



Wednesday, January 7, 2015
9:30 a.m.
Room 525
701 Ocean Street, Santa Cruz

1) ROLL CALL

2) MINUTES	PAGE
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3) ORAL COMMUNICATIONS

- a) Anyone may briefly address the Commission concerning items not on the agenda.

4) PUBLIC HEARING

- a) LAFCO No. 955, West Zayante / Butler Annexation to the San Lorenzo Valley.....8
Water District

5) OTHER BUSINESS

- a) Status of Proposals, including report on extraterritorial approvals.....28
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6) WRITTEN CORRESPONDENCE

- a) December 2, 2014 Letter from Molly A. Penberth, Farmland Mapping.....49
and Monitoring Program, California Department of Conservation

7) PRESS ARTICLES

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Water

- a) October 3rd Sentinel article:.....56
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8) ADJOURNMENT: The next regular meeting is scheduled for Wednesday, February 4, 2015.

Campaign Contributions

State law (Government Code Section 84308) requires that a LAFCO Commissioner disqualify herself or himself 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 \$250 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 the Commission's Secretary-Clerk 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 \$250 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 Santa Cruz Local Agency Formation Commission 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 you will require special assistance in order to participate, please contact the LAFCO office at 454-2055 at least 72 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

To review written materials submitted after the agenda packet is published, contact the LAFCO Secretary-Clerk at the LAFCO office or in the meeting room before or after the meeting.



PROCEEDINGS OF THE LOCAL AGENCY FORMATION COMMISSION SANTA CRUZ COUNTY

Wednesday, November 5, 2014
9:30 a.m.

Room 525
701 Ocean Street
Santa Cruz, California

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The November 5, 2014 Santa Cruz Local Agency Formation Commission meeting is called to order by declaration of Chairperson Jim Anderson.

ROLL CALL

Present and Voting:	Commissioners R. Anderson, Rapoza, Coonerty, and Chairperson J. Anderson
Absent:	Bottorff, Dodge, Friend
Alternates Present:	Bobbe, Smith
Alternates Absent:	Lind, Leopold
Staff:	Patrick M. McCormick, Executive Officer Brooke Miller, LAFCO Counsel Debra Means, Secretary-Clerk

MINUTES

MOTION AND ACTION

Motion: R. Anderson	To approve August 6, 2014 minutes.
Second: Coonerty	Motion carries with a unanimous voice vote.

PUBLIC HEARINGS

LAFCO No. 954, WEST ZAYANTE / REASON ANNEXATION TO THE SAN LORENZO VALLEY WATER DISTRICT

Mr. McCormick reports that this 9 acre parcel is located on West Zayante Road south of Quail Hollow Road. It has an existing house on it with a spring as a water source.

A few years ago, this Commission approved the annexation of Olympia Circle farther south, but nearby. San Lorenzo Valley Water District (SLVWD) is bringing in a new main along West Zayante Road to serve Olympia Circle, so there is water available for the intervening properties. The Reason property has a new main in the road in front of their property and it is not yet operative.

SLVWD can serve this property. Their northern unit has an adequate water supply. It is one of the few water systems in the County that has a little extra water to serve some additional customers.

The main issue for LAFCO was whether adjacent properties should be included in this annexation. Mr. Reason talked to some of the neighbors. Mr. McCormick also sent letters to nine adjacent neighbors owning ten adjacent properties north and south of the Reason property. He heard from three of the property owners who were not interested in being added to this annexation.

East and West Zayante Roads have very irregular water sources. Some parcels have a lot of water, and some do not have much. It is the end of a 3-year dry season, and if the adjacent property owners are not interested, it must mean they are blessed to have a good water source, and they are choosing not to be included in this annexation.

Alternate Bobbe says there were three responses of the nine who were contacted. She wonders about the other six.

Mr. McCormick guesses that, since they have been informed, they are neutral. The properties along Willow are on a shared well. He assumes that since he heard from two residences on Willow that are not interested, that the rest are also not interested.

Commissioner Roger Anderson wonders what the financial consequences are for the property owners that do not connect now. He realizes they will have to come back to LAFCO and incur the processing costs, but he wants to know if there would be any other expenses.

Mr. McCormick answers that he has told them they can annex and not connect. They can continue to have their private water source as long as they want. Being annexed to the water district is insurance in case their well or spring goes dry. An SLVWD connection fee will apply whenever they connect. The advantage of being included in an annexation is that annexations can cost \$3,000 to \$5,000 and they can take four to nine months to process. That is why it is preferable to expand annexations in neighborhoods. If someone has a water problem, paying the annexation fees and waiting to get annexed can take a long time.

One party had an experience in another county where there was an assessment that a water district put on their property. This is not a standard practice in this area. He cannot promise that this will never happen here. He thought the people he talked to were well informed because of the questions they asked.

Keith Reason, the owner's son, asks if this is approved, when they will be hooked up.

Mr. McCormick responds that this is a 100% property owner consent, so he guesses that the annexation can be done in about 31 days.

Commissioner Rapoza adds that Mr. Reason should contact SLVWD. The main that is in West Zayante Road is not active and may not be activated until they complete the improvements in Olympia Circle. It could be a number of months before that project is completed and that line is charged. The district would then have to come out and set a meter and there are meter fees charged.

Mr. Reason asks if Rob Menzies would be a good person to talk to at SLVWD.

Mr. Rapoza replies yes.

MOTION AND ACTION

Motion: Rapoza Second: R. Anderson	To approve the LAFCO No. 954, as recommended by staff, and correct the acreage in the resolution from approximately .9 acres to approximately 9 acres. Motion carries with a unanimous voice vote.
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STATUS OF PROPOSALS

Mr. McCormick reports that in August, this Commission approved two inhabited annexation proposals, one was for County Service Area #15 for Huckleberry Woods road maintenance. After LAFCO acts, there is a protest hearing where staff notices the property owners and the registered voters, and receives protest. At that hearing, if there is more than 50% protest, the project is killed. If there is between 25% and 50% protest, there is an election called. If there is an election, the majority of the registered voters voting determine the result. In the case of Huckleberry Woods, there was no protest and that annexation will be recorded. It took two meetings to get through LAFCO due to some miscommunication among different parties in the road association. Since there was no protest, he believes the different parties all understand the situation about the expansion of the service area.

The other approved proposal was the Lompico Reorganization, which is the proposed dissolution of the Lompico County Water District and the annexation of Lompico to SLVWD, subject to four conditions. There was a spirited campaign to submit protest by the people who were skeptical that the proposal would work out as envisioned. LAFCO received both registered voter protest and property owner protest. The final result was that there was insufficient protest submitted to trigger an election.

Chairperson Jim Anderson asks if they have been notified of the results.

Mr. McCormick says they have been notified and individuals are double checking that the validation was properly executed.

Mr. McCormick continues that LAFCO has authorized the reorganization subject to four conditions. One of the conditions is a bond election in Lompico. The Board of Supervisors will be receiving the details of the proposed bond on their November 18th agenda. On that same agenda, there will be a resolution for the Board to call the election on the question of the bond.

The election is proposed to be done by mail. The mail ballots will be sent out in January and they will be due approximately 30 days later in February. It will take a two-thirds affirmative vote of those voting to pass the bond. If the bond passes and the other conditions are met, then the reorganization will be recorded. If the bond fails, the whole proposal is dead.

He has been asked to attend an additional community meeting about the bond issue. He will be there to explain the options they have studied, and why they think the proposal is the best option.

LEGISLATION

Mr. McCormick says this is the final legislative report from the fall. The governor vetoed two bills that CALAFCO liked. Those bills would treat newly incorporated cities the same as other cities in terms of vehicle license funds. There could be at least one city disincorporating in Southern California because they did not get the revenues they expected to receive. The governor's reason for vetoing the bills is that they would not be fund neutral to the State. Even though the State is digging its way out of the recession, the Governor is maintaining a very tight control on future demands of the General Fund.

Mr. McCormick made copies of a map showing the California groundwater basins. A major piece of legislation was establishing a system of groundwater regulations in California. The red areas on the map are the critical basins for addressing groundwater problems and the yellow represents basins with a medium priority. Those areas require being immediately addressed under the new legislation. There will have to be groundwater agencies for the red and yellow areas. The map also shows the adjudicated basins that are already court adjudicated, and most of them are in Southern California. Adjudicated basins do not have to go through as many hoops because there is an assumption that the adjudication is addressing the problem. In Santa Cruz County, the map delineates the Pajaro Valley basin as a critical basin. The Purisima and Santa Margarita basins are designated as intermediate. Those will all require setting up groundwater sustainability agencies either through local districts or through Joint Power Authorities (JPAs).

Alternate Bobbe asks about a small adjudicated area in Salinas.

Mr. McCormick says that is one of the most recently adjudicated basins in California, the Seaside basin in the Fort Ord area. CalAm, the main water service provider on the peninsula, is having to abandon its overuse of the Carmel River. CalAm wanted to increase its pumping in that basin, but it does not generate enough water to avoid the desalination issue. A few years ago, CalAm pushed for adjudication so they could maximize their pumping. There were not that many individuals or agencies in that basin, so it was a fairly short and inexpensive court adjudication.

He also made copies of September's water use numbers for all of the agencies that are reporting to the State. He listed the local agencies and a few comparables. The highest usage is 128 gallons per capita per day per customer in September for Gilroy. The lowest is 45 gallons per capita per day per customer for the City of Santa Cruz.

Commissioner Roger Anderson asks what the source of these numbers are and where can he get the document.

Alternate Bobbe asks why Scotts Valley is blank.

Mr. McCormick replies that he is relying on what they told the State, and what the State prints in their report. He did not have time to see if it was a reporting error of the district or the State agency that compiles this report.

REPORT FROM CALAFCO ANNUAL CONFERENCE

Mr. McCormick thought that one of the best two items on the agenda was the groundwater basin session discussing how to approach groundwater management. One example in Southern California is the Chino Basin, an adjudicated basin, and the other was a critical basin, but not adjudicated, in Orange County. Enough people bought on to groundwater management in order to avoid adjudication.

There was another session led by Randall Lewis who is an executive of a development company in Southern California. He was very informative and insightful. He thinks about what society should be and what he can do with his development projects.

Commissioner Roger Anderson thought the venue for the Conference was very good and he found it a pleasant surprise. He agrees with Mr. McCormick about the groundwater session, but he was not that impressed with San Bernardino's presentation.

He thinks Orange County knows what they are doing. They take water from the Santa Ana River as it goes through Orange County. They harvest a certain amount of this water. It is salty, but they can desal it; and it has a very low concentration of salt, about 1% of saltwater. It is an inexpensive way to get fresh and useful water. They recharge some of the aquifers and keep track of the level in the basins. Unfortunately, the overall level of the basins is still declining due to the drought.

He also liked Lewis' presentation who studies what the future holds.

Commissioner Leopold was re-elected to the CALAFCO board as president.

The breakout session with the Coastal Region did not mention water until this LAFCO brought it up. Water did not seem to be a hot issue for the Central Coast.

Mr. McCormick got some information about disadvantaged communities. The State has prioritized disadvantaged communities for the cap and trade revenues from greenhouse gasses. It will involve hundreds of millions of dollars per year for the foreseeable future. State law is requiring that 25% of the cap and trade funds benefit disadvantaged communities. In LAFCO law, disadvantaged communities is calculated based upon median household income; but for the purposes of cap and trade, the State created a long methodology of looking into levels of pollution and poverty. It attempted to have a more sophisticated approach.

He shows a published official map of the disadvantaged communities in the State which includes areas in Southern California in the Inland Empire and the desert, the whole San Joaquin Valley, and a few other areas. In the Monterey Bay Area, it shows most of Salinas is disadvantaged from the State's definition, as well as Moss Landing, Pajaro, and the western industrial side of Watsonville that includes Walker Street.

Watsonville was almost not included as disadvantaged. It was among the most affluent communities and census tracts to make the list. It puts a perspective on what a disadvantaged community is in California. Watsonville has good air, a fair amount of pesticide exposure, and a moderate amount of diesel fumes from the highway.

The most disadvantaged communities in the entire State are in Fresno, one is in Los Angeles, and one is in San Bernardino County. In the Central Valley, the data looks correct. The most disadvantaged place in California, based upon the recently published State's rating, is Central Fresno, next to Highway 99 and south of downtown Fresno. The area is a combination of houses and industry, and ethnically, it is very diverse. The people are living in poor conditions and they are surrounded by pollution.

APPOINTMENT OF A PERSONNEL COMMITTEE

Chairperson Jim Anderson says that in light of the Commission's attendance and the upcoming changes in the Commission, he suggests moving this item to the December or January meeting. In the past, this Committee was made up of one member from the preceding year so that there was some continuity.

INITIATION OF INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE PROCESS

Chairperson Jim Anderson thanks Commissioner Rapoza for his years of service on the Commission.

Commissioner Roger Anderson agrees. He has served many years with Commissioner Rapoza on this Commission. He has been an exceptional colleague. He wishes him well in the future.

Mr. McCormick is waiting for the dust to settle on the current round of elections before he starts the process for initiating another special district member on LAFCO. The process takes about three months. There is a round of nominations and then a round of elections. It is typically done by mail, but it can also be done at a meeting. In the interim, Alternate Smith is eligible to sit on the Commission.

The rules say that the two regular special district members cannot be from the same type of district. Chairperson Jim Anderson is in the middle of his term and he represents a fire district. When the nomination paperwork is sent out, he will remind the district boards that nominations are accepted from every type of district except fire districts.

WRITTEN CORRESPONDENCE

JULY 24, 2014 LETTER FROM VALLEY WOMEN'S CLUB REGARDING PENDING UCSC NORTH CAMPUS APPLICATIONS

Mr. McCormick says that the North Campus applications are still an open file at LAFCO. The University and the City of Santa Cruz have paid their bills. The Environmental Impact Report (EIR) was found by the court to be inadequate, and he is not aware of any effort to rework the EIR.

Meeting is adjourned at 10:23 a.m.

CHAIRPERSON JAMES W. ANDERSON

Attest:

Patrick M. McCormick, Executive Officer



Santa Cruz Local Agency
Formation Commission
701 Ocean Street, Room 318-D
Santa Cruz, California 95060
Phone: (831) 454-2055

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

Date: December 30, 2014 for January 7, 2015 Agenda

To: LAFCO Commissioners

From: Patrick M. McCormick, Executive Officer *P. M. McCormick*

Subject: LAFCO Application No. 955, West Zayante/Butler Annexation to the San Lorenzo Valley Water District

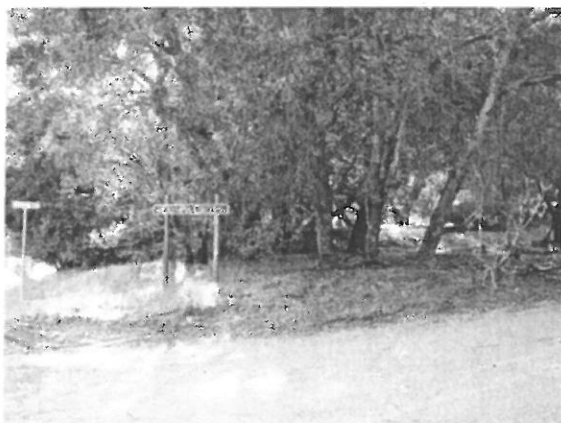
Summary: The Commission will consider an application to annex a property on West Zayante Road, Felton, to the San Lorenzo Valley Water District.

Recommendation: Adopt draft Resolution No. 955 authorizing the annexation.

Dave Butler, representing property owner Michael Patrick, has filed an application to annex a vacant 1.04-acre parcel to the San Lorenzo Valley Water District (SLVWD). The parcel, Assessor's Parcel Number 073-071-06, is located on the west side of West Zayante Road, between Newton Drive and McEnery Drive. The address is 8201 West Zayante Road, Felton. The parcel is located approximately 0.25 mile south of Quail Hollow Road. The San Lorenzo Valley Water District has recently constructed a main in this section of West Zayante Road to serve the Olympia Mutual Water Company (LAFCO Annexation No. 936 in 2012). The subject parcel could be easily served from the new main.

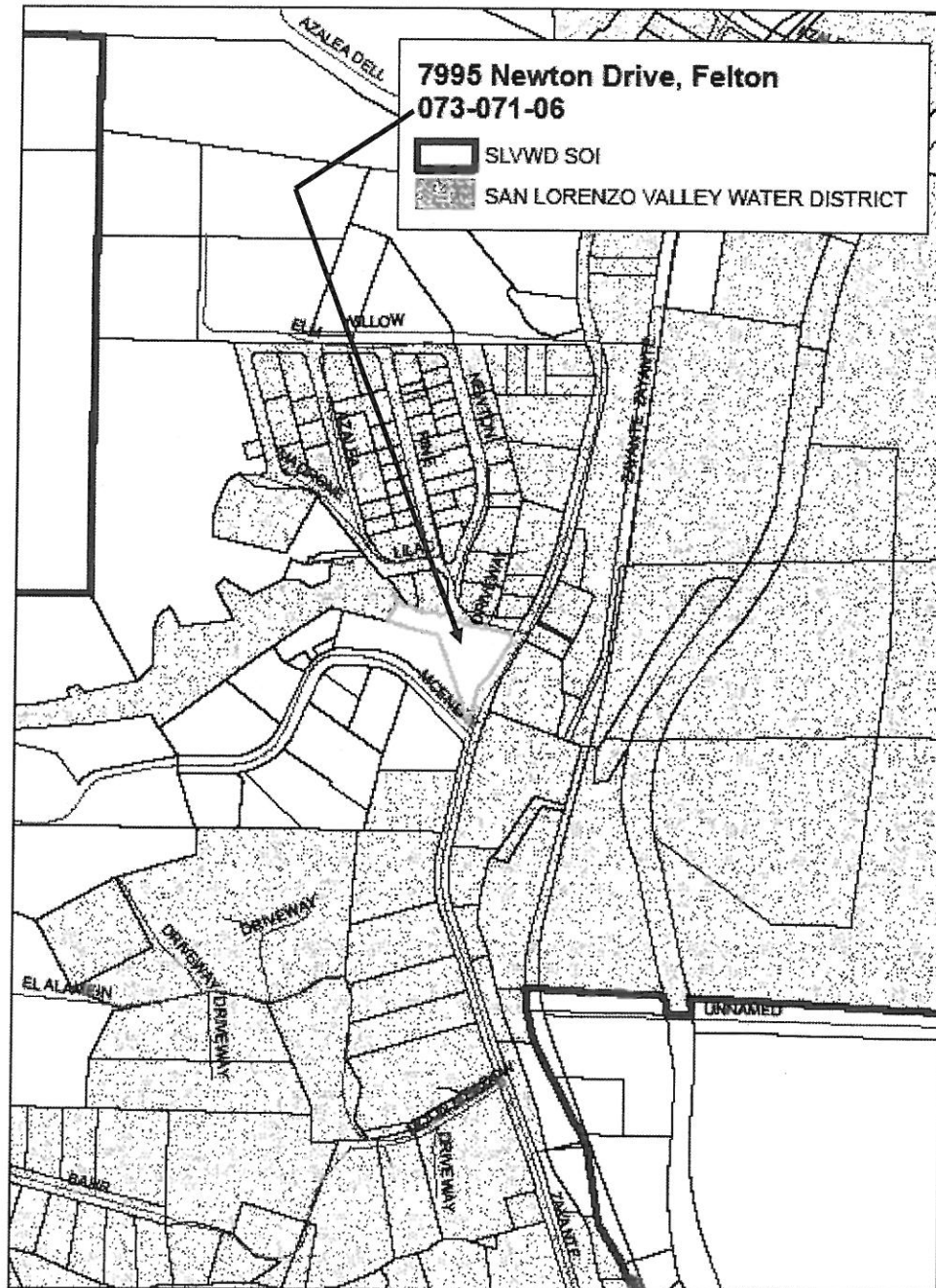
The purpose of the proposed annexation is to obtain domestic water service from the SLVWD in order to build a house on the parcel.

To drive to the site from Santa Cruz, head up Graham Hill Road and, after passing Roaring Camp, turn right at the traffic signal onto East Zayante Road. After travelling approximately 0.8 mile, turn left onto West Zayante Road. After travelling approximately 0.7 mile, turn left onto Newton Drive. The subject parcel is the first parcel on the left (south) side of Newton Drive.

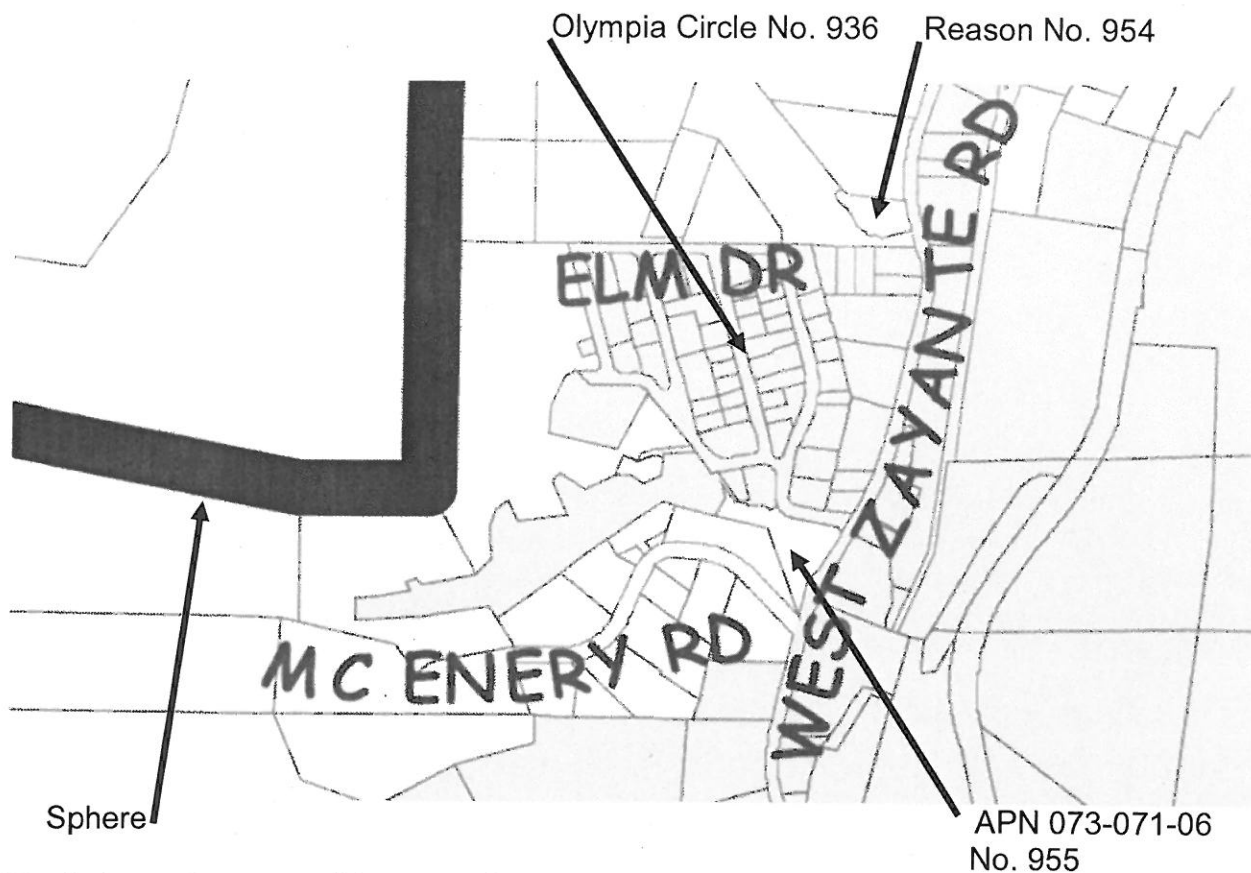


Assessor's Parcel 073-071-06 looking south from Newton Drive, Felton

PROPOSED ANNEXATION LOCATION MAP



WEST ZAYANTE/BUTLER NO. 955 DETAIL MAP



Shaded area is current (Dec. 2014) boundary of the San Lorenzo Valley Water District

The Site

The proposed annexation site (APN 072-071-06) is designated in the Santa Cruz County General Plan for Rural Residential Uses. The zoning is R-1-15 and R-1-20 for single-family residential uses. The parcel has a small stream (designated as "Brook #3" on the Assessor's maps) on its southern side. The site is within the Sand Hills habitat and any future development will need to comply with the Interim Programmatic Habitat Conservation Plan. If a project meets the criteria of the plan, development can occur with the principal mitigations being minimization of site disturbance and payment for credits in the Zayante Sandhills Conservation Bank.

San Lorenzo Valley Water District

The San Lorenzo Valley Water District operates three water systems:

- North System serving Boulder Creek, Brookdale, Ben Lomond, and Zayante.
- South System serving South Scotts Valley (Pasatiempo Pines and Mañana Woods)
- Felton System serving Felton.

The proposed annexation site would be served from the North System. The North System water sources are well fields in Ben Lomond and Zayante, and surface streams west of Boulder Creek. The North System has enough supply to meet the current demand in the service area as well as handling the moderate increase in demand that will come from infill development and annexing the areas within the District's Sphere of Influence.

Logical Boundaries

The Commission's policies encourage logical boundaries and efficient service areas. In order to explore cleaning up another irregular boundary, LAFCO staff has sent a letter to property owners along McEnery Road uphill and west of the Butler parcel. These parcels are within the adopted Sphere of Influence of the San Lorenzo Valley Water District. Annexation does not require that a property owner abandon a private water source. At any time after a property is annexed, the owner can approach the district for a meter without the cost and time needed to process an annexation through LAFCO. The letter of inquiry was sent to the following property owners:

<u>Parcel</u>	<u>Address</u>	<u>Use</u>	<u>Owner</u>
071-241-02	121 McEnery Rd.	House	Mardesich
071-241-10	155 McEnery Rd.	House	Trapp
071-241-08	160 McEnery Rd.	House	Andrews
071-241-18	221 McEnery Rd.	House	Mahoney
071-241-19		Vacant	Mahoney
071-241-21	235 McEnery Rd.	Water system	Zayante Acres
071-241-16	238 McEnery Rd.	House	Heikens
071-241-22		Vacant	Heikens
071-241-30	255 McEnery Rd.	House	Kroninger
071-241-29	275 McEnery Rd.	House	Maggiore
071-241-24	289 McEnery Rd.	House	Norkoli
071-241-23	295 McEnery Rd.	House	Janowski
071-241-17	300 McEnery Rd.	House	Wilson/Deyring
073-071-47	330 McEnery Rd.	House	Powers
071-091-54	335 McEnery Rd.	House	Christenson

As of December 30th, none of the property owners who were sent a letter of inquiry have requested to be included in the current annexation. Mr. Mahoney has contacted staff and indicated that the small community system along McEnery Road has good quantity and quality at a cost less than what the SLVWD charges.

Tax Exchange

The County Board of Supervisors has passed a property tax exchange resolution for this proposed annexation. Consistent with County policy, no property taxes will be transferred to the San Lorenzo Valley Water District if this annexation is completed.

Environmental Review

The annexation qualifies for a Class 19 exemption from further review under the California Environmental Quality Act. That exemption covers annexation of developed parcels.

Public Agency Comments

In response to a November 19th letter of referral to public agencies, staff has received no comments. The SLVWD is prepared to provide service, subject to its normal meter connection fees.

Analysis

The site is within the adopted Sphere of Influence of the San Lorenzo Valley Water District. The attached "Analysis of a Proposal to LAFCO" evaluates the proposed boundary reorganization for conformance with LAFCO factors and policies. Standard 2.2.3 expresses a preference for annexing neighborhoods rather than individual parcels unless a unique situation justifies handling single-parcels separately. In this case, the McEnery Road neighborhood uphill from the proposed annexation site is served by a small community water system that has adequate supply and low costs. Annexing that neighborhood at this time would not directly benefit those property owners and would complicate the annexation process for the one property in the original application. The proposal is consistent with LAFCO's other annexation policies.

Alternatives

Following a public hearing, the Commission may take one of the following actions:

- 1) Approve the annexation as submitted,
- 2) Approve the annexation subject to amendments such as adding other properties to the annexation area,
- 3) Deny the annexation,
- 4) Continue its consideration of the application to a future LAFCO meeting.

Recommendation

The proposal is consistent with the Sphere of Influence of the San Lorenzo Valley Water District. The district has adequate capacity to serve the property. None of the nearby property owners have expressed interest in annexing at this time. Staff therefore RECOMMENDS approval of draft Resolution No. 955, which would annex just the Butler property (APN 073-061-06).

cc: Dave Butler
Michael Patrick
San Lorenzo Valley Water District

Attachments:

Draft Resolution
Staff Inquiry Letter to Neighbors
Analysis Form

SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 955

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

MAKING DETERMINATIONS AND ORDERING ANNEXATION
OF TERRITORY DESIGNATED AS
THE WEST ZAYANTE/ BUTLER ANNEXATION
TO THE SAN LORENZO VALLEY WATER DISTRICT
LAFCO NO. 955

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

1. An application for the proposed reorganization of certain territory was filed by property owner petition pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and said territory is assigned the short-term designation of "West Zayante/Butler Annexation, LAFCO No. 955."
2. The reorganization consists of the following change of organization:
-Annexation to the San Lorenzo Valley Water District.
3. The Executive Officer of the Commission has reviewed the petition, has prepared a report including his recommendations thereon, and has presented the same before this Commission for consideration.
4. A public hearing by the Commission was held on January 7, 2015; and at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were presented.
5. Said territory includes approximately 1.0 acre and is found to be uninhabited for purposes of annexation law.
6. The boundaries of the reorganization area are approved as shown on Exhibit A.
7. The approval of the reorganization is conditioned upon the following terms and conditions:
 - A) The proponent shall provide a legal map, description, and fees to meet State Board of Equalization requirements.

- B) The San Lorenzo Valley Water District shall levy and collect within the territory being annexed any previously established and collected benefit assessment of property-related fees or charges that are collected within all or part of the district at the time of annexation.
 - C) The proponent shall be responsible to pay any fees required to comply with Fish and Game Code Section 711.4 (Fish and Game Fees required when notices of environmental decisions are filed).
 - D) The proponent shall pay any remaining processing fees as set in this Commission's Schedule of Fees and Deposits.
 - E) Prior to issuance of a Certificate of Completion for this annexation, the proponent shall deliver an executed Indemnification Agreement that is in a form acceptable to this Commission and suitable for recordation.
 - F) The Executive Officer shall not record the Certificate of Completion finalizing this reorganization, during the time period between the closing of the precinct maps and a subsequent election directly involving any measure of the San Lorenzo Valley Water District.
8. Compliance with the California Environmental Quality Act has been met by a categorical exemption pursuant to State CEQA Guidelines section 15319—annexations of exempt facilities and lots for exempt facilities.
 9. Upon completion of the reorganization, no property tax revenues will be transferred in accordance with the Board of Supervisors Resolution No. 288-2014 adopted for LAFCO No. 955.
 10. This reorganization is consistent with the Sphere of Influence of the San Lorenzo Valley Water District.
 11. The justification for authorizing this reorganization is explained in the Executive Officer's Report on LAFCO No. 955 and in the "Analysis of a Proposal to LAFCO" prepared by the staff for LAFCO No. 955.
 12. The reason for this annexation is to obtain water service from the San Lorenzo Valley Water District.
 13. The affected territory is uninhabited. All owners of land have consented to the annexation, and no subject agency has submitted written opposition to a waiver of protest proceedings.
 14. The regular county assessment roll will be utilized.
 15. The affected territory shall not be subject to taxes resulting from outstanding or authorized bonds of the San Lorenzo Valley Water District.

16. In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, this Commission hereby approves this annexation as conditioned, waives protest proceedings in accordance with Government Code Section 56663(d), and directs the Executive Officer to record a Certificate of Completion when the conditions are met.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Cruz County this seventh day of January, 2015.

AYES:

NOES:

ABSENT:

JAMES W. ANDERSON, CHAIRPERSON
Santa Cruz Local Agency Formation Commission

Attest:

Patrick M. McCormick, Executive Officer

Approved as to form:

T. Brooke Miller 12/15/14
T. Brooke Miller, LAFCO Counsel



Santa Cruz Local Agency
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Email: info@santacruzlafco.org
Website: www.santacruzlafco.org

December 5, 2014

SUBJECT: PROPOSED ANNEXATION TO SAN LORENZO VALLEY WATER DISTRICT

Dear McEnery Road Property Owner:

I am writing to inform you of a proposed annexation in the West Zayante Road area of Felton, and to inform you that a public hearing to consider authorizing the annexation will occur on January 7, 2015.

As established by State law, the Local Agency Formation Commission (LAFCO) is a governmental agency that regulates the boundaries of cities and special districts. Under state law, in order for a property to receive service from a water district, the district has to get LAFCO's approval to expand its service area. LAFCO has received an application from the property owner of a vacant parcel on the west side of West Zayante Road between McEnery Road and Newton Drive (Assessor's Parcel Number -73-071-06) to annex the property to the San Lorenzo Valley Water District. The purpose of the annexation is to be able to connect to the SLVWD system for the construction of a residence.

LAFCO will conduct a public hearing on the annexation proposal at 9:30 a.m., Wednesday, January 7, 2015 in Room 525 of the County Governmental Center, 701 Ocean Street. If you have any questions or comments concerning the proposal, please contact the staff in advance of the meeting, or attend the meeting in order to address LAFCO directly. To contact the LAFCO staff:

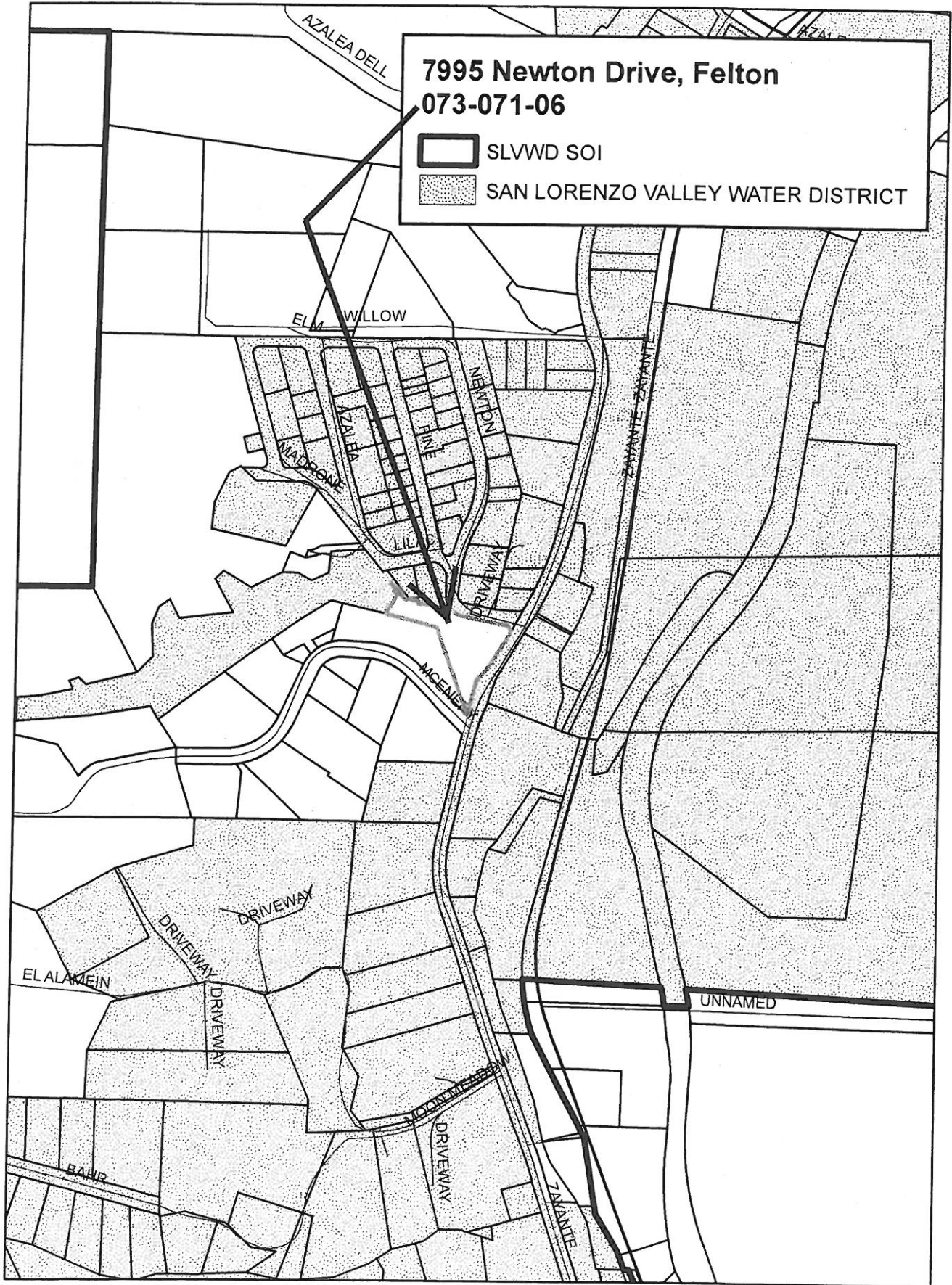
- call 454-2055 during business hours,
- email me at pat@santacruzlafco.org,
- write a letter to the mailing address on the letterhead.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. M. McCormick', written over a horizontal line.

Patrick M. McCormick
Executive Officer

cc: Dave Butler
Attachment: Map



ANALYSIS OF A PROPOSAL TO LAFCO

TITLE: West Zayante/Reason Annexation

LAFCO NO.: 954

PROPOSAL: Annex to San Lorenzo Valley Water District

LOCATION: 8201 W. Zayante Road, Felton

POLICIES AND STANDARDS

Santa Cruz LAFCO Policy 1.1 - Consistency With Spheres

All changes of organization shall be consistent with adopted spheres of influence of affected agencies.

Standard 1.1.1

Consistency shall be determined by a LAFCO finding of consistency with the sphere of influence maps and policies adopted by LAFCO for the affected agencies.

Santa Cruz LAFCO Policy 1.2 - Need for Services

Any proposal involving annexations, incorporations, and formations shall not be approved unless it demonstrates a need for the additional services to be provided to the area; while all proposals involving detachments, disincorporations, and dissolutions shall not be approved unless the proponent demonstrates that the subject services are not needed or can be provided as well by another agency or private organization.

Standard 1.2.1

For proposals concerning cities, need shall be established by (a) an adopted rezoning, consistent with the city general plan, that shows current or future development at a density that will require urban services such as sanitary sewer and water, and (b) a city growth rate and pattern that the subject area will be developed within 5 years.

FINDINGS AND DETERMINATIONS

1.1.1 The proposal is within the adopted Sphere of Influence for the San Lorenzo Valley Water District.

1.2.1 Not applicable.

POLICIES AND STANDARDS

Standard 1.2.2

For proposals concerning water and sewer district annexations, need shall be established by lack of services to existing urban land uses, or a building permit application or allocation for a single-family dwelling or, for a larger project, by (a) a tentative or final land use entitlement (tentative subdivision map use permit, etc.) conditioned on obtaining water or sewer service and (b) a growth rate and pattern that the subject area will be developed within 5 years.

Standard 1.2.3

For proposals concerning the extension of other services by annexation, incorporation, or district formation, need shall be established by the applicable general plan land use designations and the service levels specified for the subject area in the applicable general plan.

Standard 1.2.4

For proposals involving the discontinuation of services, lack of need shall be established by (a) no serious effects on the current users of the service due to discontinuation and (b) no projected serious effects on the uses that can be expected to occur in the next 5 years based upon the applicable general plan and projected growth rates and patterns.

Standard 1.2.5

In reviewing proposals, LAFCO shall consider: (1) the "population" in the proposal area to be the population recorded in the last biennial or special census unless the proponent or affected agency can present updated or more detailed information which LAFCO determines to be more accurate, (2) the "population density" to be the population divided by the acreage, and (3) the "per capita assessed valuation" to be the full cash value of all the property in a proposal area (as set by the last secured property tax roll) divided by the population.

FINDINGS AND DETERMINATIONS

1.2.2 The site is substantially developed as a rural single-family home. The need is to replace a failing spring.

1.2.3 Not applicable.

1.2.4 Not applicable.

1.2.5 The current population is 1 and the density is 0.1 people per acre. The per capita assessed valuation has not been calculated because the San Lorenzo Valley Water District is funded by water rates.

POLICIES AND STANDARDS

Santa Cruz LAFCO Policy 1.3 - General Plan

In cases of overlapping plans, LAFCO shall make a determination of which general plan best carries out the policies of the Cortese-Knox-Hertzberg Local Government Reorganization Act.

Standard 1.3.1

Generally, LAFCO will presume to favor a city's general plan inside the sphere of influence adopted for the city by LAFCO, and the county's general plan elsewhere. It is the proponent's responsibility to prove any exception by referring to the policies of the Cortese-Knox-Hertzberg Local Government Reorganization Act.

Santa Cruz LAFCO Policy 1.4 - In-fill Development

In order to avoid further urban sprawl, LAFCO shall encourage in-fill development in urban areas and annexations of areas inside the city spheres of influence.

Santa Cruz LAFCO Policy 1.5 - Provision of Services

In order for LAFCO to approve a change of organization, the proponent shall demonstrate that the subject services can be provided on a timely manner and at a reasonable cost.

Standard 1.5.1

It is the general policy of the Commission to disapprove annexations to water and sewer agencies (including cities that provide either service) while there is a connection moratorium or other similar service limitation involving the subject water or sewer service. The Commission will consider exceptions to this general policy on a case-by-case basis. The Commission may approve an annexation that meets one or more of the following criteria:

1) To replace a private water source that has failed, such as a well that has gone dry. New service connections shall not be sized to accommodate more intensive development.

FINDINGS AND DETERMINATIONS

1.3.1 The site is not within any city sphere of influence. The County General Plan designates the property for rural residential uses (2 ½ to 20 acres per house). The County zoning SU for Special.

1.5.1 There are no general service moratoria in the San Lorenzo Valley Water District.

POLICIES AND STANDARDS

2) To replace a septic system that has failed. New service connections shall not be sized to accommodate more intensive development.

3) To implement a transfer of service between two existing agencies in a manner that is consistent with the adopted Spheres of Influence of those agencies.

4) To change a boundary, in a manner consistent with an adopted Sphere of Influence, so that an agency boundary does not divide a property that could only be conveyed under a single deed. Between January 1, 1986 and the time the service limitation is totally lifted, the Commission shall limit the annexations so that the number of cumulative connections made under the above exemption criteria do not exceed 1% of the total agency's flow (as expressed in equivalent single family dwelling units) in service on January 1, 1986.

An additional criterion, not subject to the 1% cumulative impact limitation, is as follows:

5) To provide facilities or funding that will allow the agency to lift its service limitation.

Santa Cruz LAFCO Policy 1.6 - Staged Growth

For large projects the Commission shall encourage plans for staged growth.

Standard 1.6.1.

For proposals involving the extension of water, or general municipal services to proposal areas greater than 50 acres, the proponent shall either (a) plan staged growth beginning closest to an existing urban area or (b) demonstrate why such a plan does not promote urban sprawl and an inefficient pattern of services.

FINDINGS AND DETERMINATIONS

1.6.1 Not applicable: the site contains approximately 9 acres.

POLICIES AND STANDARDS

Standard 2.1.1

New or consolidated service shall be provided by one of the following agencies in the descending order of preference:

- annexation to an existing city,
- annexation to an existing district of which the Board of Supervisors is the governing body,
- annexation to an existing multi-purpose district,
- annexation to another existing district,
- formation of a new county service area,
- incorporation of a new city,
- formation of a new multi-purpose district,
- formation of a new single-purpose district.

Standard 2.1.2

The Commission will promote and approve district consolidations, where feasible.

Santa Cruz LAFCO Policy 2.2 - Logical Boundaries

LAFCO shall promote more logical agency boundaries.

Standard 2.2.1

To the greatest possible extent, boundaries shall follow existing political boundaries, natural features (such as ridges and water courses), and constructed features (such as railroad tracks).

Standard 2.2.2

Boundary lines shall be located so that entire road rights-of-way are placed within the same jurisdiction as the properties fronting on the road.

Standard 2.2.3

Boundaries should avoid dividing an existing identifiable community, commercial district, or other area having social or economic homogeneity. Where such divisions are proposed, the proponents shall justify exceptions to this standard.

FINDINGS AND DETERMINATIONS

2.1.1 The proposal is priority #4 - annexation to an existing single-purpose district. No higher priority alternative is feasible to provide domestic water service to this site.

2.1.2 There are no potential district consolidations associated with this proposal.

2.2.1 There are no natural or constructed features that define an obvious water district boundary.

2.2.2 The current boundary of the SLVWD includes the entire right-of-way of West Zayante Road in the vicinity of the site.

2.2.3 The adjacent McEnery Road neighborhood is distinct from the Butler site. The homeowners along McEnery Road are satisfied with their private water system and are not interested in annexing to the SLVWD at this time.

POLICIES AND STANDARDS

Standard 2.2.4

The creation of boundaries that divide assessment parcels shall be avoided, wherever possible. If the proposed boundary divides assessment parcels, the proponent must justify to the Commission the necessity for such division. If the Commission approves the proposal, the Commission may condition the approval upon obtaining a boundary adjustment or lot split from a city or county.

Standard 2.2.5

Boundaries should not be drawn so as to create an island or strip either within the proposed territory or immediately adjacent to it. Where such an island or strip is proposed, the proponent must justify reasons for nonconformance with this standard.

Standard 2.2.6

Where feasible, city and related district boundary changes should occur concurrently to avoid an irregular pattern of boundaries.

Standard 2.2.7

A map of any proposed boundary change shall show the present and proposed boundaries of all affected agencies in the vicinity of the proposal site. The Commission shall assure that any approved boundary changes are definite and certain. The Commission may approve a proposal conditioned on the proponent preparing a new boundary map and description.

Standard 2.2.8

LAFCO will review each proposal and take actions needed to encourage timely annexations to discourage agencies from extending services by agreement without annexing to the agency.

Santa Cruz LAFCO Policy 2.3 - Financially Desirable Areas

The sole inclusion of financially desirable areas in a jurisdiction shall be avoided.

FINDINGS AND DETERMINATIONS

2.2.4 The proposal will not divide an assessment parcel.

2.2.5. The proposal reduces an irregular boundary and does not create an island or strip.

2.2.6 All applicable district boundary adjustments are included in the proposal.

2.2.7 The proposed map is definite and certain.

2.2.8 Not applicable. The proposal is for an annexation.

POLICIES AND STANDARDS

Standard 2.3.1

The Commission shall amend or reject any proposal that, in its estimation, appears to select principally revenue-producing properties for inclusion in a jurisdiction.

Santa Cruz LAFCO Policy 2.4 - Overall Effects

The Commission shall consider the effects of a proposed action on adjacent areas, mutual social and economic interests, and on local governmental structure.

Standard 2.4.1

For city annexation proposal, if the city has more jobs than places for workers to live (jobs to employed residents ratio greater than 1.00) then a proposal which will directly result in urban development including new permanent employment may only be approved if sufficient land is designated for residential uses in the city's general plan to create a jobs/housing balance. The Commission will consider and may grant waivers to this standard in cases where all of the following situations exist:

The territory being annexed is an island of incorporated territory and consistent with the definition of "island" in Government Code Section 56375.

The proposal is consistent with the spheres of influence of all affected agencies, and

The proposal has been initiated by resolution of the city, which includes the subject property in its adopted sphere of influence.

Santa Cruz LAFCO Policy 2.5 - Prezoning

The Commission shall require prezoning for all city annexations so that the potential effects of the proposals can be evaluated by the Commission and known to the affected citizens.

Santa Cruz LAFCO Policy 3.1 - Prime Agricultural Lands

Urban growth shall be guided away from prime agricultural lands, unless such action would not promote planned, orderly, efficient development of an area.

FINDINGS AND DETERMINATIONS

2.3.1 Residential uses do not usually generate net income for a water district.

2.4.1 Not applicable.

POLICIES AND STANDARDS

Standard 3.1.1

A change of organization is considered to promote the planned, orderly, and efficient development of an area when:

- a) It is consistent with the spheres of influence maps and policies adopted by LAFCO for the affected agencies.
- b) It conforms to all other policies and standards contained herein.

Santa Cruz LAFCO Policy 3.2 - Infill

LAFCO shall encourage the urbanization of vacant lands and non-prime agricultural lands within an agency's jurisdiction and within an agency's sphere of influence before the urbanization of lands outside the jurisdiction and outside the spheres of influence, and shall encourage detachments of prime agricultural lands and other open space lands from cities, water districts, and sewer districts if consistent with the adopted sphere of influence of the affected agency.

Standard 3.2.1

The priorities for urbanization are:

- 1) open-space lands within existing boundaries.
 - 2) open-space lands within an adopted sphere of influence.
 - 3) prime agricultural lands within existing boundaries.
- prime agricultural lands within an adopted sphere of influence.

Standard 3.2.2

Proposals involving urbanization of prime agricultural lands within adopted spheres of influence shall not be approved unless it can be demonstrated that (a) there is insufficient land in the market area for the type of land use proposed,
(b) there is no vacant land in the subject jurisdiction available for that type of use.

FINDINGS AND DETERMINATIONS

3.1.1 The proposal is generally consistent with the sphere of influence map, the sphere policies, and all other policies and standards of this commission. See discussion of 2.2.3 concerning annexing more of the neighborhood that the one parcel proposed in the application.

3.2.1 This site is mapped under the County's resource mapping system as neither open space nor prime agricultural lands.

3.2.2 Not applicable.

POLICIES AND STANDARDSHousing Goals

Government Code Section 56668(l)

The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.

Environmental Justice

Government Code Section 56668(o)

The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

FINDINGS AND DETERMINATIONS

The proposal will not significantly affect the County's effort to achieve its fair share goals.

The median household income in the Quail Hollow-West Zayante-Hihn Road block group is \$90,000. This compares with the Santa Cruz County median household income of \$53,998. The San Lorenzo Valley Water District continues to supply all groups of people with domestic water service.



STATUS OF PROPOSALS as of January 2, 2015

<u>LAFCO APPLICATIONS</u>	<u>DATE</u>	<u>STATUS</u>
CITY of SANTA CRUZ SPHERE of INFLUENCE AMENDMENT LAFCO No. 928		On Hold
SANTA CRUZ CITY EXTRATERRITORIAL WATER and SEWER SERVICE to PORTIONS of UCSC CAMPUS LAFCO No. 929		On Hold

<u>LAFCO HEARINGS</u>	<u>DATE</u>	<u>STATUS</u>
WEST ZAYANTE / BUTLER ANNEXATION to SAN LORENZO VALLEY WATER DISTRICT LAFCO No. 955	1/7/15	On Agenda

<u>LAFCO HEARINGS COMPLETE</u>	<u>DATE</u>	<u>STATUS</u>
LOMPICO REORGANIZATION LAFCO No. 953	8/6/14	Approved
WEST ZAYANTE / REASON ANNEXATION to SAN LORENZO VALLEY WATER DISTRICT LAFCO No. 954	11/5/14	Approved

EXTRATERRITORIAL APPLICATIONS from 2007-current

as of 12/17/14

#	NAME	APPLICANT	ADDRESS / AREA	AFFECTED AGENCY	DATE LAFCO APPROVED	DATE CONNECTED	IF NOT CONNECTED DATE AUTHN EXPIRED
923	3432 Glen Canyon Road Extraterritorial Water Service	John & Berna Bruzzone	3432 Glen Canyon Rd.	Scotts Valley City	1/9/2008	Expired	1/9/09
924	Storrs Extraterritorial Water Service	Steve Storrs	Hames & Pleasant Valley Rds.	Central Water	4/2/2008	1/2013	N/A
925	Extraterritorial Water Service to 3000 Branciforte Dr.	Nicole & Brian Jacobs	3000 Branciforte Dr.	Santa Cruz City	8/6/2008	10/2008	N/A
926	Trout Gulch Extraterritorial Water Service	Jim Brownson	Trout Gulch & Valencia Rd.	Soquel Creek Water	10/1/2008	4/2009	N/A
929	UC Santa Cruz Extraterritorial Water & Sewer Service	UC Santa Cruz	UC Santa Cruz	Santa Cruz City	Pending	N/A	N/A
930	Extraterritorial Sewer Service to Brook Knoll School	Karen Jelcick & John Waite	Brook Knoll School	CSA #10	8/5/2009	4/2010	N/A
931	Extraterritorial Sewer Service to 115 Montclair	Doug Hipwell	115 Montclair	CSA #10	9/2/2009	7/2011	N/A
932	Extraterritorial Water Service to Minto Place Apartments	Joe Kirchofer & David Caner	Minto Rd. & Meidl Ave.	Watsonville City	1/6/2010	6/2012	N/A
935	Extraterritorial Sewer Service to 151 Miraflores	Michael & Jill Clifton	151 Miraflores	Scotts Valley City	8/4/2010	2/2011	N/A
939	Extraterritorial Sewer Service to 340 Old Coach Road	Webster & Joan Kneass	340 Old Coach Rd.	Scotts Valley City	6/1/2011	7/2011	N/A
940	Hames / Wilson Extraterritorial Water Service	Eloise Wilson	Hames Rd. near Enos Lane	Watsonville City	10/5/2011	Expired	10/5/12
942	Extraterritorial Sewer Service to 125 Elena Dr.	Shane Margraves	125 Elena Dr.	Scotts Valley City	3/7/2012	9/2012	N/A
944	Mountain View / Artau Extraterritorial Water Service from City of Watsonville	William Artau & Ron Powers	Off Amesti Road	Watsonville City	4/4/2012	1/2013	N/A
945	Poultry / Read Extraterritorial Water Service from City of Watsonville	Kathy & Annabel Read	Near Pinto Lake	Watsonville City	6/6/2012	8/2012	N/A
946	3939 Soquel Dr. Extraterritorial Water Service from Santa Cruz	Steve Elmore	near 41st/Soquel Dr. junction	Santa Cruz City	4/3/2013	12/2013	N/A
948	240 Isabel Dr. Extraterritorial Sewer Service from City of Santa Cruz	Jeff Reber	240 Isabel Dr.	Santa Cruz City	8/7/2013	11/2013	N/A
952	Pipin Apartments Water & Sewer Service from Watsonville	Cynthia Iwanaga, Mid-Pen Housing & Rodney Trujillo	56 Atkinson Lane	Watsonville City	5/7/2014	will need extension	



Legislative Report for January 7, 2015 Agenda

Summary: The LAFCO staff tracks bills during the legislative session, and makes monthly written reports. The Commission may take a position on any tracked bill.

Staff Recommendation: Take no positions at this time.

Submitted by: Patrick McCormick, Executive Officer R . N S C .

The Legislative session started on December 1st with an organizational meeting. Some bills have been introduced. The Legislature re-convenes on January 5, 2015. The web site for bill information is <http://leginfo.legislature.ca.gov/>.

The LAFCO staff has identified two LAFCO bills among the early bills. Neither directly affects Santa Cruz County.

AB 3 (Williams) is intended to customize the community services district law to accommodate a potential proposal to form an Isla Vista Community Services District in Santa Barbara County.

SB 25 (Roth) concerns the vehicle license fee allocation formula, and would provide that cities incorporated since 2004 would get an allocation. This bill is similar to SB 69 (Roth) of the last Legislative session. CALAFCO supported that bill because it would treat the four cities incorporated since 2004 in the same manner as cities incorporated before 2004. That bill passed the Legislature and was vetoed by the Governor because it would increase State general fund payments.

John Leopold serves as CALAFCO Board Chair and on the CALAFCO Legislative Committee. He may wish to provide the commission with an oral report on the bills and potential future legislation.

Attachments:

- Text of AB 3
- Newspaper Article on AB 3
- Text of SB 25



California

LEGISLATIVE INFORMATION

AB-3 Isla Vista Community Services District. (2015-2016)

CALIFORNIA LEGISLATURE— 2015–2016 REGULAR SESSION

ASSEMBLY BILL

No. 3

Introduced by Assembly Member Williams

December 01, 2014

An act relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 3, as introduced, Williams. Isla Vista Community Services District.

Existing law authorizes the formation of the Isla Vista College Community Services District within the unincorporated area of Santa Barbara County known as Isla Vista for the performance of various services, including, but not limited to, public parks, police protection, and transportation facilities.

This bill would express the intent of the Legislature to clarify and establish the necessary authority for the creation of the Isla Vista Community Services District within the unincorporated area of Santa Barbara County, and would make legislative findings and declarations relating to that intent.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. (a) The Legislature finds and declares all of the following:

(1) The Isla Vista community encompasses a population of over 20,000 residents situated within an area comprising of less than one square mile of land in Santa Barbara County. It is adjacent to the University of California, Santa Barbara (UCSB) campus and its student population. Including university property, the area totals about 1,500 acres. Isla Vista represents one of the largest urban communities in California not governed as a city.

(2) Isla Vista faces various challenges in local governance. As a university town, Isla Vista must accommodate the service needs associated with its transient student population and a predominantly renter-oriented community. Isla Vista's situation is complicated by its unincorporated status, which limits its local participation in managing public services and providing needed public improvements, such as increased lighting, sidewalk and street improvements, and housing code enforcement.

(3) As an unincorporated area, various county agencies provide services to the residents and businesses of Isla Vista. Since these agencies must provide services throughout the whole county, Isla Vista must compete

for attention and funding for the services they need. Isla Vista is represented at the county level by one of five supervisors and is situated in the largest and most diverse geographic district in the county. The Isla Vista Recreation and Park District is the only local district providing limited services exclusively to Isla Vista.

(4) There have been multiple attempts at achieving cityhood for Isla Vista, however, insufficient tax revenue prevents cityhood from being a viable solution. In 2003, the Santa Barbara County Grand Jury found that establishing a community services district would be the best governance option to expand and improve services to Isla Vista.

(5) Over the last year, the Isla Vista community has been faced with many challenges due to tragic events, including two violent sexual assaults, a riot, and a mass shooting that has brought focus to the unique needs of Isla Vista that can only be addressed by direct, local governance. Following these events, a local coalition was formed to determine the best direction for Isla Vista self-governance and the community services district has garnered much local support.

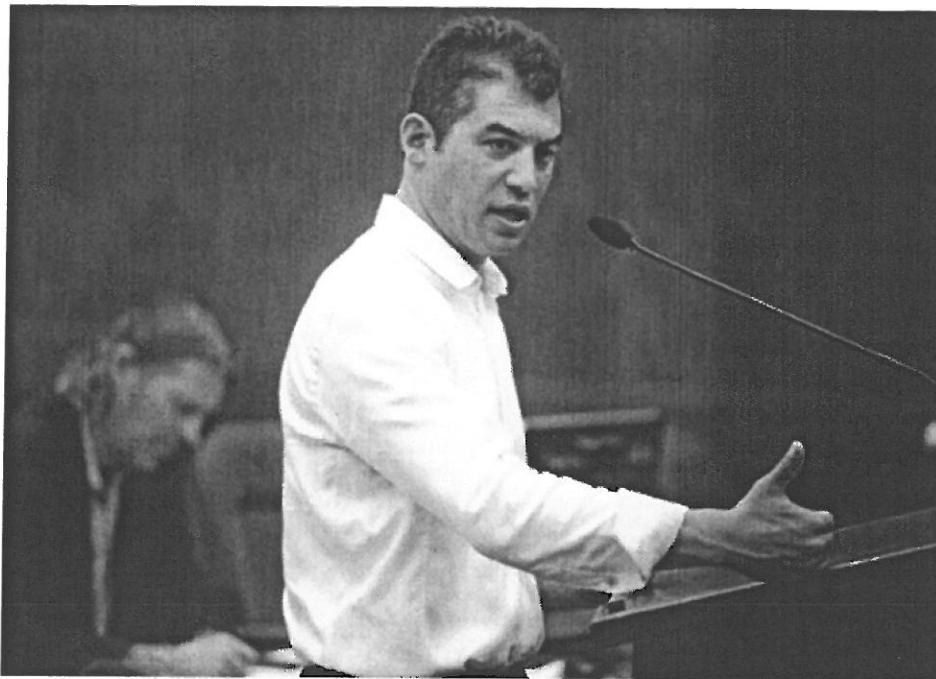
(6) Additionally, following these events, many trustees on the UC Santa Barbara Foundation Board expressed a strong desire to support the chancellor and the university in efforts to create change in Isla Vista, to ensure a safer and more enhanced community for students. The UC Santa Barbara Foundation Trustees' Advisory Committee on Isla Vista Strategies was formed to analyze the conditions and dynamics of Isla Vista and develop mid- and long-term recommendations to establish a viable, safe, and supportive environment. Among their recommendations is that the State of California create a Community Services District/Municipal Improvement District in Isla Vista with potential powers of infrastructure, utilities, garbage, police services, parks, recreation, cultural facilities, fire, security, and roads.

(b) It is the intent of the Legislature to enact legislation that will clarify and establish the necessary authority for the creation of the Isla Vista Community Services District within the unincorporated area of Santa Barbara County.

Governing the Anarchist Bubble of Isla Vista

By Kelsey
Brugger

Thursday, December 11,
2014



Paul Wellman

Finally a Solution? Assemblymember Das Williams defends his bill that would set up a special district in the unincorporated, overcrowded town of Isla Vista.

With Das Williams in the Lead, Taxation and Control is Examined in Earnest

"Any of you who know me know remaining dormant is not in my DNA," Assemblymember Das Williams proclaimed last week, referring to his bold and persistent effort to use state legislation to construct a community service district in the jam-packed town of Isla Vista.

Williams's self-described impulse was evident during the last meeting of LAFCO (Local Agency Formation Commission), at which he laid out his shell of a plan to create a special district in the unincorporated town — powers that are usually reserved for LAFCO. On Thursday, commissioners — made up of reps from the Board of Supervisors, city councils, and special districts — expressed concern that the bill would bypass local process, but Williams stressed that "intense dialogue" will occur in the next several months to flesh out the measure.

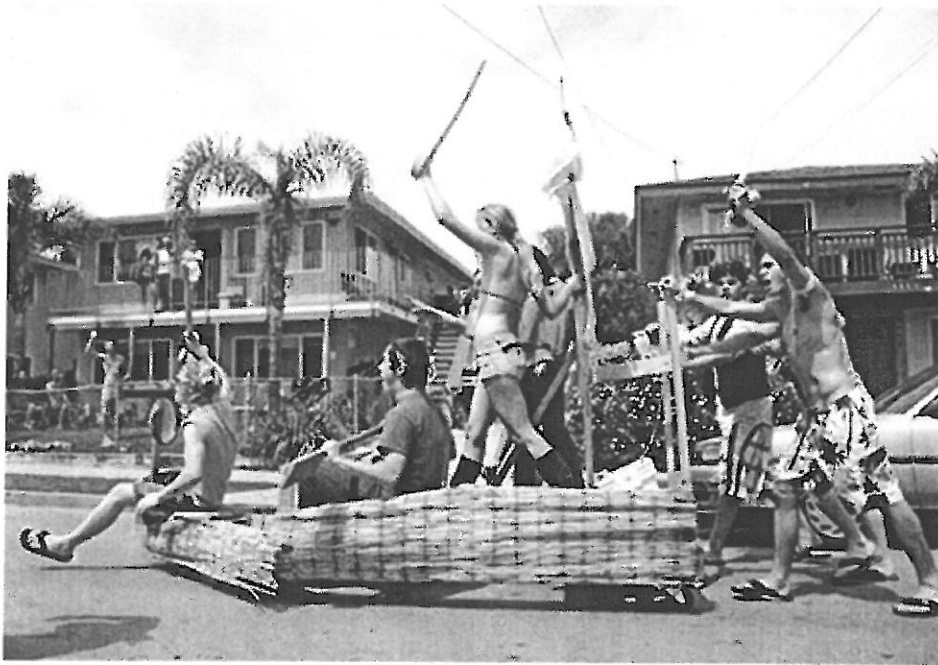
Thursday's discussion brought a range of interested students, permanent residents, and activists to the table, though the meeting ultimately raised more questions than it answered. At its crux was the outcome of any such district — how would it mitigate problems like last year's gang rapes, "civil unrest," and several tragic deaths?

Some expressed skepticism: "It's like breeding elephants. It doesn't happen in four months," quipped Bob Orach, Santa Maria city councilmember and LAFCO commissioner, stating a few months would be insufficient to study the issue and complete the bill. Isla Vista Property Owners Association chair Chuck Eckert likened the bill to finding

solutions before identifying the problem. "It's like a windshield looking for a bug," he said.

Others swung back, charging that LAFCO denied Isla Vista cityhood 40 years ago and then sat on its hands for the last 29. "Most people are thinking, where have you been all of this time?" said longtime affordable-housing guru Frank Thompson, though it was later noted that LAFCO can only respond to applications as it is not a proactive agency.

In the 1980s, a municipal advisory council — a panel with no governing powers — dissolved because of insufficient funding. Recently the matter has reignited a number of I.V. activists to hold town hall forums. And an 18-member committee created by the UCSB Board of Trustees — operating independently from university administrators — spent the summer studying the entire community. Among many recommendations, the group endorsed the idea of a community services district, and a UCSB faculty committee was formed to look at the report.



By Paul Wellman

Deltopia partyers cruise the streets.

If Isla Vista advocates (young and old) had their druthers, Isla Vista would be a city. In a different approach, Solvang Mayor Jim Richardson proposed a military-based model that he dubbed "Fort I.V." — the thinking being that the university would swallow up Isla Vista, remove it from the county's jurisdiction, and take LAFCO out of the equation. Some property rights would be honored, but the state would have control. The residents could vote on state and federal matters, but not county ones, which would take 23,000 potential voters out of the 3rd District. A skeptical Williams called the idea "creative" but speculated it would be "far more controversial."

Currently, Isla Vista is represented by County Supervisor Doreen Farr, who also sits on LAFCO, and the Isla Vista Recreation & Park District (IVRPD). Noting the transient nature of the majority of the population, Farr supports Williams's bill because it would allow some representatives to be elected and some to be appointed. Expressing sympathy for Isla Vista's permanent residents, she suggested a utility user tax or a tax by bedroom to pay for services: "There are creative ways to make it proportional." Farr secured \$30 million in funding and services from the county's general fund, though I.V. has outstripped the county's abilities, she said.

IVRPD generates \$1.36 million annually in tax revenue, mostly from property taxes (29 percent) and a special tax based on number of bedrooms (60 percent). It manages all I.V. parks and runs a number of community programs, but

its fate is uncertain should a community services district be created. Williams thought it would be advantageous to consolidate it with the new district for efficiency's sake.

It's also unclear how much revenue the community services district would have to bring in to pay for expected services, which raises the question of what services the community wants. Most assumed it would be the augmentation of existing law enforcement or fire departments. An ad hoc committee chaired by Farr was formed to continue to discuss the issues. The matter will return to LAFCO early next year so that commissioners can decide whether or not to support the bill.

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SENATE BILL**No. 25****Introduced by Senator Roth**

(Coauthors: Assembly Members Linder and Melendez)

December 1, 2014

An act to amend Section 97.70 of the Revenue and Taxation Code, relating to local government finance.

LEGISLATIVE COUNSEL'S DIGEST

SB 25, as introduced, Roth. Local government finance: property tax revenue allocation: vehicle license fee adjustments.

Existing property tax law requires the county auditor, in each fiscal year, to allocate property tax revenue to local jurisdictions in accordance with specified formulas and procedures, and generally provides that each jurisdiction shall be allocated an amount equal to the total of the amount of revenue allocated to that jurisdiction in the prior fiscal year, subject to certain modifications, and that jurisdiction's portion of the annual tax increment, as defined.

Existing property tax law also requires that, for purposes of determining property tax revenue allocations in each county for the 1992–93 and 1993–94 fiscal years, the amounts of property tax revenue deemed allocated in the prior fiscal year to the county, cities, and special districts be reduced in accordance with certain formulas. It requires that the revenues not allocated to the county, cities, and special districts as a result of these reductions be transferred to the Educational Revenue Augmentation Fund in that county for allocation to school districts, community college districts, and the county office of education.

Beginning with the 2004–05 fiscal year and for each fiscal year thereafter, existing law requires that each city, county, and city and county receive additional property tax revenues in the form of a vehicle license fee adjustment amount, as defined, from a Vehicle License Fee

Property Tax Compensation Fund that exists in each county treasury. Existing law requires that these additional allocations be funded from ad valorem property tax revenues otherwise required to be allocated to educational entities.

This bill would modify these reduction and transfer provisions for a city incorporating after January 1, 2004, and on or before January 1, 2012, for the 2014–2015 fiscal year and for each fiscal year thereafter, by providing for a vehicle license fee adjustment amount calculated on the basis of changes in assessed valuation.

By imposing additional duties upon local tax officials with respect to the allocation of ad valorem property tax revenues, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 97.70 of the Revenue and Taxation Code
2 is amended to read:
3 97.70. Notwithstanding any other law, for the 2004–05 fiscal
4 year and for each fiscal year thereafter, all of the following apply:
5 (a) (1) (A) The auditor shall reduce the total amount of ad
6 valorem property tax revenue that is otherwise required to be
7 allocated to a county's Educational Revenue Augmentation Fund
8 by the countywide vehicle license fee adjustment amount.
9 (B) If, for the fiscal year, after complying with Section 97.68
10 there is not enough ad valorem property tax revenue that is
11 otherwise required to be allocated to a county Educational Revenue
12 Augmentation Fund for the auditor to complete the allocation
13 reduction required by subparagraph (A), the auditor shall
14 additionally reduce the total amount of ad valorem property tax
15 revenue that is otherwise required to be allocated to all school
16 districts and community college districts in the county for that

1 fiscal year by an amount equal to the difference between the
2 countywide vehicle license fee adjustment amount and the amount
3 of ad valorem property tax revenue that is otherwise required to
4 be allocated to the county Educational Revenue Augmentation
5 Fund for that fiscal year. This reduction for each school district
6 and community college district in the county shall be the percentage
7 share of the total reduction that is equal to the proportion that the
8 total amount of ad valorem property tax revenue that is otherwise
9 required to be allocated to the school district or community college
10 district bears to the total amount of ad valorem property tax revenue
11 that is otherwise required to be allocated to all school districts and
12 community college districts in a county. For purposes of this
13 subparagraph, "school districts" and "community college districts"
14 do not include any districts that are excess tax school entities, as
15 defined in Section 95.

16 (2) The countywide vehicle license fee adjustment amount shall
17 be allocated to the Vehicle License Fee Property Tax Compensation
18 Fund that shall be established in the treasury of each county.

19 (b) (1) The auditor shall allocate moneys in the Vehicle License
20 Fee Property Tax Compensation Fund according to the following:

21 (A) Each city in the county shall receive its vehicle license fee
22 adjustment amount.

23 (B) Each county and city and county shall receive its vehicle
24 license fee adjustment amount.

25 (2) The auditor shall allocate one-half of the amount specified
26 in paragraph (1) on or before January 31 of each fiscal year, and
27 the other one-half on or before May 31 of each fiscal year.

28 (c) For purposes of this section, all of the following apply:

29 (1) "Vehicle license fee adjustment amount" for a particular
30 city, county, or a city and county means, subject to an adjustment
31 under paragraph (2) and Section 97.71, all of the following:

32 (A) For the 2004–05 fiscal year, an amount equal to the
33 difference between the following two amounts:

34 (i) The estimated total amount of revenue that would have been
35 deposited to the credit of the Motor Vehicle License Fee Account
36 in the Transportation Tax Fund, including any amounts that would
37 have been certified to the Controller by the auditor of the County
38 of Ventura under subdivision (j) of Section 98.02, as that section
39 read on January 1, 2004, for distribution under the law as it read
40 on January 1, 2004, to the county, city and county, or city for the

1 2004–05 fiscal year if the fee otherwise due under the Vehicle
 2 License Fee Law ~~(Pt. (Part 5 (commencing with Section 10701)~~
 3 ~~of Div. Division 2)~~ was 2 percent of the market value of a vehicle,
 4 as specified in ~~Section Sections~~ 10752 and 10752.1 as those
 5 sections read on January 1, 2004.

6 (ii) The estimated total amount of revenue that is required to be
 7 distributed from the Motor Vehicle License Fee Account in the
 8 Transportation Tax Fund to the county, city and county, and each
 9 city in the county for the 2004–05 fiscal year under Section 11005,
 10 as that section read on the operative date of the act that amended
 11 this clause.

12 (B) (i) Subject to an adjustment under clause (ii), for the
 13 2005–06 fiscal year, the sum of the following two amounts:

14 (I) The difference between the following two amounts:

15 ~~(Ia)~~

16 ~~(ia)~~ The actual total amount of revenue that would have been
 17 deposited to the credit of the Motor Vehicle License Fee Account
 18 in the Transportation Tax Fund, including any amounts that would
 19 have been certified to the Controller by the auditor of the County
 20 of Ventura under subdivision (j) of Section 98.02, as that section
 21 read on January 1, 2004, for distribution under the law as it read
 22 on January 1, 2004, to the county, city and county, or city for the
 23 2004–05 fiscal year if the fee otherwise due under the Vehicle
 24 License Fee Law (Part 5 (commencing with Section 10701) of
 25 Division 2) was 2 percent of the market value of a vehicle, as
 26 specified in Sections 10752 and 10752.1 as those sections read on
 27 January 1, 2004.

28 ~~(Ib)~~

29 ~~(ib)~~ The actual total amount of revenue that was distributed
 30 from the Motor Vehicle License Fee Account in the Transportation
 31 Tax Fund to the county, city and county, and each city in the county
 32 for the 2004–05 fiscal year under Section 11005, as that section
 33 read on the operative date of the act that amended this
 34 ~~sub-subclause. subsubclause.~~

35 (II) The product of the following two amounts:

36 ~~(IIa)~~

37 ~~(ia)~~ The amount described in subclause (I).

38 ~~(IIb)~~

39 ~~(ib)~~ The percentage change from the prior fiscal year to the
 40 current fiscal year in gross taxable assessed valuation within the

1 jurisdiction of the entity, as reflected in the equalized assessment
2 roll for those fiscal years. For the first fiscal year for which a
3 change in a city's jurisdictional boundaries first applies, the
4 percentage change in gross taxable assessed valuation from the
5 prior fiscal year to the current fiscal year shall be calculated solely
6 on the basis of the city's previous jurisdictional boundaries, without
7 regard to the change in that city's jurisdictional boundaries. For
8 each following fiscal year, the percentage change in gross taxable
9 assessed valuation from the prior fiscal year to the current fiscal
10 year shall be calculated on the basis of the city's current
11 jurisdictional boundaries.

12 (ii) The amount described in clause (i) shall be adjusted as
13 follows:

14 (I) If the amount described in subclause (I) of clause (i) for a
15 particular city, county, or city and county is greater than the amount
16 described in subparagraph (A) for that city, county, or city and
17 county, the amount described in clause (i) shall be increased by
18 an amount equal to this difference.

19 (II) If the amount described in subclause (I) of clause (i) for a
20 particular city, county, or city and county is less than the amount
21 described in subparagraph (A) for that city, county, or city and
22 county, the amount described in clause (i) shall be decreased by
23 an amount equal to this difference.

24 (C) For the 2006–07 fiscal year and for each fiscal year
25 thereafter, the sum of the following two amounts:

26 (i) The vehicle license fee adjustment amount for the prior fiscal
27 year, if Section 97.71 and clause (ii) of subparagraph (B) did not
28 apply for that fiscal year, for that city, county, and city and county.

29 (ii) The product of the following two amounts:

30 (I) The amount described in clause (i).

31 (II) The percentage change from the prior fiscal year to the
32 current fiscal year in gross taxable assessed valuation within the
33 jurisdiction of the entity, as reflected in the equalized assessment
34 roll for those fiscal years. For the first fiscal year for which a
35 change in a city's jurisdictional boundaries first applies, the
36 percentage change in gross taxable assessed valuation from the
37 prior fiscal year to the current fiscal year shall be calculated solely
38 on the basis of the city's previous jurisdictional boundaries, without
39 regard to the change in that city's jurisdictional boundaries. For
40 each following fiscal year, the percentage change in gross taxable

1 assessed valuation from the prior fiscal year to the current fiscal
 2 year shall be calculated on the basis of the city's current
 3 jurisdictional boundaries.

4 (2) *Notwithstanding paragraph (1), "vehicle license fee*
 5 *adjustment amount," for a city incorporating after January 1,*
 6 *2004, and on or before January 1, 2012, means the following:*

7 (A) *For the 2015–16 fiscal year, the quotient derived from the*
 8 *following fraction:*

9 (i) *The numerator is the product of the following two amounts:*

10 (I) *The sum of the most recent vehicle license fee adjustment*
 11 *amounts determined for all cities in the county.*

12 (II) *The population of the incorporating city.*

13 (ii) *The denominator is the sum of the populations of all cities*
 14 *in the county.*

15 (B) *For the 2016–17 fiscal year, and for each fiscal year*
 16 *thereafter, the sum of the following two amounts:*

17 (i) *The vehicle license fee adjustment amount for the prior fiscal*
 18 *year.*

19 (ii) *The product of the following two amounts:*

20 (I) *The amount described in clause (i).*

21 (II) *The percentage change from the prior fiscal year to the*
 22 *current fiscal year in gross taxable assessed valuation within the*
 23 *jurisdiction of the entity, as reflected in the equalized assessment*
 24 *roll for those fiscal years.*

25 ~~(2)~~

26 (3) *For the 2013–14 fiscal year, the vehicle license fee*
 27 *adjustment amount that is determined under subparagraph (C) of*
 28 *paragraph (1) for the County of Orange shall be increased by*
 29 *fifty-three million dollars (\$53,000,000). For the 2014–15 fiscal*
 30 *year and each fiscal year thereafter, the calculation of the vehicle*
 31 *license fee adjustment amount for the County of Orange under*
 32 *subparagraph (C) of paragraph (1) shall be based on a prior fiscal*
 33 *year amount that reflects the full amount of this one-time increase*
 34 *of fifty-three million dollars (\$53,000,000).*

35 ~~(3)~~

36 (4) *"Countywide vehicle license fee adjustment amount" means,*
 37 *for any fiscal year, the total sum of the amounts described in*
 38 *paragraphs ~~(1)~~ (1), (2), and ~~(2)~~ (3) for a county or city and county,*
 39 *and each city in the county.*

40 ~~(4)~~

1 (5) On or before June 30 of each fiscal year, the auditor shall
2 report to the Controller the vehicle license fee adjustment amount
3 for the county and each city in the county for that fiscal year.

4 (d) For the 2005–06 fiscal year and each fiscal year thereafter,
5 the amounts determined under subdivision (a) of Section 96.1, or
6 any successor to that provision, shall not reflect, for a preceding
7 fiscal year, any portion of any allocation required by this section.

8 (e) For purposes of Section 15 of Article XI of the California
9 Constitution, the allocations from a Vehicle License Fee Property
10 Tax Compensation Fund constitute successor taxes that are
11 otherwise required to be allocated to counties and cities, and as
12 successor taxes, the obligation to make those transfers as required
13 by this section shall not be extinguished nor disregarded in any
14 manner that adversely affects the security of, or the ability of, a
15 county or city to pay the principal and interest on any debts or
16 obligations that were funded or secured by that city's or county's
17 allocated share of motor vehicle license fee revenues.

18 (f) This section shall not be construed to do any of the following:

19 (1) Reduce any allocations of excess, additional, or remaining
20 funds that would otherwise have been allocated to county
21 superintendents of schools, cities, counties, and cities and counties
22 pursuant to clause (i) of subparagraph (B) of paragraph (4) of
23 subdivision (d) of Sections 97.2 and 97.3 or Article 4 (commencing
24 with Section 98) had this section not been enacted. The allocations
25 required by this section shall be adjusted to comply with this
26 paragraph.

27 (2) Require an increased ad valorem property tax revenue
28 allocation or increased tax increment allocation to a community
29 redevelopment agency.

30 (3) Alter the manner in which ad valorem property tax revenue
31 growth from fiscal year to fiscal year is otherwise determined or
32 allocated in a county.

33 (4) Reduce ad valorem property tax revenue allocations required
34 under Article 4 (commencing with Section 98).

35 (g) Tax exchange or revenue sharing agreements, entered into
36 prior to the operative date of this section, between local agencies
37 or between local agencies and nonlocal agencies are deemed to be
38 modified to account for the reduced vehicle license fee revenues
39 resulting from the act that added this section. These agreements
40 are modified in that these reduced revenues are, in kind and in lieu

SB 25

— 8 —

1 thereof, replaced with ad valorem property tax revenue from a
2 Vehicle License Fee Property Tax Compensation Fund or an
3 Educational Revenue Augmentation Fund.

4 SEC. 2. If the Commission on State Mandates determines that
5 this act contains costs mandated by the state, reimbursement to
6 local agencies and school districts for those costs shall be made
7 pursuant to Part 7 (commencing with Section 17500) of Division
8 4 of Title 2 of the Government Code.

O



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2015-1

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

RESOLUTION OF APPRECIATION

WHEREAS, Neal Coonerty has served as a regular member on the Santa Cruz Local Agency Formation Commission since February 5, 2007; and

WHEREAS, he was the Commission's Chairperson in 2012; and

WHEREAS, his term on LAFCO ended on December 31, 2014; and

WHEREAS, during his term, LAFCO has reviewed rural fire protection in Santa Cruz County, adopted water policies, dealt with tight budgets, and conducted public hearings on a major application for the City of Santa Cruz to provide water and sewer services to the North Campus area at the University of California's Santa Cruz campus;

NOW, THEREFORE, BE IT RESOLVED by the Santa Cruz Local Agency Formation Commission that this Commission hereby expresses its appreciation to Neal Coonerty for his work on behalf of the people of Santa Cruz County and wish him well in his future adventures.

PASSED AND ADOPTED by the Santa Cruz Local Agency Formation Commission this 7th day of January, 2015 by the following vote.

AYES:

NOES:

ABSENT:

JAMES W. ANDERSON, CHAIRPERSON

Attest:

Patrick M. McCormick, Executive Officer



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2015-2

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

RESOLUTION OF APPRECIATION

WHEREAS, Daniel Dodge has served as a regular member on the Santa Cruz Local Agency Formation Commission since January 12, 2011; and

WHEREAS, he was the Commission's Vice-Chairperson in 2012 and Chairperson in 2013; and

WHEREAS, his term on LAFCO ended on December 9, 2014; and

WHEREAS, during his term, LAFCO has adopted water policies, dealt with tight budgets, conducted public hearings on a major application for the City of Santa Cruz to provide water and sewer services to the North Campus area at the University of California's Santa Cruz campus, and authorized the merger of two water districts; and

NOW, THEREFORE, BE IT RESOLVED by the Santa Cruz Local Agency Formation Commission that this Commission hereby expresses its appreciation to Daniel for his work on behalf of the people of Santa Cruz County and wish him well in the future as he continues to push the envelope in the cause of social justice.

PASSED AND ADOPTED by the Santa Cruz Local Agency Formation Commission this 7th day of January, 2015 by the following vote.

AYES:

NOES:

ABSENT:

JAMES W. ANDERSON, CHAIRPERSON

Attest:

Patrick M. McCormick, Executive Officer



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2015-3

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

RESOLUTION OF APPRECIATION

WHEREAS, James Rapoza has served on the Santa Cruz Local Agency Formation Commission since November 1, 2000; and

WHEREAS, he was the Commission's Vice-Chairperson in 2003 and 2007 and the Commission's Chairperson in 2004 and 2008; and

WHEREAS, his term on LAFCO ended on December 18, 2014; and

WHEREAS, important LAFCO issues during his long tenure on LAFCO have included balancing the continued farming of prime agricultural lands with urban growth needs, helping the community of Felton to acquire the water system from a private party, studying and adjudicating rural fire protection agency boundaries, adopting water policies, studying and authorizing the potential merger of the Lompico and San Lorenzo Valley Water Districts, and conducting public hearings on a major application for the City of Santa Cruz to provide water and sewer services to the North Campus area at the University of California's Santa Cruz campus;

NOW, THEREFORE, BE IT RESOLVED by the Santa Cruz Local Agency Formation Commission that this Commission hereby expresses its appreciation to Jim for his work on behalf of the people of Santa Cruz County and wish him well in his future adventures.

PASSED AND ADOPTED by the Santa Cruz Local Agency Formation Commission this 7th day of January, 2015 by the following vote.

AYES:

NOES:

ABSENT:

JAMES W. ANDERSON, CHAIRPERSON

Attest:

Patrick M. McCormick, Executive Officer



Date: December 30, 2014 for January 7, 2015 Agenda

To: LAFCO Commissioners

From: Patrick M. McCormick, Executive Officer P.M.C.

Subject: LAFCO Meeting Schedule for 2015

Summary: The Commission should adopt a meeting schedule for 2015.

Recommendation: Adopt the 2015 meeting schedule as presented.

LAFCO normally meets at 9:30 a.m. on the first Wednesday of each month, except July, when the Board of Supervisors schedules their vacations. The staff is proposing the schedule below. The variations from the normal schedule are:

--don't meet in September as the September 2nd regular meeting date conflicts with the CALAFCO Conference,

--meet on the second Wednesday in December (9th) to avoid a conflict with the California State Association of Counties Conference.

Please review your calendars to determine if the following schedule is convenient.

Recommended Meeting Dates

Other Dates

9:30 a.m.

January 7, 2015

February 4, 2015

March 4, 2015

April 1, 2015

May 6, 2015

June 3, 2015

No meeting in July

August 5, 2015

No meeting in September

October 7, 2015

November 4, 2015

December 9, 2015 (irregular)

CALAFCO Staff Workshop April 15-17, Grass Valley

CALAFCO Conference, Sept. 2-4, Sacramento

CSDA Conference, Sept. 21-24, Monterey

League of Cities Conference, Oct. 1-2, San Jose

CSAC Conference, Dec. 1-4, Monterey



Date: December 30, 2014 for January 7, 2015 Agenda

To: LAFCO Commissioners

From: Patrick M. McCormick, Executive Officer *P. M. McCormick*

Subject: Election of Chairperson and Vice-Chairperson for 2014

Summary: At the first meeting of each calendar year, the Commission elects its Chairperson and Vice-Chairperson.

Recommendation: Elect Chairperson and Vice-Chairperson.

The Commission's rules state that the Commission elects its Chairperson and Vice-Chairperson at the first meeting of each calendar year. The new Chairperson would preside at the February 4th LAFCO meeting.

The officers for the last five years are listed below. There is no rule of succession or rotation.

	<u>Chair</u>	<u>Vice Chair</u>
2010	Leopold—County	J. Anderson—District
2011	R. Anderson—Public	J. Anderson—District
2012	Coonerty—County	Dodge—City
2013	Dodge—City	J. Anderson--District
2014	J. Anderson—District	Friend--County

It is RECOMMENDED that the Commission elect a Chairperson and Vice-Chairperson for 2015.



DEPARTMENT OF CONSERVATION

Managing California's Working Lands

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

December 02, 2014

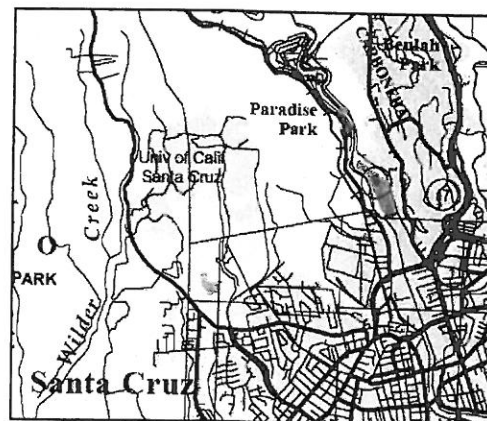
Patrick McCormick, Executive Officer
Santa Cruz County LAFCO
701 Ocean Street, Room 318-D
Santa Cruz, CA 95060

Dear Mr. McCormick:

The 2012 Important Farmland Map and 2010-2012 land use conversion table for Santa Cruz County is now available. The information, documenting the extent of important farmland, grazing land, and urban built-up areas in California, is produced every two years by the Farmland Mapping and Monitoring Program (FMMP). Data is provided to agencies and organizations in your county to assist in land use planning and management.

Incorporated cities in Santa Cruz County may access the map in PDF format and generate enlargements for review purposes, or download the data in GIS format to incorporate with your existing mapping system.

We hope that in your review of the map you will assist us in further increasing its accuracy by forwarding any comments or information on anticipated land use changes. Indicating the locations of agricultural areas going out of production due to commodity or restoration programs, disease, water shortage, or other reasons, is particularly helpful. All information submitted will be referred to in conducting the 2014 map update.



You may indicate your recommended corrections or changes on printouts from the PDF maps, comments in GIS format are also accepted.

Please contact us if you would like to receive a full size county map, or enlargements of specified areas.

Please send your comments by 3/2/2015 to:

California Department of Conservation
Farmland Mapping and Monitoring Program
Attention: 2012 Map Comments
801 K Street, MS 18-01
Sacramento, CA 95814

For additional information related to the Farmland Mapping and Monitoring Program, please contact us at (916) 324-0850 or via e-mail (fmmp@conservation.ca.gov). The FMMP web site contains additional background that may be of assistance:

- Detailed descriptions of map categories
- Lists for soil units qualifying for Prime Farmland and Farmland of Statewide Importance
- GIS data for current and prior years
- Summary statistics and reports
- **Full size PDF maps.** These files are formatted for 36" plotters but can be viewed or printed at multiple scales. The download address is:
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/>
- **California Important Farmland Finder.** Place points, digitize areas of interest, and obtain Important Farmland acreages via this web-based application:
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/CIFF.aspx>
- The main web address is
<http://www.consrv.ca.gov/DLRP/fmmp/Pages/index.aspx>

Your use of Important Farmland Map products and comments to help us improve them is greatly appreciated.

Sincerely,



Molly A. Penberth, Manager
Farmland Mapping and Monitoring Program

Enclosures

**California Department of Conservation
FARMLAND MAPPING AND MONITORING PROGRAM**

2012 FIELD REPORT

COUNTY: Santa Cruz

FIELD MAPPER(S): Farl Grundy

IMAGE DATA USED:

Source: National Agriculture Imagery Program (NAIP)
Acquisition date: Summer 2012
Data description: True color mosaic, 1 meter resolution
Coverage gaps: None
Additional imagery used: None

WRITTEN, DIGITAL & ORAL INFORMATION SOURCES:

The following entities and individuals provided information used to conduct 2012 mapping.

Local Review Comments
(submitted by cities, counties, & others on 2010 maps)
USDA Natural Resources Conservation Service

Personal Contacts

None

Websites Used for Reference

County of Santa Cruz:
<http://www.co.santa-cruz.ca.us/>

Santa Cruz County 2012 Crop Report:
http://www.agdept.com/Portals/10/pdf/cropreport_12.pdf

Pajaro River Watershed Integrated Regional Water Management Plan Update:
<http://www.sbcwd.com/reports/REVISED%20College%20Lake%20Project%20Form.pdf>

GIS Data Used for Reference

California City Boundary Layer
Santa Cruz County Base Map
Santa Cruz County Digital Soil Survey

2010-2012 CHANGE SUMMARY:

Changes made during the map update are summarized by type and location. Particular attention is paid to large or unusual changes and their estimated acreages. Please note that land use type, size of land use unit, soil quality, and Farmland of Local Importance definition (if any) determines the final Important Farmland (IFL) category. See definitions at bottom of table.

Conversions to Urban Land	
Irrigated Farmland to Urban Land	0 changes
There were no changes of Irrigated Farmland to Urban Land this update.	
Nonirrigated Land Uses and Other Land to Urban Land	8 changes
The majority of the changes this update were due to improved imagery, which allowed for more accurate delineation of urban boundaries. Several areas of existing homes throughout the county which previously did not meet the mapping qualifications of the Urban Land category, now due to the increased density of homes in the area, became eligible for the Urban Land category.	
Conversions from Irrigated Farmland aside from urbanization	
Irrigated Farmland to Nonirrigated Land Uses	9 changes
Changes in this category were due to Irrigated Farmland which had been fallow for three or more update cycles. The number of changes were small and of these changes none were greater than 20 acres in size. The Castle Rock Ridge quad had the highest total amount of change with approximately 50 acres, followed by the Watsonville East quad and the Laurel quad, each with approximately 20 acres of change.	
Irrigated Farmland to Other Land	5 changes
Of the five changes this update, only one was over 20 acres in size. This change occurred south of Corralitos and was approximately 40 acres. The majority of the changes this update were due to Irrigated Farmland which had been fallow for three or more update cycles. These areas were too small to qualify as Grazing Land and were therefore reclassified into the Other Land category.	
Conversions to Irrigated Farmland	
Nonirrigated Land Uses and Other Land to Irrigated Farmland	10 changes
New vines, orchards, and row crops made up the majority of changes this update. Only one of these changes was larger than 20 acres and occurred just north of Corralitos, where approximately 40 acres of new row crops were added. The majority of the other changes were confined to the Watsonville East and West quads.	
Unusual Changes	
(Types of change not already described or special circumstances during the 2012 update.)	
There was only one unusual change this update, which involved the conversion of	

approximately 10 acres of Urban Land to Irrigated Farmland. This change was due to the continued lack of structures in the area and the subsequent planting of irrigated row crops.

Areas of Concern for Future Updates

(Locations or map categories noted as needing careful checking during 2014 update, and reasons.)

Studies are currently underway regarding the future usage of College Lake, just northeast of Watsonville. The Pajaro River Water Management Agency along with the U.S. Army Corps of Engineers are presently evaluating the lake for future water supply and flood control projects. At present, this area is subject to winter flooding, which is then pumped out in the spring leaving the land arable for summertime farming. Updates on the outcome of College Lake should be checked and care should be taken before any changes to this area are made.

Definitions:

Irrigated Farmland includes most irrigated crops grown in California. When combined with soil data, these farmed areas become the Important Farmland (IFL) categories of Prime Farmland, Farmland of Statewide Importance & Unique Farmland. Because of the nature of the IFL definitions, some irrigated uses, such as irrigated pastures or nurseries, may not be eligible for all three IFL categories.

Nonirrigated land uses include grazing areas, land used for dryland crop farming, and formerly irrigated land that has been left idle for three or more update cycles. These uses are frequently incorporated into county Farmland of Local Importance definitions.

Other Land includes a variety of miscellaneous uses, such as low density rural residential development, mining areas, vacant areas and nonagricultural vegetation. Confined animal agriculture facilities are mapped as Other Land unless incorporated into a county Farmland of Local Importance definition.

Urban Land includes residential, industrial, recreational, infrastructure and institutional uses.

For more on map categories, including Farmland of Local Importance definitions, visit the [FMMP web site](#).

LABOR ESTIMATE:

Time estimates for conducting the 2012 update.

Image interpretation, start date: August 29, 2014
Image interpretation, number of days: 5
Ground truth dates: October 7, 2014
Number of days for post-ground truth clean-up: 3

Further information on the Farmland Mapping and Monitoring Program can be found at:
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>

CALIFORNIA DEPARTMENT OF CONSERVATION
Division of Land Resource Protection

TABLE A-36
SANTA CRUZ COUNTY
2010-2012 Land Use Conversion

Farmland Mapping and Monitoring Program

PART I

County Summary and Change by Land Use Category

LAND USE CATEGORY	TOTAL ACREAGE INVENTORIED		2010-12 ACREAGE CHANGES			
	2010	2012	ACRES LOST (-)	ACRES GAINED (+)	TOTAL ACREAGE CHANGED	NET ACREAGE CHANGED
Prime Farmland	13,816	13,826	105	115	220	10
Farmland of Statewide Importance	2,450	2,471	26	47	73	21
Unique Farmland	3,761	3,682	132	53	185	-79
Farmland of Local Importance	548	483	85	20	105	-65
IMPORTANT FARMLAND SUBTOTAL	20,575	20,462	348	235	583	-113
Grazing Land	18,268	18,227	145	104	249	-41
AGRICULTURAL LAND SUBTOTAL	38,843	38,689	493	339	832	-154
Urban and Built-up Land	32,749	32,972	31	254	285	223
Other Land	213,759	213,690	330	261	591	-69
Water Area	357	357	0	0	0	0
TOTAL AREA INVENTORIED	285,708	285,708	854	854	1,708	0

PART II

Land Committed to Nonagricultural Use

LAND USE CATEGORY	TOTAL ACREAGE 2012
Prime Farmland	DATA NOT AVAILABLE
Farmland of Statewide Importance	0
Unique Farmland	0
Farmland of Local Importance	0
IMPORTANT FARMLAND SUBTOTAL	0
Grazing Land	0
AGRICULTURAL LAND SUBTOTAL	0
Urban and Built-up Land	0
Other Land	0
Water Area	0
TOTAL ACREAGE REPORTED	0

PART III Land Use Conversion from 2010 to 2012

LAND USE CATEGORY	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Subtotal Important Farmland	Grazing Land	Total Agricultural Land	Urban and Built-up Land	Other Land	Water Area	Total Converted To Another Use
Prime Farmland	to: 1	2	19	0	21	16	37	5	63	0	105
Farmland of Statewide Importance	to: 27	11	0	0	1	4	5	0	21	0	26
Unique Farmland	to: 0	0	--	0	38	35	73	1	58	0	132
Farmland of Local Importance	to: 0	0	0	--	0	16	16	0	69	0	85
IMPORTANT FARMLAND SUBTOTAL	28	13	19	0	60	71	131	6	211	0	348
Grazing Land	to: 56	22	48	0	107	--	107	0	38	0	145
AGRICULTURAL LAND SUBTOTAL	84	35	48	0	167	71	238	6	249	0	493
Urban and Built-up Land	to: 15	2	0	0	17	2	19	--	12	0	31
Other Land	to: 16	10	5	20	51	31	82	248	--	0	330
Water Area	to: 0	0	0	0	0	0	0	0	0	--	0
TOTAL ACREAGE CONVERTED	to: 115	47	53	20	235	104	339	254	261	0	854

SANTA CRUZ COUNTY

SANTA CRUZ WATER

Water chief makes call to continue rationing

Rosemary Menard: Keep rules on month-to-month basis

By J.M. Brown

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SANTACRUZ With high unlikeliness that Santa Cruz will receive enough precipitation in the coming year to escape the persistent drought, Water Director Rosemary Menard recommends extending residential rationing on a month-to-month basis.

The record-keeping year that ended Sept. 30 was one of the driest on record, with the city receiving just 13 inches of rainfall compared to the average of 31 inches. The city would have to receive 120 percent of typical precipitation during the next 12 months to end the drought declaration, Menard said. "Based on analysis of past local drought and rainfall patterns, the likelihood of receiving that much rain is about 24 percent," Menard said.

Mark Strudley, a hydrologist with the National Weather Service in Monterey, said the latest prediction is only 50-50 that El Nio conditions will develop this fall and winter, and if they do they will be weak. El Nio is a measure of sea temperature rise in the Pacific Ocean, and only during a strong El Nio could greater-than-normal seasonal rainfall occur, Strudley said.

"Even then, there is no guarantee at all (of more rain), and it says nothing about individual storms," he said.

Since initiating rationing in May for the first time in nearly 25 years, the city had planned to

RATION PAGE 4



Menard

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See RATION on Page A04

Ration

FROM PAGE 1

evaluate the program before the end of October, which historically marks the beginning of the rainy season. Single-family customers with a household of four receive 10 units each month, or about 7,500 gallons, though customers can apply for more water if their households are larger.

Monday, the city's Water Commission will make a recommendation to the City Council on Menard's request to extend rationing. The panel also will consider forwarding to the council recommendations on the Conservation Master Plan.

Amid the uncertainty about the year ahead, there is good news, Menard said.

In September, Santa Cruz customers reduced use 30 percent overall compared to the average consumption in 2012 and 2013. Just 4.6 percent of customers' bills in September included overuse fees, compared to 5.3 percent in August.

"I believe that makes our community one of the top water savers in the entire state," Menard said.

The water utility has forgiven, through customer participation in "water school," 40 percent of \$1.2 million in penalties billed to date. Water users can have their first fine waived by participating in a 90-minute session educating them about the drought-vulnerable water supply and conservation methods designed to boost it.

Meanwhile, the condition of Loch Lomond Reservoir, the city's largest water storage facility, is strong — at 60 percent of capacity compared to the 49

percent predicted for end of September.

"Starting the new water year with more water in the reservoir than expected puts us in better shape to face the unknown conditions that lie ahead," Menard said.

Santa Cruz-based Ecology Action reports countywide water customers have pledged to conserve at least 1.6 million gallons annually as part of a push by regional agencies that belong to the Water Conservation Coalition of Santa Cruz County. The goal is to reach 5 million gallons saved annually, and representatives have collected pledges at community events that will soon be added to the tally.

This month, Ecology Action will offer its last free conservation workshops of the season.

There will be water-wise irrigation classes in Scotts Valley on Saturday and in Soquel on Oct. 11, as well as a laundry-to-landscape gray water workshop Oct. 18 in Santa Cruz. For details, visit WaterSavingTips.org.



Loch Lomond Reservoir was approaching a record low in December 2013.

DAN COYRO — SANTA CRUZ SENTINEL FILE

WATER SUPPLY

11/24/14

Desal still most divisive water idea

Civinomics survey, online ratings evaluate alternatives

By J.M. Brown

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SANTACRUZ» Remarks from participants streaming out of last month's science-fair style fair exploring water supply alternatives for Santa Cruz demonstrated a truth that still exists about seawater desalination many years after it was first proposed — it's polemical.

When 117 visitors were surveyed leaving the "Our Water, Our Future" event, the project that received the most and least favorable reactions was desalination, said Robert Singleton, whose firm, Civinomics, conducted the surveys. About one in four participants were surveyed.

"There is no run-away, clear project" that was a slam dunk for visitors, he said. "But by far, the most divisive was desal."

Singleton and fellow Civinomics co-founder Manu Koenig presented results of the survey and online ratings of 56 supply options to the city's Water Supply Advisory Committee last week. The City Council appointed the panel after political pressure curtailed development of a desalting plant.

Singleton stressed many of the survey participants are already engaged in the water debate. Therefore, the survey results were not representative of how the larger public might view the proposals.

Nonetheless, the alternatives fair, survey and online rankings "showcase their commitment to doing the process differently," Singleton said

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Water**FROM PAGE 1**

of city leaders. "They genuinely care about building trust with the community about the process."

The committee voted Wednesday to run 13 alternatives — including desalination, reuse, storage and conservation initiatives — through an in-depth screening model. But Water Director Rosemary Menard said other options are still on the table and the public's input through Civinomics is helpful.

"It's really input into their process, but it is not going to be used explicitly" for making decisions, she said of the committee.

Desalination, which the council in 2005 voted as the city's preferred project, performed poorly in the online survey hosted by Civinomics, which invites comments, questions and interaction with the authors of individual proposals. Respondents gave desal low rankings for the city's four criteria: effectiveness, practicability, environmental benefits and economic benefits.

Yet, Singleton said desalination got the highest marks among in-person survey respondents outside the alternatives fair. Proponents say the project is the best for generating enough water to carry Santa Cruz through the worst-case drought.

The project that received the highest rankings online for effectiveness — a measure of how much water would be generated, saved or stored — and practicability — cost and political feasibility — is storing water off-stream in limestone quarries on the North Coast.

Joe Ben Bevirt of Santa Cruz, founder Joby Aviation, was pleased his \$44 million reservoir concept for the Lidell and San Vicente quarries is getting high marks among the 1,900 unique visitors to the Civinomics site. He said the site and fair are good ways to engage water customers.

"It feels like everyone is really pulling hard to improve our water supply," he said.

12/5/14

WATER**California drought the worst in 1,200 years, new study says****By Paul Rogers***Bay Area News Group*

The last three years of drought were the most severe that California has experienced in at least 1,200 years, according to a new scientific study published Thursday.

The study provides the state with breathtaking new historical context for its low reservoirs and sinking water tables, even as California celebrated its first good soaking of the season.

Analyzing tree rings that date back to 800 A.D. — a time when Vikings were marauding Europe and the Chinese were inventing gunpowder — there is no three-year period when California's rainfall has been as low and its temperatures as hot as they have been from 2012 to 2014, the researchers found. "We were really surprised. We didn't expect

DROUGHTPAGE4**Article Continued Below**

See DROUGHT on Page A04

Drought**FROM PAGE 1**

this," said one of the study's authors, Daniel Griffin, an assistant professor in the University of Minnesota's department of geography, environment and society.

The report, published in the journal of the American Geophysical Union, was written by researchers at Massachusetts' Woods Hole Oceanographic Institution and the University of Minnesota.

The scientists measured tree rings from 278 blue oaks in central and southern California. Tree rings show the age of trees, and their width shows how wet each year was because trees grow more during wet years.

The researchers compared the information to a database of other tree ring records from longer-living trees like giant sequoias and bristlecone pines, dating back 1,200 years.

Meanwhile, the rain that California received this week provided a promising start to a winter that water managers say needs to be relentless and drenching to break the drought cycle.

"It's a good beginning," said Art Hinojosa, chief of hydrology at the state Department of Water Resources. "But we need storm after storm after storm if we have any hope of getting out of the drought this year."

By April, he said, California needs at least eight more major storm systems like the one this week — as well as many smaller systems — to fill its dangerously low reservoirs and break the drought. Rain and snow this winter needs to be at least 150 percent of average for the reservoirs to fill, Hinojosa said.

This week's storm was the biggest to hit California in roughly two years. Many parts of the state received between 2 and 4 inches of rain, doubling or tripling their totals since July. Through Thursday night, San Jose received 3.79 inches, San Francisco 4.43 inches and Oakland 3.01 inches, bringing each city above normal for the first time this year.

More important, several of the state's large reservoirs began to receive moderate amounts of runoff, as the parched ground became saturated. Lake Shasta gained about 6,000 acre-feet through midnight Wednesday, and Oroville Reservoir in Butte County added 17,000 acre-feet. But that new water boosted Shasta's storage by less than 1 percent, leaving it at only 23 percent full. It added 3 percent at Oroville, which is now 26 percent full, the lowest level in its history for this time of year.

The Sierra snowpack told a similar story. A week ago, it was at 24 percent of the average for this time of year. Thursday, after a week of snow, it was at 39 percent — still far below normal.

But more rain and snow is on the way.

In the Bay Area, another cold front will be moving in on Friday and will hang around a couple of days, according to the National Weather Service.

"There will be rain Friday night and into Saturday and then partly clearing on Sunday," said forecaster Diana Henderson. "Then there will be a few more showers on Monday, and the next system on the horizon will come in at the end of next week."

The Weather Service issued a report late Thursday saying that because of storms brewing as far away as Hawaii, projections out to Dec. 18 show that "wetter than normal conditions are favored."

Experts emphasize that a three-year drought cannot be erased in a few days. Not only are reservoirs low, but there are huge "rainfall deficits" built up from the past three years.

San Jose normally receives 42.9 inches of rain in an average three-year period, for example. Between June 2011 and June 2014, it received just 22.8 inches, leaving the city 20 inches short. Similarly, San Francisco is 19 inches behind, Oakland 24 inches.

Overall, 94 percent of California remains in "severe drought," according to Thursday's edition of the Federal Drought Monitor, a weekly report from the U.S. Department of Agriculture and other agencies.

STORMS

WELCOME WEATHER

Officials: Rain gives ailing groundwater basin a little respite

Farmers: Precipitation saves on irrigation costs in Pajaro Valley

By Donna Jones

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WATSONVILLE This time last year Pajaro Valley farmer Javier Zamora was spending hundreds of dollars on irrigation so he's thrilled rain has started to fall after two years of drought.

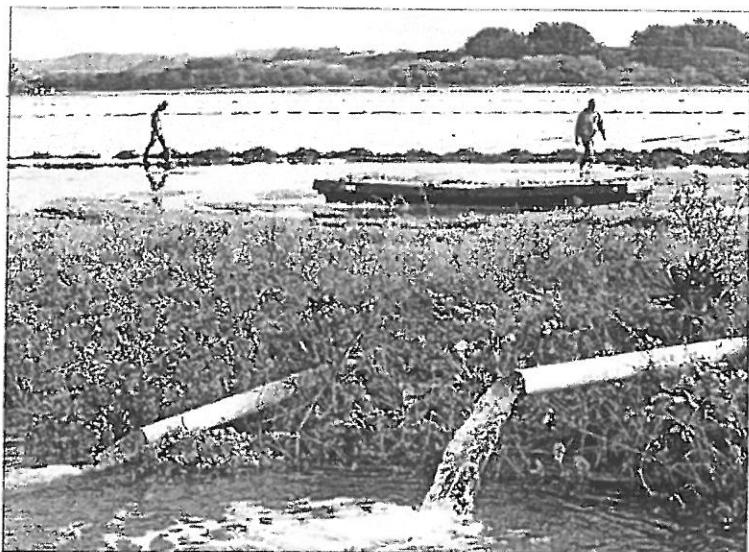
Watsonville, in the center of the Pajaro Valley, received 2.26 inches of rain during the past five days of stormy weather, 5.66 inches since the start of the season on Oct. 1. That's more rain than the total for all of 2013.

"I feel so happy about it," Zamora said. "My strawberries, I planted right before the rain and I have not had to water. I don't think I'll have to water for a couple of weeks."

Unlike elsewhere in California, Pajaro Valley farmers did not suffer from a lack of water during the drought. The region primarily relies on water stored underground for agriculture, as well as industrial and residential uses. When precipitation fell well below the average of 21.5 inches during the past two years, farmers pumped more groundwater to make up the difference.

The extra pumping increased costs. In addition to water charges, electricity bills shot up. Zamora's utility bill for the past two months of 2013 came to \$1,100, double what he normally pays for the period.

STORMSPAGE4



Field workers slog through a rain-soaked strawberry field along West Beach Road where pumps are working to remove excess water. In recent drought years, Pajaro Valley farmers tapped an already taxed groundwater basin more heavily to irrigate their fields.

DAN COYRO — SANTA CRUZ SENTINEL



Growers are having to pump excess water from rainflooded berry fields near the end of West Beach Road in Watsonville.

'Three months ago I thought we'd never see rain again, and then this deluge.'

— Mary Bannister, Pajaro Valley Water Management Agency general manager

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Storms

FROM PAGE 1

The already stressed groundwater basin paid too as the drought dealt a double whammy — more water pulled from the basin, less going back in. Between 2011 and 2013, water levels dropped about 2 feet a year, according to Brian Lockwood, Pajaro Valley Water

Management Agency hydrologist. Data from 2014 hasn't been analyzed yet, but, given the drought, he doesn't expect the numbers to improve.

Away at a water conference in San Diego this week, Lockwood couldn't immediately say what it would take to shore up the damage of the last couple of years. But he said the drought only contributed to the long-standing imbalance between deposits and withdrawals in the basin.

"The drought made matters worse, but the real problem is decades of overdraft," Lockwood said.

The agency's plan to bring the basin into balance through water supply projects and conservation will take years if not decades to accomplish.

What remains worrisome is that no one can say what future weather will look like, not for the rest this season, not for years ahead with the impact of climate change.

In a very wet December 2012, Watsonville recorded 7.89 inches of rain, according to state Department of Water Resources data. Then the tap nearly shut down. During the next 12 months, only 3.5 inches fell. Last December, typically one of the wettest months of the year, the region recorded less than half an inch.

Water officials throughout the state "are scratching their heads," said agency General Manager Mary Bannister, also in San Diego meeting with colleagues.

"Three months ago I thought we'd never see rain again, and then this deluge," she said. No one's complaining. Organic vegetable farmer Dick Peixoto said he's had to delay some planting until fields dry out a bit.

"That's OK. We need the water," he said.

Zamora, who grows a variety of fruits, vegetables and cut flowers on 20 acres off Maher Road outside Pajaro, is enjoying the rain and planning for the long term. He's installing a new sprinkler system that uses 60 percent less water than his old equipment.

"Always in the back of your mind is, 'Is this it or are we going to have a beautiful year?' We don't know," he said. "I wish I had a crystal ball."

Voters voice concerns about Lompico-San Lorenzo Valley water merger

By Kara Guzman, Santa Cruz Sentinel

SantaCruzSentinel.com

What: Question-and-answer session with county officials and water board members on possible merger between Lompico and San Lorenzo Valley districts.

When: 7-9 p.m. Jan. 14.

Where: Zayante Fire Station, 7700 E. Zayante Road, Felton.

Details: Call 831-335-5200.

FELTON >> A merger between Lompico and San Lorenzo Valley water districts, four years in the making, will be decided in February by Lompico voters, but not before Lompico residents opposing the deal take a final stand.

A lawsuit filed by Lompico customer Mark Meacham against the Santa Cruz County elections office may delay the vote on a \$3.2 million bond, if a ruling is not delivered at a Monday superior court hearing.

Meacham, a former Lompico board candidate, alleges that parts of the voter information pamphlet are false and misleading. In particular, a statement written by Mary Jo Walker, county auditor-controller, listing the expected annual tax on Lompico customers as \$466, is unfair since that amount is not listed in the ballot measure, Meacham said. The pamphlet is planned to be delivered in January, along with a mail-in ballot, pending the court decision.

Meacham said he thinks Lompico can get a better deal than the \$3.2 million bond.

"The county wants this to happen. LAFCO wants this to happen," he said. "San Lorenzo gets 500 paying customers forever, not just five years or 10 years or 30 years. They get a revenue stream forever."

Walker, a Lompico resident on a different water system, said her statement is unbiased. The pamphlet's expected tax numbers are accurate, determined by the county's financial adviser and listed in county documents, she said.

If the measure passes, Lompico customers should expect to pay an annual \$466 tax, she said. In a worst case scenario, such as a major earthquake or flood with high delinquency rates, customers would have a maximum \$517 tax, she said.

"These were numbers that were well-vetted, talked about for a long time," Walker said.

Meanwhile, Lompico's drought-stricken district is still limping by with faulty wells and zero

financial reserves, said Lois Henry, board member.

From Dec. 15-18, more than 178,000 gallons were pumped from San Lorenzo Valley to Lompico — the first real test of the emergency pipeline built in May, said Rick Rogers, San Lorenzo Valley district manager. A faulty well, power outage and operator error were to blame, he said.

Advertisement

Henry urged customers to attend a question-and-answer session on Jan. 14, and get informed about the measure. If Lompico stays independent, water bills will rise. The merger is a better deal, she said, and the bond supports fixes in Lompico.

"We're going to have to fix things and the only way to fix things is to raise our rates," Henry said. "And there's 500 customers who pay for that — it's called economy of scale.

Merrie Schaller, board member, said the only improvement paid for by the bond that is not mandated by the state public health department is an upgrade from manual to digital meters.

"Infrastructure needs replacement and repair on an on-going basis," Schaller said. "With the bond, we pay for that replacement once. If we stay separate, we pay for it over and over and over."

John Cunliffe, Lompico resident and engineer who opposes the merger, said the board is comprised of members unwilling to hear alternate solutions. When he volunteered his services to the district to help cut costs, he was denied immediately, he said.

"It's just not a good deal and they've not given an iota of effort to trying to make it work any other way," Cunliffe said.

Lompico merger info session

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