50-51	$0	$0	$0
050-041-50-59	$0	$0	$0
050-041-50-60	$0	$0	$0
050-041-50-61	$0	$0	$0
050-041-50-63	$0	$0	$0
050-041-50-65	$0	$0	$0
050-041-50-66	$0	$0	$0
050-041-50-70	$0	$0	$0
050-041-50-71	$0	$0	$0
050-041-50-73	$0	$0	$0
050-041-50-74	$0	$0	$0
050-041-50-75	$0	$0	$0
050-041-50-76	$0	$0	$0
050-041-50-77	$0	$0	$0
050-041-50-83	$0	$0	$0
050-041-50-85	$0	$0	$0
050-041-50-87	$0	$0	$0
050-041-50-91	$0	$0	$0
050-041-50-92	$0	$0	$0
050-041-50-96	$0	$0	$0
050-041-50-98	$0	$0	$0
050-051-26	$0	$0	$0
050-061-37	$0	$0	$0
050-072-54	$0	$0	$0
050-131-23	$0	$0	$0
050-171-08	$0	$0	$0
050-181-09	$0	$0	$0
050-181-10	$0	$0	$0
050-201-21	$0	$0	$0
050-211-06	$0	$0	$0
050-272-28	$0	$0	$0
050-281-11	$0	$0	$0
050-281-12	$0	$0	$0
050-281-17	$0	$0	$0
050-281-18	$0	$0	$0
050-301-03	$0	$0	$0
050-303-14	$0	$0	$0
050-311-44	$0	$0	$0
050-332-12	$0	$0	$0
050-361-10	$0	$0	$0
050-391-06	$0	$0	$0
050-391-07	$0	$0	$0
050-451-02	$0	$0	$0
051-091-03	$0	$0	$0
051-101-09	$0	$0	$0
051-112-07	$0	$0	$0
051-112-69	$0	$0	$0
051-132-21	$0	$0	$0
051-153-32	$0	$0	$0
051-181-12	$0	$0	$0
051-201-57	$0	$0	$0
051-292-01	$0	$0	$0
051-302-34	$0	$0	$0
051-313-15	$0	$0	$0
051-332-22	$0	$0	$0
051-381-54	$0	$0	$0
051-381-69	$0	$0	$0
051-381-70	$0	$0	$0
051-381-82	$0	$0	$0
051-381-83	$0	$0	$0
051-391-25	$0	$0	$0
051-401-53	$0	$0	$0
051-421-20	$0	$0	$0
051-431-18	$0	$0	$0
051-431-19	$0	$0	$0
051-441-29	$0	$0	$0
051-461-05	$0	$0	$0
051-492-13	$0	$0	$0
051-501-04	$0	$0	$0
051-501-05	$0	$0	$0
051-501-09	$0	$0	$0
051-511-41	$0	$0	$0

Asessed Parcel Number	PVFPD Proposed Benefit Assessment	CSA 48 Combined Benefit Assessment	Difference ($)
051-551-04	$0	$0	$0
051-551-05	$0	$0	$0
051-551-08	$0	$0	$0
051-571-03	$0	$0	$0
051-571-06	$0	$0	$0
051-581-26	$0	$0	$0
051-591-26	$0	$0	$0
051-601-01	$0	$0	$0
051-621-19	$0	$0	$0
051-641-10	$0	$0	$0
051-643-23	$0	$0	$0
051-651-03	$0	$0	$0
051-691-10	$0	$0	$0
051-691-11	$0	$0	$0
051-731-07	$0	$0	$0
051-761-03	$0	$0	$0
106-241-06	$0	$0	$0
106-321-27	$0	$0	$0
106-391-04	$0	$0	$0
109-031-23	$0	$0	$0
109-071-09	$0	$0	$0
109-091-13	$0	$0	$0
109-112-38	$0	$0	$0
109-112-43	$0	$0	$0
109-112-44	$0	$0	$0
109-112-46	$0	$0	$0
109-141-45	$0	$0	$0
109-181-17	$0	$0	$0
109-181-18	$0	$0	$0
109-191-26	$0	$0	$0
109-211-10	$0	$0	$0
109-211-11	$0	$0	$0
109-211-12	$0	$0	$0
109-232-07	$0	$0	$0
109-261-02	$0	$0	$0
109-281-18	$0	$0	$0
109-291-03	$0	$0	$0
109-341-07	$0	$0	$0
109-351-12	$0	$0	$0
109-351-16	$0	$0	$0
110-021-18	$0	$0	$0
110-021-43	$0	$0	$0
110-041-22	$0	$0	$0
110-062-26	$0	$0	$0
110-071-36	$0	$0	$0
110-081-02	$0	$0	$0
110-081-06	$0	$0	$0
110-081-20	$0	$0	$0
110-081-24	$0	$0	$0
110-091-13	$0	$0	$0
888-888-16	$0	$0	$0
999-999-10	$0	$0	$0
999-999-15	$0	$0	$0
999-999-18	$0	$0	$0
051-532-24	$0	$97	-$97
051-591-27	$0	$97	-$97
051-601-02	$0	$97	-$97
051-611-02	$0	$97	-$97
051-611-03	$0	$97	-$97
051-621-20	$0	$97	-$97
051-741-10	$0	$97	-$97
106-281-21	$0	$97	-$97
106-281-22	$0	$97	-$97
110-151-07	$0	$97	-$97
110-151-09	$0	$97	-$97
110-151-11	$0	$97	-$97
110-152-06	$0	$97	-$97
110-152-15	$0	$97	-$97
110-152-17	$0	$97	-$97
110-161-06	$0	$97	-$97
051-611-01	$0	$389	-$389
TOTAL	**$1,272,032**	**$1,784,346**	**-$512,315**

"Pajaro Valley Fire Protection District Reorganization" (LAFCO Process - Proposed Schedule)

(For Discussion Purposes Only - Dates Subject to Change)

Action	Responsible Agency	Target Date	Description
Pre-LAFCO Process			
Discussion about application requirements	County, CalFIRE, PVFPD, and LAFCO	February - April 2025	Discuss the LAFCO process, proposal area, and application requirements to transfer service responsibilities from Pajaro Valley FPD to CSA 48.
Conduct Community Workshop	County, CalFIRE, PVFPD, and LAFCO	April 15, 2025	While not mandatory, it may be beneficial to educate the community about the existing issues and the benefits from the reorganization. This was the first of a series of meetings/workshops that will help alleviate any misconceptions/questions from residents.
During LAFCO Process			
Submittal of Application to LAFCO	PVFPD	May 2025	A completed application must also include the following: 1) Initiating Document (adopted resolution); 2) Plan for Service/Feasibility Study; 3) Environmental Questionaire (CEQA requirement); 4) Map & Legal Description (SBE requirement); 5) Signed Indemnification Agreement; 6) LAFCO Filing Fee (Initial Deposit; based on acreage); 7) Letters/Resolutions of support from CSA 48; and 8) Any additional information requested by LAFCO (TBD)
Review and Notification of Application	LAFCO	May 2025	Pursuant to state law, LAFCO will identify any missing items to the applicant within 30 days. Concurrently, LAFCO will solicit comments from affected and interested agencies/parties.
Discuss Next Steps in LAFCO Process	County, CalFIRE, PVFPD, and LAFCO	December 2026 - January 2026	Discuss the next steps in the LAFCO process, including but not limited to, the upcoming educational workshops, outstanding application items, etc.
Provide Supplemental Documents	LAFCO	February 4, 2026	Provide commission and public a 5-Year Financial Projection Analysis and Proposed Benefit Assessment Parcel Cost Breakdown for informational purposes only
Host Educational Workshop (In-Person Setting)	County, CalFIRE, PVFPD, and LAFCO	March 2026	PVFPD will host an in-person educational study session to inform the community about the reorganization effort, discuss the proposed benefit assessment process, and answer any questions by the residents (1 of 4 workshops).
Host Educational Workshop (In-Person Setting)	County, CalFIRE, PVFPD, and LAFCO	April 2026	PVFPD will host an in-person educational study session to inform the community about the reorganization effort, discuss the proposed benefit assessment process, and answer any questions by the residents (2 of 4 workshops).
Host Educational Workshop (Virtual Setting)	County, CalFIRE, PVFPD, and LAFCO	April 2026	PVFPD will host a virtual educational study session to inform the community about the reorganization effort, discuss the proposed benefit assessment process, and answer any questions by the residents (3 of 4 workshops).
Adoption of a Property Tax Ex. Agreement & Will-Serve Letter	County and PVFPD	May 2026	The County will need to determine the transfer of ad valorem property tax revenues to fulfill the requirements of Section 99 of the Revenue and Taxation Code.A Will-Serve Letter will indicate that the County, under CSA 48, is willing and capable of providing services.
Discuss Next Steps in LAFCO Process	County, CalFIRE, PVFPD, and LAFCO	Mid-May 2026	Address any pending items. These items must be resolved before LAFCO staff can deem this project complete and ready for Commission consideration.
Host Educational Workshop (Virtual Setting)	County, CalFIRE, PVFPD, and LAFCO	Late-May 2026	PVFPD will host a virtual educational study session to inform the community about the reorganization effort, discuss the proposed benefit assessment process, and answer any questions by the residents (4 of 4 workshops).
CALPERS Actuarial Report	CALPERS	May - June 2026	CalPERS will provide an actuarial report indicating how PVFPD's pension obligations will be addressed following the reorganization.
Complete Certificate of Filing	LAFCO	Early-June 2026	Pursuant to State law, LAFCO's Executive Officer will deem the project complete when a Certifcate of Filing is signed. All required documents and actions need to be accomplished before this step is taken.
Advertise LAFCO Hearing in Newspaper(s)	LAFCO	June 2026	Pursuant to State law, LAFCO will advertise the consideration of the proposed reorganization in a newspaper(s) at least 21-days prior to the hearing date (GCS 56157[h] - 1/8 page in newspaper).
Conduct LAFCO Hearing (Consider Proposal)	LAFCO	August 5, 2026	The Commission will consider the proposed change of organization in a public forum. Affected/interested agencies and members of the public will have an opportunity to address the Commission on this matter.
Record Environmental Document	LAFCO	August 6, 2026	The affected parties and LAFCO must determine which environmental document will be needed to fulfill the requirements of the California Environmental Quality Act (CEQA). LAFCO may act as the Lead Agency.
Conduct 30-day Request for Reconsideration Period	LAFCO	Aug. 6 to Sept. 4, 2026	Pursuant to state law, the request for reconsideration period is 30 days. Reconsideration: If the reorganization is approved, any person or affected agency may file a written request with the executive officer requesting amendments to or reconsideration of the adopted resolution. The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration.
Advertise LAFCO Protest Hearing in Newspaper(s)	LAFCO	September 1, 2026	Pursuant to State law, LAFCO will advertise the protest proceedings for the reorganization in a newspaper(s) at least 21-days prior to the hearing date (GCS 56157[h] - 1/8 page in newspaper)
Conduct Protest Proceedings	LAFCO	Sept. 7 to Sept. 30, 2026 (24 days)	Pursuant to state law, the date of the protest hearing shall not be less than 21 days or more than 60 days after the date the notice is given. This is an opportunity for affected residents/landowners to submit protest petitions against the Commission's action (i.e. approval of the reorganization). If less than 25% oppose, then Commission action holds It 25%-50% oppose, then election is required If more than 50% oppose, then Commission action is terminated
Conduct Protest Hearing (Collect Final Petitions)	LAFCO	September 30, 2026	A protest hearing will be held to receive any final protest petitions from affected residents/landowners.
Conduct LAFCO Hearing (Adopt Protest Results)	LAFCO	October 7, 2026	Pursuant to state law, LAFCO will adopt a resolution acknowledging the results of the protest proceedings.
Completion of all Terms & Conditions	County, CalFIRE, PVFPD, and LAFCO	Mid-October 2026	The adopted resolution from the LAFCO Meeting will list a number of terms and conditions. The affected parties will be responsible to fulfill such conditions prior to recordation, including but not limited to legislative assistance, bond measures, etc.
Recordation of Proposal	LAFCO	Late-October 2026	LAFCO: Recordation of the approved proposal with the County and the State Board of Equalization (SBE). PVFPD / County: The effective date of the reoreganization may be the day of recordation or a specified date. The affected parties may specify the effective date as a potential condition in the LAFCO resolution.
Post-LAFCO Process			
Certificate of Completion Distribution	LAFCO	October 2026	LAFCO will send a copy of the Certificate of Completion, which includes the adopted resolution, to all affected/interested parties.
State Board of Equalization Tax Roll Update	SBE	Oct.-Nov. 2026	Reorganization will be reflected in new tax roll

1-26-26

Dear LAFCO Commissioners,

Thank you for your oversite of LAFCO, particularly as it pertains to Fire Department services for medical emergencies and fire peril. Thank you, as well, for carefully listening to our voluminous public comments at the last LAFCO Board meeting in November 2025. At that meeting, a Commissioner asked for the 11/4/25 letter to the Board to which we had referred. It is included below.

We had very much appreciated meeting with LAFCO's Mr. Serrano on 10/20/25. We fully absorbed and concurred with his recommendations for an independent 3rd party feasibility study of finances, service models and community governance so that voters could have information that was vetted by unbiased experts for the three options of a standalone FFPD or the 2 main recommendations in the LAFCO report of Zayante Fire and CSA 48.

We realize the current SCI Consulting scope *partially* addresses this necessary information. It will include examining tax assessment incomes and will make a comparison of service models, (but not governance) for 2 of the three recommendations: a) a standalone FFPD and b) CSA 48 annexation.

We're unclear how valid the CSA 48 comparison will be given that LAFCO and CSA 48 have documented that they are proceeding to reorganize County Fire services to a completely different structure. Does LAFCO foresee any current comparison being obsolete by this Spring of 2026?

Regarding the other option of Zayante FPD, we continue to ask LAFCO to finance a feasibility study of finances, service models and community governance as the third option from the LAFCO report. It is important that the comparison of future services be apples to apples for reliable comparison.

We continue to be impressed with the improvements in FFPD's overall functioning and their react and response times in particular, especially compared to NFPA 1710 standards. We look forward to the SCI report, particularly the information regarding a standalone FFPD - since the imminent structure of County Fire seems in flux/unknown and third-party feasibility studies with Zayante FPD are not yet contracted. As a community, it's hard to compare and consider without feasibility studies of other recommendations. We respectfully resubmit our request from 11/4/25 below.

We appreciate your partnership in caring for the citizens of the county and their/our safety.

Respectfully,
Felton Community for Emergency Response

ORIGINAL LETTER SUBMITTED
On Nov 4, 2025, at 7:00 AM, Joni Martin <jonimartinprojects@gmail.com> wrote:

Hello Joe,

Following up on your meeting with three of our members two weeks ago, the citizens' committee supporting Felton Fire Protection District is writing to formally request your strong support for a **Santa Cruz LAFCO vote to issue an RFP for a feasibility study to quickly analyze several possible options for the future of our district and what it would cost residents to bring those options to fruition.**

It's our understanding that such an essential third-party analysis would evaluate the three restructuring options facing FFPD as the district addresses its present financial, staffing, and organizational challenges, providing voters with the data needed to compare them effectively:

1. **Standalone FFPD:** Supported by a new tax measure to be put to voters sometime before November 2026. It would be great to see a number for both the fully paid staffing model (3 positions at station 24/7) and the paid/volunteer hybrid model (2 paid staff 24/7 plus a volunteer firefighter)
2. **Reorganization with Zayante Fire:** we understand this may require a new tax beyond the current $290 Zayante resident charge and hope to learn what that would be.
3. **Reorganization with County/CSA48:** May require a new tax beyond the existing benefits assessment.

We urge the analysis to specifically compare these models across three critical areas:

- **Financial Impact:** Total cost to the community (benefits assessments, property taxes, etc.).
- **Service & Staffing:** Expected levels and response times, considering both fully paid and paid/volunteer hybrid models for the Felton standalone option.
- **Governance:** The level of community representation within the decision-making Board.

A credible, objective analysis will be vital for our successful community outreach as we seek to help neighbors understand the necessity of supplementing the district's present revenues and what levels of response the different models will likely result in.

Thank you for bringing this forward at the November 5 LAFCO meeting. We strongly hope the vote will be to hire a firm that can ensure a **quick turnaround** so the FFPD Board has the solid backing needed to finalize a ballot measure as quickly as possible

Kind regards,

Citizens in support of Felton Fire, including: Rich Alter, Rob Connor, Brian Frus, Merry Gilmer, Todd Hicks, Timothy Lydgate, Joni Martin, Ilo Nilson, Dan Selling, Liz Taylor-Selling

(sent via email by Joni Martin at the committee's request)

Agenda Item No. 6f

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Francisco Estrada, LAFCO Analyst
Subject: Comprehensive Quarterly Report – Second Quarter (FY 2025-26)

SUMMARY OF RECOMMENDATION

This report provides an overview of projects currently underway, the status of the Commission's Multi-Year Work Program, the financial performance of the annual budget, and staff's outreach efforts from October through December. 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 Cortese-Knox-Hertzberg Act delegates LAFCOs with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies. **Attachment 1** summarizes how several of these statutory mandates are being met through the consideration of boundary changes, the development of scheduled service reviews, and staff's ongoing collaboration with local agencies.

Respectfully Submitted,

Francisco Estrada
LAFCO Analyst

Attachment:

1. FY 2025-26 Comprehensive Quarterly Report (Second Quarter)

Comprehensive Quarterly Report

FISCAL YEAR 2025-26
SECOND QUARTER
(OCTOBER TO DECEMBER)

LOCAL AGENCY FORMATION COMMISSION OF SANTA CRUZ COUNTY

ACTIVE PROPOSALS

As of December 31, 2025, Santa Cruz LAFCO has five active applications.

1. **"1610 Bulb Ave Parcel Annexation" (Project No. CA 24-13):** This application was initiated by landowner petition on August 15, 2024, and proposes to annex a single parcel (APN: 031-121-39) into the City of Capitola. The purpose of the annexation is to receive municipal services and land use oversight from the City.

   Latest Status: Opposed by the affected agency. The Capitola City Council considered the proposed annexation and signed a letter of opposition on March 13, 2025. While the applicant currently considers their options, per CHK Law, the application may be terminated in the Spring due to inactivity.

2. **"Pajaro Valley Fire Protection District Reorganization (Project No. RO 25-08):** This application was initiated by board resolution on April 24, 2025, and proposes to dissolve the PVFPD and a reorganization into County Service Area 48.

   Latest Status: PVFPD is currently awaiting approval of a "Will-Serve" Letter from the County.

3. **"Monroe Avenue/Huntington Drive Annexation" (Project No. DA 25-10):** This application was initiated by landowner petition on May 12, 2025, and proposes to annex a single parcel (APN: 041-221-04) into the Santa Cruz County Sanitation District. The purpose of the annexation is to receive sustainable sanitation service.

   Latest Status: Pending. The Commission will consider the proposed district annexation on March 4, 2026.

4. **"San Andreas Mutual Water Company Extraterritorial Service Agreement" (Project No. ESA 25-11):** This application was initiated by agency petition on May 16, 2025, and proposes to receive water services under Government Code Section 56133. The proposed extraterritorial service agreement ("ESA") involves 175 parcels and the Soquel Creek Water District (SCWD).

   Latest Status: Pending. The Commission will consider the proposed ESA on February 4, 2026.

5. **"BCFPD Station Parcel Annexation" (Project No. DA 25-12):** This application was initiated by landowner petition on August 15, 2024, and proposes to annex a single parcel (APN: 083-273-01) into County Service Area 7. The purpose of the annexation is to provide sewer service to a fire station located on the subject parcel. This annexation is part of an ESA approved by the Commission in June 2024.

   Latest Status: Pending. Staff is coordinating with County representatives the Property Tax Exchange Agreement. The proposed annexation is expected to be considered by the Commission in 2026.

MULTI-YEAR WORK PROGRAM (SERVICE REVIEWS)

A new five-year work program was adopted in 2024 to ensure that service reviews for each local agency under LAFCO's purview are considered within the legislative deadline. The Commission reviews and adopts the work plan on an annual basis. A total of five separate service reviews will be completed this year, as summarized below.

1. **Countywide Sanitation Districts (12 local agencies in total) –** The proposed service review will analyze 10 sewer agencies located throughout the county.

   Latest Update: Pending. The Commission will consider adopting the draft service and sphere review on February 4, 2026.

2. **Fire Protection Districts (8 districts and 2 CSAs)** – The 8 fire districts in Santa Cruz County are Aromas Tri-County, Ben Lomond, Boulder Creek, Central, Felton, Pajaro Valley, Scotts Valley, and Zayante Fire Protection Districts. The County operates two County Service Areas (CSA 4 and CSA 48) which also provide fire protection services.

   Latest Update: The Commission will consider adopting the draft service and sphere review on June 3, 2026.

3. **Recreation and Park Districts** – The three recreation and park districts in Santa Cruz County are Alba Park, Boulder Creek, and La Selva Beach. These districts operate pursuant to the Recreation and Park District Law.

   Latest Update: The Commission will consider adopting the draft service and sphere review on August 5, 2026.

4. **City of Scotts Valley** – The City was incorporated in 1966 and operates as a general law city. The City contains approximately 5 square miles of land and provides various municipal services, including but not limited to police, animal control, wastewater treatment, and stormwater management.

   Latest Update: The Commission will consider adopting the draft service and sphere review on November 7, 2026.

OTHER PROJECTS

Santa Cruz LAFCO currently has three other LAFCO-related projects:

1. **CALAFCO Annual Conference:** The CALAFCO Annual Conference took place in San Diego between October 21-24, 2025. Three commissioners attended on behalf of Santa Cruz LAFCO. Staff participated in two general sessions at the conference.

2. **Water-Related Legislative Bill:** LAFCO staff is part of a working group of other LAFCOs and local leaders to draft a bill that would address failing private water systems and allow LAFCO to play a more proactive role in service delivery. Senator Laird's Office has expressed interest in authoring the bill and is currently vetting the proposed legislation.

3. **Shared Services Agreement with Placer County:** LAFCO staff has been collaborating with Placer County LAFCO to establish a shared services agreement to assist in recruitment processes.

BUDGET REPORT

The second quarter of Fiscal Year 2025-26 ended on December 31, 2025. During this three-month period, the Commission received approximately $10,000 in revenue. During the same period, the Commission incurred approximately $116,500 in total expenses. In total, LAFCO used 39% of the estimated costs for the entire fiscal year, as shown in the table below.

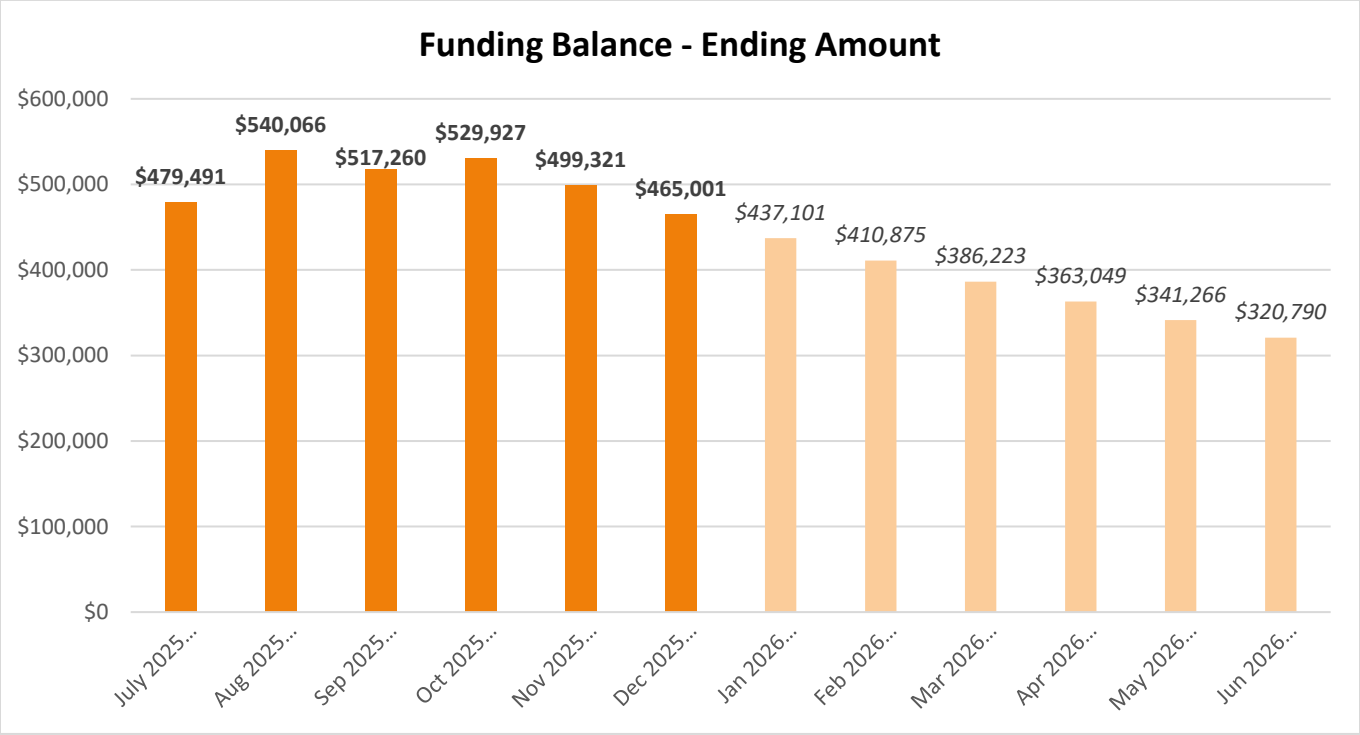
	FY 25-26 (1st Qtr.)	FY 25-26 (2nd Qtr.)	Available Funds	FY 25-26 Total Amt	FY 25-26 Budget	Percent (%)
Total Revenue	$503,961	$9,823	$295,000	$808,854	$791,500	102%
Total Expense	$167,011	$116,406	-	$283,470	$791,500	36%
Difference	$336,900	$(106,586)	$295,000	$525,315	-	-

$465,001 was the ending balance of the Commission's reserves: $295,000 was earmarked to balance the budget and the remaining $170,001 was designated as unrestricted revenue. The unrestricted revenue may be used to address any unanticipated expenses during the fiscal year. A detailed review of LAFCO's financial performance during the second quarter (October to December) is shown on **page 4**.

Fund Balance / Reserves

As of December 31, 2025, the total fund balance ended with approximately $465,000. The following table will highlight the fund balance during the entire fiscal year (actual and projected). LAFCO's fund balance reached its peak during this first quarter after receiving all the scheduled apportionment fees from the funding agencies. The end balance for FY 25-26 will be used to balance the new budget in FY 26-27.

FY 2025-26 Budget (Financial Performance by Quarter)



FISCAL YEAR 2025-26	FY 25-26 First Qtr. (Jul - Sep)	FY 25-26 Second Qtr (Oct - Dec)	FY 25-26 Adopted Budget	FY 25-26 Actual	Difference ($)	Budget Line Item Notes
REVENUES DESCRIPTION						
Interest	$ 5,384	$ 5,124	$ 1,500	$ 10,507	$ 9,007	Above estimated amount
Contributions from Other Govt Agencies	$ 494,390	$ -	$ 495,000	$ 494,390	$ (610)	PVHCD allocation deferred to FY 26-27 via Commission action
LAFCO Processing Fees	$ -	$ -	$ -	$ -	$ -	-
Medical Charges-Employee	$ 374	$ 415	$ -	$ 789	$ 789	-
Misc. Revenue	$ 3,814	$ 4,284	$ -	$ 8,098	$ 8,098	Reimbursement from Monterey LAFCO for admin services
Re-budget from Fund Balance	$ -	$ -	$ 295,000	$ 295,000	$ 247,985	-
TOTAL REVENUES	**$ 503,961**	**$ 9,823**	**$ 791,500**	**$ 808,785**	**$ 265,270**	**Additional Funds in Total Revenue**
EXPENDITURES DESCRIPTION						
Regular Pay	$ 55,546	$ 69,696	$ 280,000	$ 125,242	$ 154,758	Remaining Funds
Holiday Pay	$ 1,478	$ 4,224	$ 10,300	$ 5,702	$ 4,598	Remaining Funds
Social Security	$ 4,378	$ 4,914	$ 18,000	$ 9,292	$ 8,708	Remaining Funds
PERS	$ 75,107	$ 8,327	$ 113,000	$ 83,434	$ 29,566	Remaining Funds
Insurances	$ 11,020	$ 11,120	$ 45,000	$ 22,140	$ 22,860	Remaining Funds
Unemployment	$ -	$ -	$ 1,000	$ -	$ 1,000	Remaining Funds
Workers Comp	$ -	$ 114	$ 1,500	$ 114	$ 1,386	Remaining Funds
Salaries Sub-total	**$ 147,528**	**$ 98,395**	**$ 468,800**	**$ 245,924**	**$ 222,876**	**Remaining Funds in Salaries & Benefits**
Telecom	$ 100	$ 204	$ 1,600	$ 304	$ 1,296	Remaining Funds
Office Equipment	$ 33	$ 66	$ 200	$ 99	$ 101	Remaining Funds
Memberships	$ 5,723	$ 1,872	$ 7,800	$ 7,595	$ 205	Remaining Funds
Duplicating	$ -	$ -	$ 200	$ -	$ 200	Remaining Funds
PC Software	$ 495	$ -	$ 700	$ 495	$ 205	Remaining Funds
Postage	$ 7	$ 14	$ 400	$ 21	$ 379	Remaining Funds
Subscriptions	$ 2,307	$ 396	$ 3,300	$ 2,703	$ 597	Remaining Funds
Supplies	$ -	$ -	$ 400	$ -	$ 400	Remaining Funds
Accounting	$ -	$ -	$ 11,500	$ -	$ 11,500	Remaining Funds
Attorney	$ -	$ 3,897	$ 15,000	$ 3,897	$ 11,103	Remaining Funds
Data Process GIS	$ 3,892	$ 4,680	$ 14,000	$ 8,572	$ 5,428	Remaining Funds
Director Fees	$ 200	$ 1,200	$ 5,000	$ 1,400	$ 3,600	Remaining Funds
Prof. Services	$ 3,380	$ 1,250	$ 38,000	$ 4,630	$ 33,370	Remaining Funds
Legal Notices	$ 392	$ 176	$ 4,000	$ 568	$ 3,432	Remaining Funds
Rents	$ -	$ 205	$ 10,000	$ 205	$ 9,795	Remaining Funds
Misc. Expenses	$ 338	$ 781	$ 4,500	$ 1,119	$ 3,381	Remaining Funds
Air Fare	$ 511	$ -	$ 600	$ 511	$ 89	Remaining Funds
Training	$ -	$ -	$ 500	$ -	$ 500	Remaining Funds
Lodging	$ -	$ 1,743	$ 2,000	$ 1,743	$ 257	Remaining Funds
Mileage	$ -	$ -	$ -	$ -	$ -	Remaining Funds
Travel-Other	$ 54	$ -	$ -	$ 54	$ (54)	Unanticipated Expense
Registrations	$ 2,100	$ 1,530	$ 3,000	$ 3,630	$ (630)	Additional Commisioner Attended
Supplies Sub-total	**$ 19,533**	**$ 18,013**	**$ 122,700**	**$ 37,546**	**$ 85,154**	**Remaining Funds in Services & Supplies**
TOTAL EXPENDITURES	**$ 167,061**	**$ 116,409**	**$ 591,500**	**$ 283,470**	**$ 308,030**	**Remaining Funds in Total Expenditures**

RECENT & UPCOMING MEETINGS

LAFCO staff values collaboration with local agencies, the public, and other LAFCOs to explore and initiate methods to improve efficiency in the delivery of municipal services. During the second quarter (October – December), staff participated in over 30 meetings. For transparency purposes, a summary of those meetings is shown in the following table.

October Meetings			
Topic	**Date**	**Subject Agency(ies)**	**Purpose**
Memorial Districts	10/1	Veterans Association	Staff met with a member of the local Veterans' Association to discuss the formation of a memorial district.
CALAFCO Annual Conference	10/8	CALAFCO	Staff met to plan and prepare for their respective presentations at the upcoming annual conference in San Diego.
Small Water Systems Proposed Legislation	10/9	Multiple LAFCOs	Staff met with other LAFCOs, UC Berkeley, and water advocacy representatives to discuss a possible bill that would help private water systems.
Board Restructuring Working Group	10/14	CALAFCO	Staff participated in the working group to create a new regional map and improve representation on the CALAFCO Board.
Big Basin Water Company	10/15	Court Appointed Receiver	Staff met Nicolas Jaber, from the Court Appointed Receivership, to discuss updates on BBWC.
Felton Fire Protection District	10/20	Resident Group	Staff met with residents of Felton Fire Protection District to discuss the Governance Options Report.
State of the City	10/21	City of Watsonville	Staff was invited to attend the annual "State of the City" to get an update on the city's major projects and future plans.
CALAFCO Annual Conference	10/22 - 10/24	CALAFCO	Staff and three commissioners attended the CALAFCO Annual Conference. Staff participated in multiple sessions as moderators and panelists.
CALAFCO Board Meeting	10/24	CALAFCO	Commissioner Roger Anderson and Executive Officer Joe Serrano were officially seated as voting members on the CALAFCO Board of Directors during the Board Meeting at the conference.
Water Management Group Meeting	10/30	Santa Cruz Regional Water Management Group	Staff attended the water forum to learn about water-related projects within Santa Cruz County.

November Meetings			
Topic	**Date**	**Subject Agency(ies)**	**Purpose**
City Selection Committee Meeting	11/3	City Selection Committee	Staff attended the City Selection Committee Meeting to determine LAFCO appointments.
Meeting with CSDA Representative	11/4	California Special Districts Association	Staff met with a CSDA rep to discuss LAFCO projects involving special districts.
Board Restructuring Working Group	11/4	CALAFCO	Staff participated in the working group to create a new regional map and improve representation on the CALAFCO Board.
Lunch with Field Representative	11/4	Office of Assemblymember Gail Pellerin	Staff met with a field representative for Assemblymember Pellerin to discuss LAFCO-related updates.
Governance Options Discussion	11/5	Felton Fire Protection District	Staff facilitated a meeting with valley fire chiefs to discuss the status of Felton FPD.
Small Water Systems Proposed Legislation	11/6	Multiple LAFCOs	Staff met with other LAFCOs, UC Berkeley, and water advocacy representatives to discuss a possible bill that would help private water systems.
Fire Board Meeting	11/12	Felton Fire Protection District	Staff attended FFPD's regular board meeting to observe their next steps in exploring governance options.
City Council Meeting	11/13	City of Capitola	Staff attended the City's regular council meeting to observe the findings and recommendations of the City's sphere study developed by RSG Inc.
CSA Formation Inquiry	11/17	Member of the public	Staff met with a member of the public to discuss the steps in forming a county service area for enhanced road services.
Town Hall Meeting	11/17	Big Basin Water Company	Staff attended a town hall meeting with Supervisor Monica Martinez to provide updates on the BBWC.
Board Restructuring Working Group	11/18	CALAFCO	Staff participated in the working group to create a new regional map and improve representation on the CALAFCO Board.
Board Meeting	11/19	Pajaro Valley Health Care District	Staff made a presentation to the PVHCD Board regarding the recently adopted service and sphere review.
Countywide Sewer MSR	11/20	County of Santa Cruz	Staff met with representatives from the County, including three commissioners, to finalize the countywide sewer report.

December Meetings			
Topic	**Date**	**Subject Agency(ies)**	**Purpose**
Small Water Systems Proposed Legislation	12/4	Multiple LAFCOs	Staff met with other LAFCOs, UC Berkeley, and water advocacy representatives to discuss a possible bill that would help private water systems.
Fire Board Meeting	12/8	Felton Fire Protection District	Staff attended FFPD's regular board meeting to observe their next steps in exploring governance options.
Board Restructuring Working Group	12/9	CALAFCO	Staff participated in the working group to create a new regional map and improve representation on the CALAFCO Board.
SB 707 Webinar	12/10	California Special Districts Association	Staff attended a webinar to learn about the latest updates to the Brown Act going into effect in 2026.
Shared Services Agreement	12/10	Placer LAFCO	Staff attended Placer LAFCO's commission meeting to discuss the possible collaboration between the two LAFCOs to help with their recruitment of a new Executive Officer.
CALAFCO Regional Officers	12/11	CALAFCO	Staff met with the regional officers and CALAFCO's Executive Director to discuss next steps in helping CALAFCO rebuild and regain trust from its membership.
Sphere Amendment	12/15	City of Capitola	Staff met with Capitola staff to discuss their sphere study and next steps to amend the City's current sphere boundary.
Board Restructuring Working Group	12/19	Monterey LAFCO	Staff met with Monterey LAFCO staff to discuss the proposed regional map currently being reviewed by the member LAFCOs.
County Updates	12/22	County of Santa Cruz (CAO Office)	Staff met with the new County CAO to discuss LAFCO-related projects involving the County.

Agenda Item No. 8a

Santa Cruz Local Agency Formation Commission

Date: February 4, 2026
To: LAFCO Commissioners
From: Francisco Estrada, LAFCO Analyst
Subject: Press Articles during the months of November 2025 to January 2026

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: "Watsonville Hospital races to find solution as financial woes deepen". The article, dated November 14, provides information on an upcoming presentation to the board of the Pajaro Valley Health Care District (PVHCD) on its first municipal service review conducted by Santa Cruz LAFCO. The report reveals the District is currently experiencing financial strain due to looming federal cuts to Medicaid and is actively looking to establish a local partnership and potentially transfer operations and management of the hospital. Along with the financial outlook, the District is also dealing with the aftermath of a data breach incident, potential litigation, and years of deferred maintenance costs left by the previous private ownership groups.

Article #2: "2026 New Laws Series, Part 5: Biggest Brown Act Revamp in Decades (SB 707)". The article, dated November 17, provides details on SB 707, a series of updates to the Brown Act, the open meeting law governing local agency legislative bodies in California, in consideration of technological and accessibility advancements that have taken place since its inception in 1953. SB 707 addresses and sets guidelines on social media communications, meeting decorum and disruptions, accessibility accommodations, remote participation, and enhanced requirements for eligible legislative bodies, including special districts. SB 707 went into effect on January 1, 2026.

Article #3: "Santa Margarita Groundwater Agency considers whether its use of groundwater is sustainable". The article, dated November 18, details efforts by the Santa Margarita Groundwater Agency to determine if its service model is depleting groundwater from its basin, as required by state water regulations. The basin provides drinking water to areas in Scotts Valley and the San Lorenzo Valley, as well as multiple nearby small water systems. The exercise is meant to be a periodic and important checkpoint to ensure groundwater sustainability efforts moving forward accordingly.

Article #4: "Big Basin Water Co. operations have stabilized, but long-term ownership remains elusive". The article, dated November 18, reports on a community meeting hosted by Santa Cruz County Supervisor Monica Martinez to provide updates on the status of Big Basin Water Company. At the meeting, officials and the court receiver reported that the system was stabilized, but their search for a suitable buyer continues. The court receiver also emphasized that more funding would be needed to improve the system's long-term viability. Regardless of the buyer, the system will still face critical capacity issues, but a feasibility study led by GEI Consultant is currently underway.

Article #5: "Dignity Health's Decline: A Tale of Lost Doctors and Diminishing Care". The article, dated November 21, is about a growing concern about the declining quality of care in the services delivered at Dignity Health facilities. The healthcare provider once known for its quality and level of service is losing doctors at an alarming rate, prompting patients and the public to express concern on social media.

Article #6: "Big Basin Water Co. operations have stabilized, but long-term ownership remains elusive". The article, dated December 2, informs the public that the Cabrillo College governing board voted to appoint Santa Cruz LAFCO Analyst Francisco Estrada to fill a vacant trustee seat. The seat was left vacant after the passing of former Watsonville Mayor, Manuel Bersamin. The appointment comes at a time when the college faces declining enrollments, a budget deficit, the construction of new student housing, and the transition to a new college president.

Article #7: "Construction on Pajaro River levee anticipated to begin in early 2026; funding for Phase 2 still in limbo". The article, dated December 9, provides an update on the long awaited $600 million project to rebuild the levee and help prevent future flooding along the Pajaro River. Construction on the first phase is expected to begin in early 2026 and will help rebuild the river levee to protect surrounding agricultural areas along Monterey and Santa Cruz counties. Although much of the design for the project has been completed by the Army Corps of Engineers, funding for the remaining phases is still being pursued to improve the inadequate levee system.

Article #8: "City receives $39 million grant to redevelop Watsonville Transit Center". The article, dated December 15, reports on a $39 million grant awarded to the City of Watsonville by the state's Affordable Housing and Sustainable Communities program to redevelop the existing transit center and add a mixed-use housing redevelopment. The project will consist of 79 units with upgraded transit facilities, a new bike hub, and a ground-floor commercial space. The project was one of only 21 in the state to be financed through this program which aims at reducing greenhouse gas emission levels.

Article #9: "San Bernardino County eyes Joshua Tree for sewer system". The article, dated December 23, provides an update on a proposed sewer district for downtown Joshua Tree with funding support from the Board of Supervisors. San Bernardino County staff will now be tasked with buying a site, planning and designing the system, obtaining permits, and completing an environmental assessment. Some residents voiced concerns that the district was formed to allow for increased box retail development in the area and criticized county officials for the perceived lack of transparency.

Article #10: "Watsonville names new fire chief". The article, dated December 29, announces the hiring of longtime firefighter Corey Schaefer as the City's new fire chief following the retirement of Chief Rudy Lopez. Chief Schaefer has almost 30 years of experience and will play a key role in the future of fire protection in South County.

Article #11: "We're on a roll now: Ophir Hill FPD set to merge with NCCFD". The article, dated January 7, 2026, highlights the collaborative effort between to fire agencies in Nevada County. The articles notes that board of directors for both Nevada County Consolidated Fire District and Ophir Hill Fire Protection District voted unanimously to take move forward with the reorganization effort. The proposed merger is a result of a multi-year effort by the affected agencies to ensure the adequate delivery of fire protection and emergency services to their respective communities.

Respectfully Submitted,

Francisco Estrada
LAFCO Analyst

Attachments:
1. "Watsonville Hospital races to find solution as financial woes deepen"
2. "2026 New Laws Series, Part 5: Biggest Brown Act Revamp in Decades…"
3. "Santa Margarita Groundwater Agency considers whether its use of groundwater…"
4. "Big Basin Water Co. operations have stabilized, but long-term ownership…"
5. "Dignity Health's Decline: A Tale of Lost Doctors and Diminishing Care"
6. "Cabrillo College governing board appoints former Watsonville mayor…"
7. "Construction on Pajaro River levee anticipated to begin in early 2026…"
8. "City receives $39 million grant to redevelop Watsonville Transit Center"
9. "San Bernardino County eyes Joshua Tree for sewer system"
10. "Watsonville names new fire chief"
11. "We're on a roll now: Ophir Hill FPD set to merge with NCCFD"

santacruzlocal.org

Watsonville Hospital races to find solution as financial woes deepen - Santa Cruz Local

Evan Quarnstrom

4–5 minutes

Nuñez said they're looking at providers that operate locally and are "going to be here in the long term and [want] to continue to invest into local health care." The district would maintain ownership of the land and building.

The district is looking for a partner "to allow us to weather the unprecedented storm that we're going to see in health care," Nuñez said.

The partnership could mean a transfer of operations and management or another agreement, he said, and the district plans to have more clarity on a path forward by next month. A full partnership agreement could come by mid-2026 as the district races to bolster itself against deepening financial woes expected as Medicaid and Medi-Cal cuts are phased in beginning Jan. 1.

The 106-bed hospital serves an area with roughly 77,000 residents. If the district were to go under, state law would require the hospital to be sold or transferred to a private health care provider, and the health care district would be dissolved.

As for the data breach, Nuñez said potential litigation is serious, but it's not the district's biggest concern. Several lawsuits have been filed, while law firms have launched inquiries into the incident for a possible class-action suit.

A November report by Santa Cruz County Local Agency Formation Commission — a local government oversight agency — found that despite the hospital's recent years of financial stabilization, the hospital faces long-term fiscal challenges.

The report laid out several possible paths forward for the hospital, and Nuñez said transfer of operations to a nonprofit is the main option they are pursuing.

Joe Serrano, the LAFCO's executive officer, said the agency is most concerned with whether the hospital can sustain itself amid shifting federal and state funding.

"The No. 1 concern is financial stability," Serrano said. "Unlike other special districts that receive property tax revenue, this health care district is heavily reliant on patient service revenue, specifically from Medi-Cal and Medicaid. And with changes at the federal level, that primary source of revenue is now up in the air."

Hospital finances back in the red

Nuñez said they expect to lose $4 million to $8 million in annual revenue due to looming federal Medicaid cuts that could cause 28,000 Santa Cruz County residents to lose coverage by 2028.

The hospital could face additional losses if the Trump administration reduces payments from a federal program that compensates hospitals for treating a higher number of Medicaid patients.

“We’re talking anywhere from $10 million to $15 million in possible loss in annual revenue just in this upcoming year. And that’s a real risk,” he said.

Nuñez also cites challenges recruiting physicians and addressing deferred maintenance left by previous owners. While some facilities work can be paid for by the $116 million in bonds approved by voters last year, equipment like hospital beds have to be paid for out of the district’s pocket.

Under a private, for-profit owner, the hospital went bankrupt in 2021. The Pajaro Valley Health Care District, a public agency, formed in response and took control of the hospital in 2022. After voters approved a bond measure in March 2024, the district purchased the hospital building and land later that year, setting the hospital up to save millions in rent long-term.

The district improved the hospital’s finances from about a $10 million deficit in 2022 to near break-even in 2024. But as of September, the hospital’s finances show a loss of $14.8 million, according to estimates Nuñez shared with Santa Cruz Local.

The LAFCO report will be presented to the health care district at its board meeting at 5:15 p.m. Wednesday, Nov. 19 in the community room at 85 Nielson St., Watsonville and on Zoom.

Clarification: This story has been updated to clarify the expected timeline for a partnership agreement.

2026 New Laws Series, Part 5: Biggest Brown Act Revamp in Decades (SB 707)

By Kristin Withrow **posted 11-17-2025 10:22 AM**

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Governor Gavin Newsom signed SB 707 (Durazo) into law on October 3, 2025, with most provisions set to go in effect on January 1, 2026. SB 707 makes extensive updates to the Ralph M. Brown Act (Government Code section 54950 et seq.), the primary open meeting law governing local agency legislative bodies. The legislation both restores and restructures various provisions set to expire in 2026, makes permanent certain transparency-related reforms, and establishes new requirements to expand public access and participation in local government proceedings.

The Brown Act generally requires all meetings of a legislative body (e.g., the board of directors) of a local agency to b
prohibits the body's members from taking action outside an authorized meeting. SB 707 significantly revises these p
consideration technological and accessibility evolutions since the enactment of the Brown Act in 1953.

Social Media Communication

Among many technical changes, SB 707 repeals the expiration date in Government Code section 54952.2, thereby permanently allowing members of a legislative body to use internet-based social media platforms to engage with the public on matters within their jurisdiction, so long as they do not deliberate or discuss business among themselves on such platforms.

Providing Board Members with a Copy of the Brown Act

Government Code section 54952.7 now also mandates the local agency to provide a copy of the Brown Act provisions to any serving members on the legislative body of the local agency.

Meeting Decorum and Disruptions

SB 707 updates the enforcement provisions relating to meeting decorum and disruptions. Through new Sections 54957.95 and 54957.96, the legislation expressly affirms that local agencies may remove or restrict participation by individuals engaging in disruptive behavior during teleconferenced or hybrid meetings, ensuring that the orderly conduct of public meetings is maintained even in virtual settings.

Accessibility Accommodations

The legislation permanently amends the traditional teleconferencing statute, Government Code section 54953, to codify accessibility accommodations and expand teleconferencing options. Members of a legislative body with disabilities may now participate in meetings remotely as a reasonable accommodation. These members must participate using both audio and video technology unless their disability requires an exception. They must also disclose whether any other individuals over the age of eighteen are present in the room in their remote location and the general nature of their relationship to those individuals. Participation by members under these circumstances is deemed equivalent to in-person attendance for all legal purposes, including the quorum requirements.

This amendment to Section 54953 appears to codify the California Attorney General's 2024 opinion, 107 Ops.Cal.Atty.Gen. 107.

Board Member Remote Meeting Participation Options

SB 707 also substantially reorganizes and expands the Brown Act's teleconferencing framework through new Sections 54953.8 through 54953.8.7. These provisions create a unified structure of remote participation and teleconferencing as an alternative and in addition to the traditional teleconferencing provision under section 54953. For clarity, the teleconference framework through the new Sections 54953.8 through 54953.8.7 are available for legislative bodies of any local agency to employ and are not limited to "eligible legislative bodies" described below, which must meet additional requirements.

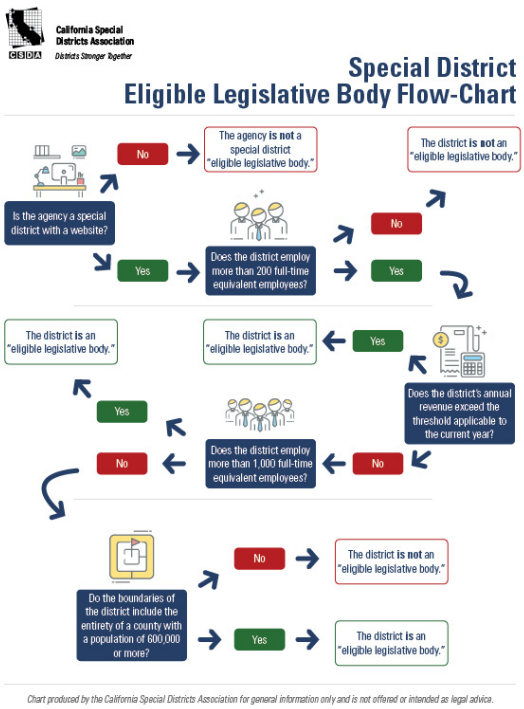
Teleconferencing under Section 54953, sometimes referred to as the "Traditional Teleconferencing Rules," remains available for members of a legislative body. Under Section 54953, at least a quorum of the members of the legislative body must be present within the jurisdictional boundaries of the local agency during a teleconference meeting. Any teleconferencing location is also required to be accessible to the public, with teleconference meeting locations identified in the meeting agenda.

In contrast to the "traditional teleconferencing rules," SB 707 restructures alternative teleconferencing provisions, found at section 54953.8, to authorize teleconferencing under limited and specific circumstances (as described in Sections 54953.8.1 to 54953.8.7), without the traditional quorum and location requirements. However, the legislative body must comply with various other requirements including: providing a means by which the public may remotely hear and visually observe the meeting, and remotely address the legislative body; complying with a process in the event of a disruption to the meeting broadcast; establishing a list of locations available for use by legislative bodies to conduct their meetings; and more. Depending on the type of local agency and the circumstances in which teleconferencing is being used pursuant to Sections 54953.8.1 through 54953.8.7, different quorum, location, and public accessibility requirements may be imposed. In Section 54953.8.3, the legislation also revised the list of "just cause" that permits members to participate remotely for reasons including, but not limited to, childcare responsibilities, illness, family medical emergencies, or military service.

In particular, any special district that is a multijurisdictional body (as defined in 54953.8.7) or that has any "eligible subsidiary bodies" (as defined in 54953.8.6), should review the provisions applicable to them added by SB 707 to use alternative teleconferencing procedures.

Enhanced Requirements for Eligible Legislative Bodies (Including the Largest Special Districts)

Perhaps the most significant addition in SB 707 is the new Government Code section 54953.4, which imposes broad new requirements on "eligible legislative bodies" (a newly defined term) to promote public accessibility, language equity, and community outreach in local governance. Eligible legislative bodies include city councils and county boards of supervisors in jurisdictions with populations of 30,000 or more, as well as large special districts meeting certain thresholds regarding full-time equivalent employees and annual revenues.



Click to view Special District Eligible Legislative Bodies Flowchart

Operative starting on July 1, 2026, eligible legislative bodies must provide the public with the ability to attend all open and public meetings via a two-way telephonic service or two-way audiovisual platform (e.g., Zoom). Prior to that July date, each eligible legislative body must also adopt, at a noticed public meeting, a written policy for responding to disruptions in the telephonic or internet service that prevent public members from attending or observing the meeting. In the event of such a disruption, the body must recess its open session and engage in a good faith attempt to restore service. The session must stay in recess for at least an hour or until the disruption has been addressed and remedied, whichever is earlier.

The new Section 54953.4 further requires the translation of meeting agendas and public meeting webpages into all "applicable languages," which is generally defined as languages spoken jointly by 20 percent or more of the relevant population provided that 20 percent or more of the population that speaks that language speaks English less than "very well," as determined by data from the American Community Survey (U.S. Census).

Furthermore, under Section 54953.4, eligible legislative bodies must also take reasonable steps to encourage participation by residents who have not traditionally engaged in public meetings, including outreach to community-based and non-English-speaking organizations, and ensuring that requests for agendas and documents can be made electronically. Eligible legislative bodies must also create and maintain an accessible internet webpage dedicated to public meetings that includes, or provides a link to specified information.

In recognition of these stringent requirements imposed by this new section, the legislation affords local agencies some protection by prohibiting any actions to be commenced against a local agency regarding the content or accuracy of any translation or the purported failure to engage in community outreach under Section 54953.4.

Implementation Dates for Provisions of SB 707 (Durazo)

- SB 707 provisions generally applicable to all special districts come into effect January 1, 2026
- SB 707 provisions exclusively applicable to "eligible legislative bodies" come into effect July 1, 2026 †

† "Eligible legislative bodies" must enact a resolution related to disruption protocols on or before July 1, 2026.

Chart produced by the California Special Districts Association for general information only and is not offered or intended as legal advice.

Conclusion

SB 707 represents a significant modernization of California's open meeting laws. The legislation seeks to balance technological flexibility with transparency and public access. Given the nuanced technical changes, this article is not intended to be exhaustive of all changes or amendments in SB 707. It is strongly recommended that any local agencies subject to the Brown Act consult with legal counsel to ensure future compliance and readiness with the Act's expanded requirements.

This article was contributed by Jeff Hoskinson and Nicolle Falcis from Atkinson, Andelson, Loya, Ruud & Romo (AALRR), a CSDA Business Affiliate. CSDA Members can contact AALRR at aalrr.com, or through the CSDA Buyer's Guide at csda.net.

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Santa Margarita Groundwater Agency considers whether its use of groundwater is sustainable

Cecilia Schutz

2–3 minutes

Skip to content

The Santa Margarita Groundwater Agency is undergoing a review to make sure it's not depleting its groundwater, as required by state water regulations.

The Santa Margarita Groundwater Basin provides drinking water to both the Scotts Valley Water District and San Lorenzo Valley Water District, multiple small water systems and about 800 private wells. A state law passed in 2015 requires water agencies to evaluate their groundwater usage and replenishment plans every five years.

In 2023, when the California Department of Water Resources reviewed the agency's previous self-evaluation, it noted lowering groundwater levels, degraded quality and surface water depletion and recommended changes.

Recent reports on the basin have shown improved conditions, despite the decrease in average rainfall in 2025. Groundwater levels in the basin remain generally stable as a result of low

groundwater usage.

“The periodic evaluation is an important checkpoint to ensure our groundwater sustainability efforts are on track,” said Santa Margarita Groundwater Agency Board Chair Chris Perri in a statement. “It allows us to assess the plan’s performance, address recommendations from the state and make any necessary updates to continue protecting our water supply and the environment.”

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Cecilia Schutz is a fourth-year anthropology and Spanish studies student at UC Santa Cruz. Originally from Portland, Oregon, she developed an interest in local news and community engagement over the course... More by Cecilia Schutz

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Big Basin Water Co. operations have stabilized, but long-term ownership remains elusive

PK Hattis

7–9 minutes

BOULDER CREEK — The crowd inside the Boulder Creek Fire house had thinned considerably compared to a year ago — a visual cue that the situation had become far less critical for Big Basin Water Co. and its customers. But the intractable mission of finding long-term stability has remained elusive.

That was the core message delivered by those currently leading the privately owned water company along with other local officials at a town hall meeting hosted Monday by Supervisor Monica Martinez, who represents the region on the Santa Cruz County Board of Supervisors.

Since a court-appointed receiver took over operational control of Big Basin Water more than two years ago, the system and its estimated 1,200 customers and 550 metered connections deep in the San Lorenzo Valley have been pulled back from the brink of collapse. The focus is now on expanding the system's capacity and finding a suitable buyer to keep things flowing smoothly for the foreseeable future, said Nicolas Jaber, project leader with Serviam by Wright LLP, which was appointed in 2023 by a Santa Cruz County Superior Court judge to manage and stabilize the company.

When the firm assumed control in September 2023, Jaber said the system was in "total and complete failure" with almost weekly outages, unmapped meters, a chaotic billing system, frequent instances of customers unaware if they were subject to state-mandated boil water notices, and a total of $127 in the business'

operating account.

“Those days are over,” said Jaber.

Big Basin Water is still owned by the Moore family, but due to chronic issues with reliability and operations — made significantly worse after much of the company’s infrastructure was destroyed in 2020 CZU Lightning Complex fires — a judge appointed Serviam by Wright as the receiver to act as a neutral agent of the court. They were tasked with stabilizing the company, managing its financial affairs and preparing it for a sale to another third party.

The system is now capable of keeping up with demand by running between eight and 12 hours per day — as opposed to 24/7 — and the need to import water just to keep taps running is no longer necessary. The county, which also stepped in to provide support years ago, received an $850,000 grant from the California Department of Water Resources and about $700,000 of that total has already been spent mostly on critical system upgrades such as major leak repairs, electrical backups, access road maintenance, tank replacement and much more.

The neighborhood along Hill House Road in Boulder Creek was also decimated by the 2020 fires and, as a result, had been cut off from running water for years, forcing residents to truck in their own supply. Jaber said that area has now been reconnected; news that drew enthusiastic applause from the meeting’s roughly 12 attendees. About 37 more people tuned in over Zoom.

“It feels like this challenge is really turning a page,” said Martinez, who picked up where her predecessor, former Supervisor Bruce McPherson, left off in maintaining forward recovery momentum. “I think that’s really positive for this part of our district — a very important part of our county.”

After building a customer list and map from the ground up and crunching the billing numbers, Jaber said monthly revenue is enough to meet the bare minimum of operational needs, but he acknowledged that for the system’s long-term viability, more financial security was absolutely needed. Strategies for securing this extra funding include a general rate increase and submitting

grant applications with the California Water Resources Control Board's Division of Financial Assistance.

Jaber also said the receiver is working to sell a watershed parcel under Big Basin Water ownership and is in conversation with local environmental nonprofits Sempervirens Fund and Peninsula Open Space Trust, though talks have slowed recently. Jaber added that his team still intends to open the sale up to the broader market of buyers. County officials jumped in to assure the public that, whomever the buyer ends up being, the region's land use designation would not allow for a large development on the parcel.

Serviam by Wright was also tapped by the court to be the receiver of the wastewater system that Big Basin Water had been operating. That issue was mostly resolved last summer when a majority of customers serviced by the wastewater plant allowed its systems to merge with a county-run sanitation district.

Jaber also said the receiver had defended Big Basin Water in a pair of third party lawsuits, one of which was going to be dismissed and another that was moving toward a resolution, according to Jaber.

Finding a buyer

Still, there are several key open questions that still need answering to shore up the water company's future. First, it is currently drawing water from only a single well — known as well No. 4. Expanding capacity is a critical piece of the company's future stability, which is at the center of an ongoing feasibility study being led by GEI Consultants.

A representative from GEI explained at the meeting that several alternatives, or means of expanding capacity, were being explored and evaluated within the study. These include a full surface water treatment plant, modular surface water treatment units, sole reliance on groundwater, a hybrid surface and groundwater system, consolidation with other water providers and emergency interim measures.

The analysis is ongoing, but GEI said the report could be completed within four to six weeks.

When it comes to finding a buyer for the water company — the final and perhaps most challenging step of the receivership process — Jaber's update was simple.

"We are speaking with anybody who will speak with us," said Jaber. "That is what we are doing."

Cypress Water Services, which has been running the day-to-day maintenance and operations of the system and was hailed many times as a heroic component of the company's recovery, expressed interest in purchasing Big Basin Water, according to Jaber. Officials have previously pushed for a merger with the neighboring San Lorenzo Valley Water District, but the district said the consolidation would come at too high of a price for its customers. The district's General Manager Jason Lillion was present at the Monday meeting, but did not speak.

One customer expressed fear that the water was still not drinkable despite the work to date.

Jaber said he personally reviews extremely rigorous water quality reports every week or two from a state-approved water testing lab and added that "I can tell you that we have no issues."

Jaber didn't express any strong optimism or pessimism when it came to finding a buyer; only that the company continues to diligently search for one.

At the very end of the meeting, an audience member asked if any other entities had expressed notable interest in acquiring the company and Jaber had a straightforward, one-word response.

"No," he said.

newsbreak.com

Dignity Health's Decline: A Tale of Lost Doctors and Diminishing Care - NewsBreak

California Insights

2–3 minutes

There seems to be a growing concern among patients and the general public about the changes happening at Dignity Health. The healthcare provider, once known for its caring and attentive services, is reportedly losing doctors at an alarming rate. Particularly, the OBGYN offices are said to be replacing doctors with midwives, leaving many to wonder about the quality of care they will receive.

Answers from Social Media

A discussion on Reddit sheds some light on the situation. One user points out that the high cost of living (HCOL) is making it difficult for doctors to stay, and the lack of investment in healthcare infrastructure in SC county is not helping either. Old hospitals and scattered facilities are also contributing to the problem.

Another user compares the facilities at Stanford to those at Dignity Health, noting a stark difference in quality, although the wait times for new patients are similar at both places.

The shift towards NP midwives in maternity units is explained as a cost-effective measure. Midwives are said to be capable of handling prenatal care and appointments, leaving the more complicated cases to the OBs. This is not seen as a reduction in the quality of care.

However, the closure of clinics and acute care facilities, such as the one in Half Moon Bay, is causing concern. The lack of MDs, replaced by PAs, is also noted.

One user expresses shock at the fact that the OBGYN office is no longer conducting exams, further highlighting the changes taking place at Dignity Health.

What do you think?

This is a complex issue with many facets. What are your thoughts on the changes happening at Dignity Health? Do you think the shift towards midwives in maternity units is a positive or negative change? How do you feel about the closure of clinics and the lack of MDs? Share your views and join the discussion.

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Cabrillo College governing board appoints former Watsonville mayor as new trustee

Hillary Ojeda

5–6 minutes

Quick Take

The Cabrillo College governing board voted 4–2 to appoint former Watsonville mayor Francisco “Paco” Estrada to fill the Area V trustee seat left vacant by the death of Manuel Bersamin. The board cited Estrada’s community ties, leadership experience and connection to Bersamin’s legacy in selecting him to serve through the 2026 election.

The Cabrillo College governing board voted 4-2 Monday night to appoint Francisco “Paco” Estrada, a former Watsonville mayor, to fill the seat of the late Manuel Bersamin, who died in October.

Estrada’s appointment as the new trustee for Area V, which includes the city of Watsonville, starts immediately and he’ll serve in the position through the next regular election for the board of trustees in 2026.

Estrada, 42, currently works as an analyst for the Local Agency Formation Commission of Santa Cruz County, a regional service

planning agency that has regulatory and planning powers and oversees government agencies and their service areas.

During the board's Monday meeting, Estrada and a second candidate, Jenni Veitch-Olson, answered questions and told the trustees about their relevant experience and qualifications. Estrada mentioned the impact Bersamin had on him after they worked together at Hartnell College in Salinas.

"I'm really grateful for this opportunity," said Estrada. "I wish I didn't have to be here today. I wish Manuel was still standing here and helping to lead and make some really good decisions. He was a friend. He was a mentor. He's always pushed me to do the right thing."

The governing board also considered a third candidate, Aloke Mukherjee, who wasn't able to attend the meeting. Throughout the meeting, the six trustees emphasized how qualified both Veitch-Olson and Estrada are and how difficult it was to choose among the candidates. About 14 public speakers advocated for one or the other, with more people voicing support for Veitch-Olson.

Trustees Ken Wagman, Christina Cuevas, Dan Rothwell and Steve Trujillo voted to support Estrada's appointment while Adam Spickler and Donna Ziel voted against, stating their support of Veitch-Olson.

Rothwell said he felt both candidates were wonderful, and that he would like to vote for both.

"But we have to make the tough choice, I'm going to vote for Paco because I'm impressed with his connection to the community," he said. "All the leadership positions that he's taken, I think, is obviously a plus. I love the fact that he's a history teacher."

Spickler similarly said they're both great candidates, but that he would ultimately support Veitch-Olson.

"I think there is a particular skill set that Jenni has," said Spickler. "That is bringing people together in and around policy and funding, which I've experienced with Jenni, that I am blown away by and I think our college would benefit tremendously from."

Wagman, in stating his support for Estrada, said that Bersamin brought a unique experience to the board that other trustees didn't have: overcoming barrier after barrier to get through college. He said that Bersamin was driven to remove the same barriers for students at Hartnell College, where he was a counselor.

Wagman added that because of Estrada's experiences, growing up in Watsonville, his leadership roles and working as a teacher, he thinks Estrada can do the same thing for Cabrillo College. Estrada worked at Hartnell College as a history adjunct instructor.

"We lost our heart when Manuel passed," said Wagman. "And I think Paco can give that to us."

Estrada, whose parents are immigrants from Mexico, said his upbringing started in a home's converted garage.

"There were a lot of challenges in getting to where I'm at," he said. "There were no guarantees. But every place I've been, I feel like it has added to my ability to serve here."

After graduating from UC Santa Cruz in 2006 with a degree in history, he worked in several roles for the Santa Cruz County Office of Education and then for the Health Trust of Pajaro Valley. In 2018, he was elected to the Watsonville City Council, where he served until 2022. He was the development executive director for

nonprofit FoodWhat!? through 2023, when he went on to the Local Agency Formation Commission of Santa Cruz County, where he is an analyst.

Estrada is new to the seat at a challenging time for the college, as it faces declining enrollment impacts, a budget deficit, the construction of a new student housing complex and a leadership transition with President Matt Wetstein's retirement this month.

Estrada is scheduled to be trained this week to prepare him for finalist interviews for the new superintendent/president of Cabrillo College, taking place on Wednesday and Thursday. Wetstein is retiring from the college after seven years on Dec. 31.

Have something to say? Lookout welcomes letters to the editor, within our policies, from readers. Guidelines here.

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Construction on Pajaro River levee anticipated to begin in early 2026; funding for Phase 2 still in limbo

Tania Ortiz

5–6 minutes

A Pajaro Regional Flood Management truck is parked on the Pajaro side on the Pajaro River levee. Credit: Kevin Painchaud / Lookout Santa Cruz

Quick Take

Construction on the Pajaro River levee is anticipated to begin in early 2026, according to local officials. The $600 million project focuses on rebuilding the levee to help prevent future flooding in the Pajaro Valley.

Work to create new flood walls along the Pajaro River levee is expected to start in early 2026, according to the Pajaro Regional Flood Management Agency.

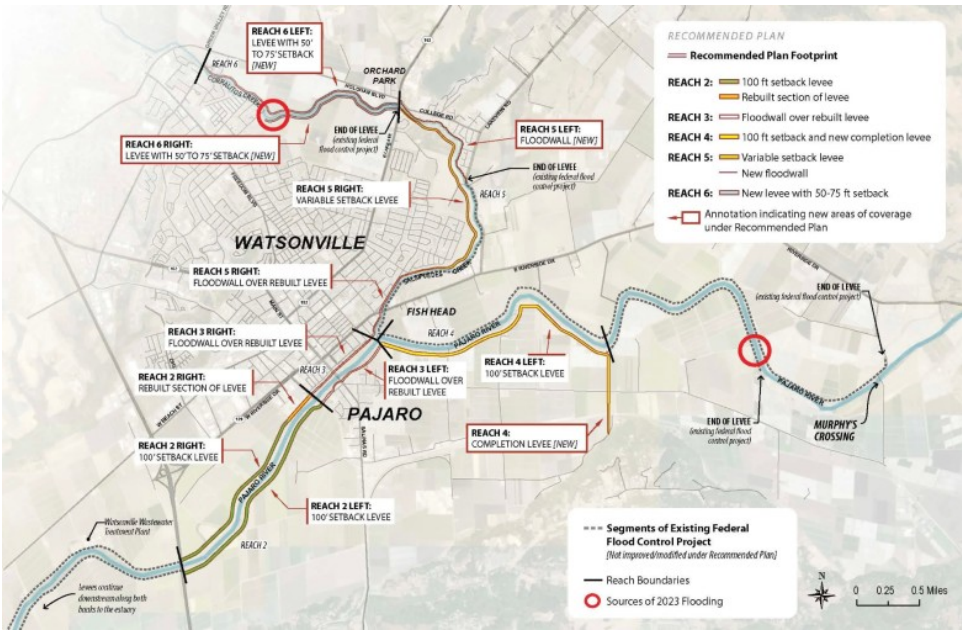
The long-overdue project is intended to rebuild the river levee

needed to protect the surrounding farmworker community and agricultural land along the border between Santa Cruz and Monterey counties. It will have five phases. The U.S. Army Corps of Engineers will begin work on the river's first reach, from Corralitos Creek through Green Valley Road in Watsonville, shortly after the new year, said PRFMA executive director Mark Strudley. He did not have an exact date for when work will begin.

Construction crews will create new levees where they currently do not exist, such as in the first stretch of the river, said Strudley. The new levee walls will not be very large, he said, but residents will be able to see that there is something new on the floodplain.

Strudley said work on the levee's first reach is expected to go through summer or fall of 2026, but might extend further depending on how much work is completed this winter season.

While work on the first stretch of the Pajaro River levee is set to begin next year, Strudley added that Army Corps engineers are well into designing the next phase of the project. Plans for Reach 5 are about 60% finished, he said, and engineers are already looking towards mapping out the next three phases.



Credit: Pajaro Regional Flood Management Agency

However, it's not typical for the U.S. Army Corps of Engineers to overlap its design process with construction on most of its projects, said Strudley: "What the Army Corps does is they step sequentially

through the reaches, and they don't overlap the design there."

The Army Corps is overlapping the design process to speed up the project, Strudley added. Repairs on the river levee should have happened decades ago, which has become the overarching philosophy of this project, he said, and the Army Corps agrees.

What also helps is that the federal agency has secured $156 million in funding needed for the construction of the first reach and the design of the remaining reaches, Strudley said. The Army Corps is already issuing all the design contracts for the remaining reaches.

Mark Strudley leads the Pajaro Regional Flood Management Agency. Credit: Kevin Painchaud / Lookout Santa Cruz

Money for the rest of the project's construction is still being sought, and it's been difficult to get new funding, he said. There were two requests for funding this year, which were both denied, Strudley said. The flood agency has a new request for $54 million going through the Army Corps budget right now, but there is no way of telling whether the request will be approved.

"Obviously, we hope it is, but we don't know so it is a little more challenging to get federal funding," Strudley said. "But we're not out of the running."

Existing federal funds haven't been retracted from the project, Strudley said, but if no additional money comes in over the next few years, the time will be used to design the rest of the levee

reconstruction. He added that funds from the state, which are used to pay for utility relocation and real estate, are still trickling in.

“By the time new federal funds trickle in over the next couple of years,” he said, “we’ll be ready to build all of it, essentially.”

In 2023, PRFMA and the Army Corps of Engineers greenlit the construction of a new Pajaro River levee, which marked the culmination of a nearly 70-year struggle to replace an inadequate levee system. That same year, hundreds of community members in the Pajaro Valley were displaced after the river breached the levee.

The 2023 breach of the Pajaro River levee that flooded the town of Pajaro. Credit: Kevin Painchaud / Lookout Santa Cruz

Have something to say? Lookout welcomes letters to the editor, within our policies, from readers. Guidelines here.

Tania Ortiz joins Lookout Santa Cruz as the California Local News Fellow to cover South County. Tania earned her master’s degree in journalism in December 2023 from Syracuse University, where she was... More by Tania Ortiz

santacruzsentinel.com

City receives $39 million grant to redevelop Watsonville Transit Center

Nick Sestanovich

~3 minutes

WATSONVILLE — Since its opening 30 years ago, the Watsonville Transit Center has provided a means of transportation for residents looking to get around town and travel throughout Santa Cruz County and beyond. It serves as a stop on the Monterey-Salinas Transit line, with direct routes to Salinas and Castroville, and offers access to Greyhound.

The Watsonville Transit Center will remain a hub of transportation in the Pajaro Valley, but it also recently received funding to ensure that at least 79 residents will not have to travel as far to the bus station. The city of Watsonville recently received a $39 million grant from the state's Affordable Housing and Sustainable Communities program to redevelop the transit center into a mixed-use housing development that still offers transportation.

The Watsonville Metro Project, created in partnership with Santa Cruz Metro and MidPen Housing, will consist of 79 units ranging from one to three bedrooms, upgraded transit facilities, a new bike hub with additional bike lanes and a ground-floor commercial space and open-air forecourt.

The project was one of 21 in California, and the only one on the Central Coast, to be financed through the Affordable Housing and Sustainable Communities program in its most recent round of funding, per a city news release. Administered by the California

Strategic Growth Council, the program is aimed at supporting projects that reduce greenhouse gas emissions by ensuring that housing, jobs and key destinations are accessible by walking, biking or transit.

“The AHSC (Affordable Housing and Sustainable Communities) award is a major investment in the future of our downtown and in the residents who rely on accessible, affordable housing and transportation,” Justin Meek, assistant community development director, said in a statement. “We are grateful for the collaboration with Santa Cruz METRO and MidPen Housing that made this competitive award possible.”

City officials wrote that the project aligns with the goals of the Downtown Watsonville Specific Plan which, among other things, seeks to make the downtown more accessible for pedestrians, cyclists and vehicles alike.

The Watsonville Transit Center, located at 475 Rodriguez St., opened in 1995. It was most recently remodeled in 2017 to include new customer service booths, transit rider waiting areas, public restrooms, a ticket vending machine, two retail food outlets and a Paratransit Eligibility Coordinator satellite office.

hidesertstar.com

San Bernardino County eyes Joshua Tree for sewer system

Stacy Moore Hi-Desert Star

4–5 minutes

JOSHUA TREE — Public works staff will do preliminary work on forming a sewer district in downtown Joshua Tree using spending approved by the San Bernardino County Board of Supervisors Dec. 16.

The supervisors approved spending $6.3 million on a Joshua Tree sewer project. County staff will now look into forming a sewer district, buying a site, planning and designing the system, getting permits and completing an environmental assessment.

Two Joshua Tree residents questioned the move at last week's meeting.

"There is nobody in the existing downtown business community who's advocating for that and to me this really sounds like an opportunity for box retail to set a footprint in downtown Joshua Tree," said Seth Zaharias, owner of Cliffhanger Guides.

"I'm unbelievably frustrated at the lack of transparency from the board of supervisors — didn't communicate with anybody in the community of Joshua Tree before proposing $31 million and a sewer system. How does that even happen?" Zaharias asked.

Stacy Doolittle, a resident and a member of the Joshua Basin Water District, also criticized what she called a lack of transparency.

"I wonder, when does the responsibility to interface with rural

people ever happen?" she asked.

Doolittle said she had to turn to Congressman Jay Obernolte's office to learn about the plans.

"The county would not share anything with me. All they did was kind of intimidate me and shut me down," she said.

She also suspected the sewer system would encourage larger developments.

"You are not considering the cumulative impacts to our community for all of these developments and the cumulative impact for installing that sewer covering so much blank area that's obviously going to be filled with formula retail," she said.

County: Public will be involved

County workers will start holding public meetings and coordinating with Joshua Basin Water District now that the funding has been approved, county spokesperson Ashley Jones said via email Tuesday.

Local Agency Formation Commission directors would have approve before the county could create a new sewer district, she noted.

If it is approved by the public and funded, she said, the project will be built in phases.

The planned boundary is preliminary and may include Terrace Drive north of Twentynine Palms Highway to the north; Verbena Road to the east; Sunny Vista to the west; and Desert Air Road to the south.

Funding, public input, state water permits and property rights will all dictate the boundaries, she said.

"The boundary does not include the Lovemore Ranch Project," Jones added.

Doolittle had accused the board of facilitating projects like Lovemore Ranch, a 64-house gated development planned at

Hillview Drive north of Alta Loma Drive.

Who will pay?

In Yucca Valley, the new wastewater system was created by the local water district and paid for by property assessments. Jones said county leaders haven't decided how Joshua Tree's system would be funded.

"The county has not determined the best funding or governance structure at this time. That determination will follow public engagement meetings and further analysis by a consultant," she said.

An assessment district may not be necessary, according to Jones. Other options could be a water service zone formed under County Service Area 70 or "alternative funding mechanisms," she added.

"Any new district, zone or funding mechanism that affects property owners would require approval through a voter or property-owner process, as required by law."

Jones emphasized the spending approved so far would not fund construction of a sewer system or commit the county to completing the system.

So why approve the funding?

"County staff cannot begin formal planning, agency coordination or community engagement without funding in place," Jones said.

"The board's action effectively created a dedicated funding mechanism so county Special Districts staff can begin evaluating potential next steps and feasibility."

Next steps include discussions with Joshua Basin Water District and community meetings, according to Jones.

pajaronian.com

Watsonville names new fire chief

Todd Guild

~3 minutes

New Watsonville Fire Chief Corey Schaefer (Contributed)

The City of Watsonville has named longtime firefighter Corey Schaefer as its next fire chief following the retirement of Chief Rudy López.

Schaefer, a 27-year veteran of the Watsonville Fire Department, has served as acting fire chief since August and was selected after

a recruitment process led by city management.

“After a thoughtful and thorough recruitment process, Corey emerged as the clear choice to lead the department,” City Manager Tamara Vides said in a statement. She cited his leadership during his time as acting chief, as well as his operational experience and commitment to the department and the community.

Schaefer joined the Watsonville Fire Department in June 1998 as a reserve firefighter and advanced through the ranks over nearly three decades. His career includes service as Firefighter II, paramedic/firefighter, fire captain, division chief and battalion chief.

“I am honored to have been selected as the next fire chief of the City of Watsonville Fire Department,” Schaefer said. He thanked colleagues and family members for their support, particularly his wife, Erin, and said he looks forward to continuing to work with city staff, firefighters and the community.

Schaefer was among the first group of paramedic/firefighters hired when the department implemented Advanced Life Support services, expanding emergency medical care in Watsonville. He also led the department’s fleet purchasing and design efforts, helping standardize fire apparatus.

His experience includes leading strike team deployments to major wildland fires across California. In addition to emergency response work, Schaefer has been involved in firefighter training, health and wellness efforts, including teaching leadership fundamentals through the Santa Cruz County Training Officers Association. He currently serves as chief liaison to the Santa Cruz County Firefighters Health and Wellness Committee and participates in the county’s peer support network for first responders.

Schaefer will officially assume the role of fire chief on Jan. 1.

The announcement came one week after the city announced it had a new police chief.

theunion.com

'We're on a roll now': Ophir Hill FPD set to merge with NCCFD

Marianne Boll-See | Staff Writer

5–6 minutes

Fire Chief Jason Robitaille from Nevada County Consolidated Fire District (NCCFD) was congratulated and given his "marching orders" yesterday, according to Keith Gruenberg, President of NCCFD's Board of Directors.

After years of work to merge NCCFD and other smaller local fire districts, the Board of Directors for both NCCFD and Ophir Hill Fire Protection District voted unanimously to take the final steps in the annexation and dissolution of Ophir Hill Fire Protection District.

The name of the fire district resulting from the merger of NCCFD and Ophir Hill will be the Nevada County Consolidated Fire Protection District, according to Gruenberg.

The merger will be final once Chief Robitaille submits the completed application to Nevada County LAFCo (Local Agency Formation Commission), the county-level regulatory body who manages local government boundaries.

"What an accomplishment," Gruenberg said to all in attendance at Wednesday morning's meeting. "We're on a roll now. The train's on the track. It's a big deal."

The application should be filed later this month, according to Chief Robitaille, along with an updated Plan for Service that is required — but according to the resolution the boards approved, the two districts have until November 1, 2026.

"This meeting is definitely a good way for us to start the year,"

Robitaille said. “You know, it's not where we we started, but it's where we ended up, and it puts us back on the right path of where we need to be to bring these districts together to be more efficient, more effective, and it’s just an exciting time for not only us, but all the fire service in Nevada County.”

The revised Service Plan will include NCCFD and Ophir Hill’s affected territory, according to the resolution.

All paid employees and the active paid-call firefighters of Ophir Hill will become part of the reorganized fire district, according to the resolution.

“All tax rate areas will be maintained and all revenue mechanisms currently existing in NCCFD and Ophir Hill will be maintained post-reorganization,” according to the agreement (Resolution No. 26-01).

All assets and/or liabilities held by Ophir Hill shall be transferred to the resulting fire district as well.

The NCCFD currently serves communities including Alta Sierra, Banner Mountain, Cascade Shores, Highway 49 Corridor, and Scotts Flat.

“It's really important that we do this to provide our constituents better services,” Vice President NCCFD Patricia Nelson said.

Nelson clarified the history of fire districts compared to fire departments.

"Special districts were created because community clusters, if you will, who needed services — and in the context of fire protection, very often — in the late 1800s or early 1900s, they would organize volunteer fire departments," Nelson said.

Today few fire districts are completely volunteer-based.

There's always been sharing of services "to protect their homes and their lives in the event of a disaster" throughout the county as would be expected by constituents, Nelson said.

Wednesday's action by Ophir Hill and NCCFD's Board will make

services more economically efficient, in addition to the mutual aide agreement, according to Nelson.

In Nevada County, with the exception of the incorporated cities of Nevada City and Grass Valley, the outlying areas had volunteer fire districts.

The first consolidation occurred after the 49r Fire that created the Nevada County Consolidated Fire District in 1991 having gone through all the process required by Nevada County LAFCo, according to Nelson.

A fire district is typically independent and focused solely on fire/EMS, funded by local property taxes and governed by an elected board, serving areas outside cities.

A fire department is part of a larger government, funded by the city's general fund — sales and property taxes — and run by city officials, serving within city limits.

The key difference is autonomy and funding source.

Fire districts are self-governed and funded, whereas fire departments are integrated into municipal budgets.

Penn Valley and Rough and Ready FPD’s merger

Rough and Ready and Penn Valley Fire Protection Districts continue their efforts to merge into one district.

In November 2025, the Board of Supervisors unanimously approved up to $1.5 million over five years to keep Rough and Ready Fire Station No. 59 operational during the consolidation of Rough and Ready and Penn Valley Fire Protection Districts.

The short-term funding ensures Station 59 stays open, helps the districts meet consolidation requirements set by the county LAFCo and maintains fire and emergency coverage in western Nevada County.