

Final Review Draft Adopted June 5, 2019

County Service Area 57 Woods Cove Service and Sphere of Influence Review



June 2019



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

**SERVICE AND SPHERE REVIEW
FOR WOODS COVE
COUNTY SERVICE AREA 57
FIRST PUBLIC HEARING DATE: MAY 1, 2019
SECOND PUBLIC HEARING DATE: JUNE 5, 2019**

PURPOSE OF SERVICE REVIEW

The purpose of a service review, sometimes called a “municipal service review” or “MSR”, is to provide a comprehensive inventory and analysis for improving efficiency, cost-effectiveness, accountability, and reliability of public services provided by cities, districts, and service areas. A service review evaluates the structure and operation of an agency and discusses possible areas for improvement and coordination. A service review is used by LAFCO when updating a sphere of influence and can be used by the subject agencies when considering changes in their operations. A written statement of determinations must be made for the following subjects:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged communities within or contiguous to the agency’s sphere of influence.
3. The present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the agency’s sphere of influence.
4. The financial ability of agencies to provide services.
5. The status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

PURPOSE OF SPHERE OF INFLUENCE

A “sphere of influence” is defined in state law to be a plan for the probable physical boundaries and service area of a local agency, as determined by the LAFCO in the county where the agency is based. The sphere of influence is adopted and amended by LAFCO following a public hearing. The sphere action includes a map, determinations, and a resolution, which may contain recommendations and implementation steps specific to the agency. State law requires LAFCO to make determinations upon the following subjects:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For a city or district that provides sewers, water, or structural fire protection, the present and probable need for those services in any disadvantaged unincorporated communities within the existing sphere of influence.

State law requires that all boundary changes (annexation, detachment, consolidation, dissolution, etc.) be consistent with LAFCO’s policies and the adopted sphere of influence of the subject agency.

EXECUTIVE SUMMARY

LAFCO periodically performs municipal service reviews¹ and updates, as necessary, the sphere of influence of each agency subject to LAFCO’s boundary regulation. A “sphere of influence” is defined as a plan for the probable physical boundaries and service area of a local agency. This report has been prepared to analyze County Service Area 57, Woods Cove.

County Service Area 57 was formed in 2001 to provide sanitary and storm sewers to the Woods Cove Subdivision. In 2003, three parcels were added to the CSA (LAFCO Resolution No. 886-A). In 2014, sanitary sewer services along Graham Hill Road were reorganized (LAFCO Resolution No. 947-A). In that reorganization, the sanitary sewer services of CSA 57 were transferred to County Service Area 10 (Rolling Woods). The sole service that CSA 57 continues to provide is maintenance of the Woods Cove storm drain.

The main conclusions of this report are:

- County Service Area 57 is operating in a responsible manner to provide storm drainage at Woods Cove.
- County Service Area 57’s benefit assessment increases annually at the rate of the Consumer Price Index.
- No amendments are recommended to County Service Area 57’s Sphere of Influence.

CSA 57 Response: The County Public Works Department is responsible for the operation of CSA 57. Following the May 1st meeting, public work staff members indicated that the annual fee assessment is intended to pay for annual maintenance activities and to generate/reserve funds at the same time annually to accumulate the funds for repairs and replacement that will be necessary as the drainage system ages. Currently the saved amount is over \$315,000. While there is no Capital Improvement Plan in pace at this time, representatives have indicated that prior to the next LAFCO update, in addition to the annual condition assessment by the Public Works’ drainage maintenance crew, Public Works will have the drainage system inspected by a specialized professional so they can obtain a comprehensive assessment to develop the drainage facilities’ long-term maintenance plan and capital replacements or upgrades.

| | | | | |
|---|--|--|--|----------------|
| Services: County Service Area 57 Woods Cove | | | | Storm Drainage |
| CSA 57 Woods Cove | | | | • |

All CSAs are formed and operate pursuant to the County Service Area Law (Government Code Section 25210 et seq.). The Board of Supervisors acts as the governing board for all CSAs.

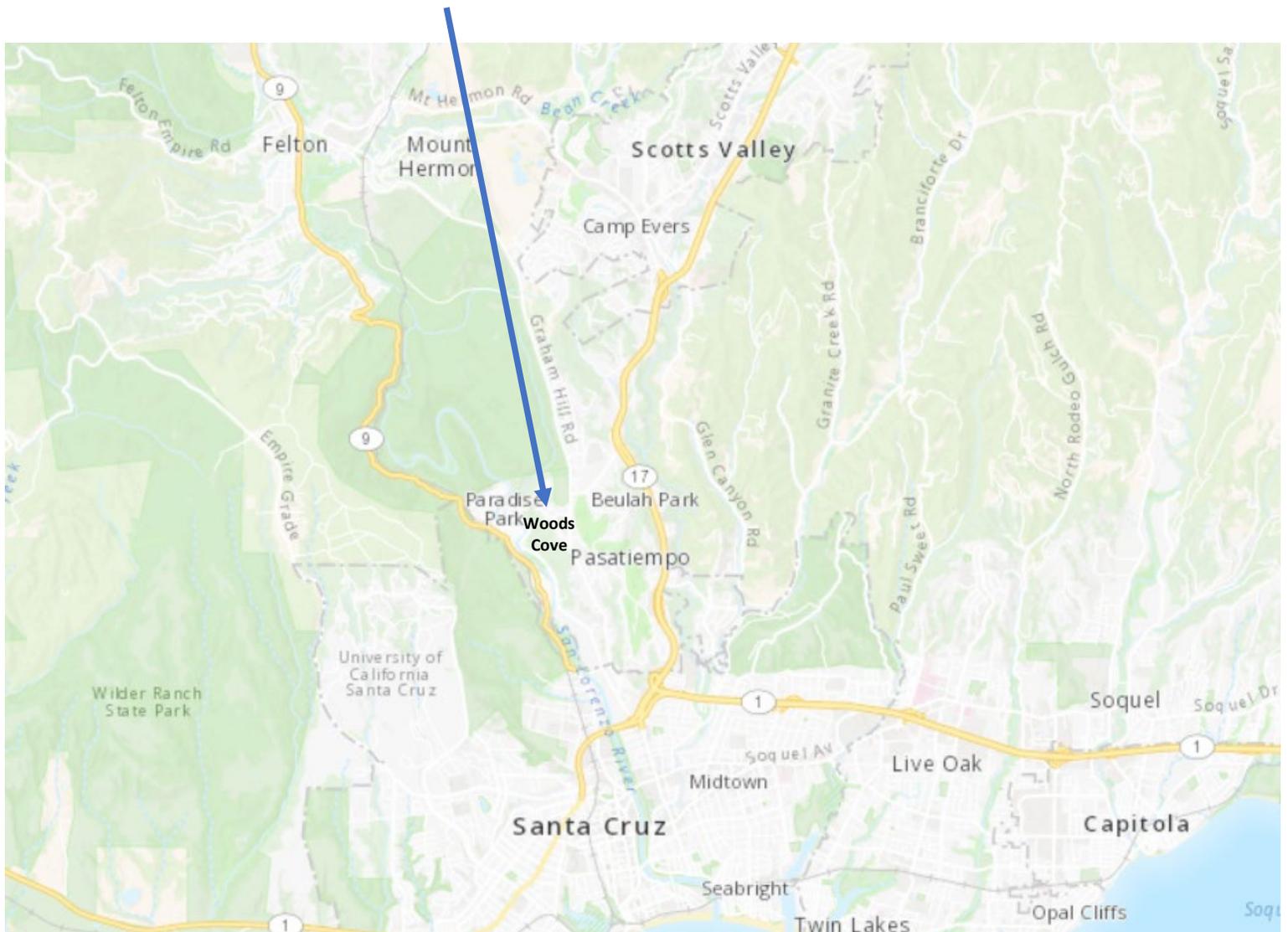
¹ Government Code Section 56430 (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000). The last service review of CSA 57 was prepared as part of the 2013 Review of the Graham Hill Sanitary Sewer Agencies:

<https://www.santacruzlafco.org/wp-content/uploads/2018/11/Graham-Hill-Sanitation-Review-2013.pdf>

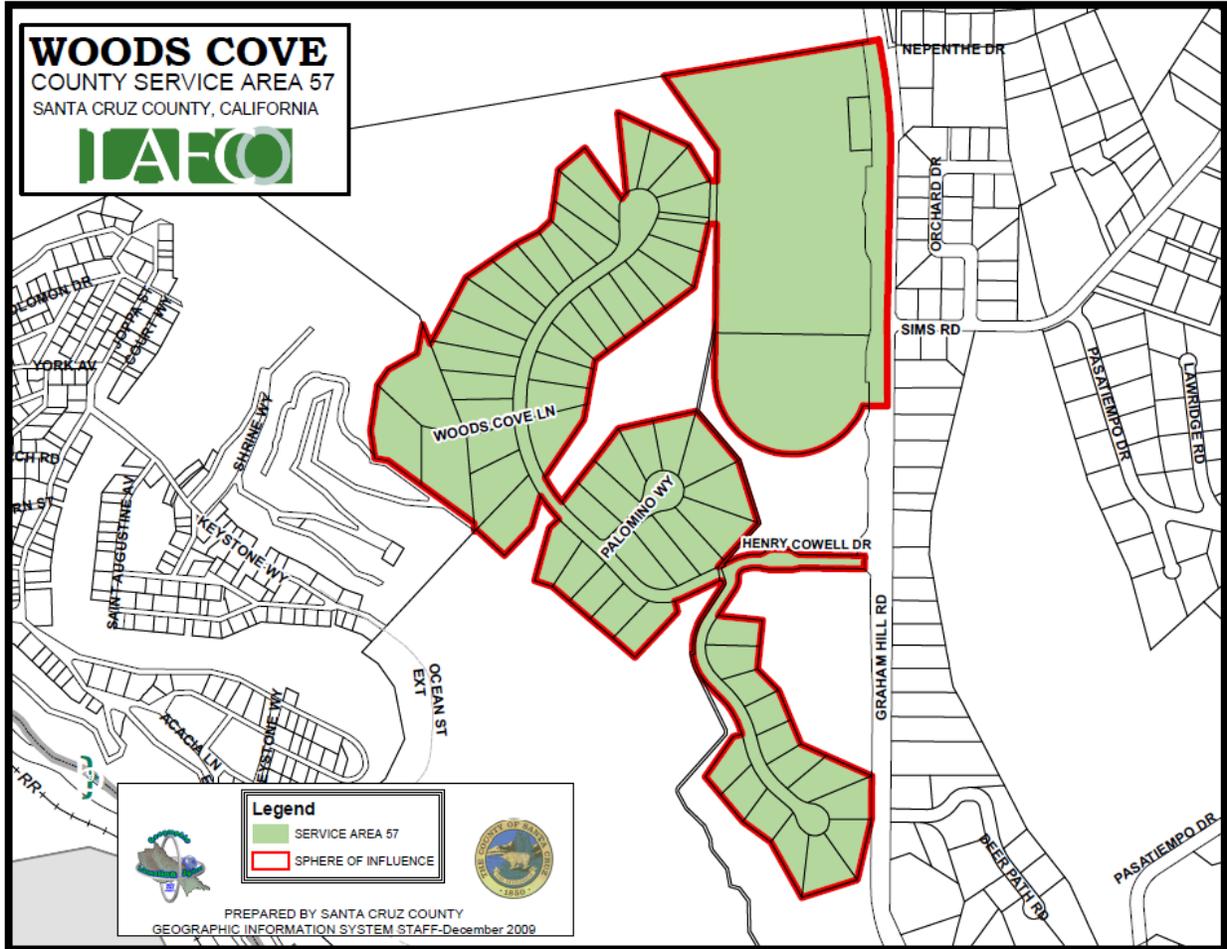
The last sphere of influence review of County Service Area 57 was adopted by LAFCO in 2014 by Resolution No. 947.

VICINITY MAP

Woods Cove is located on the west side of Graham Hill Road between Santa Cruz and Felton.



BOUNDADARY AND SPHERE MAP



CSA 57 contains 62 acres of land. There are 67 parcels in CSA 57. 61 parcels are the homesites in the Woods Cove Subdivision. The County General Plan designation for these parcels is Urban Residential, Very Low Density. The zoning is R-1-15 (single-family residential, minimum lot size of 15,000 square feet). The General Plan designation for the other 6 parcels is Parks and Recreation, and the zoning is O-R (Open Space and Recreation). Three of the O-R are privately owned, and three are owned by the County of Santa Cruz. The County parcels are the Graham Hill Showgrounds, which is leased to the Santa Cruz County Horsemen's Association.

The largest structure maintained by CSA 57 is a storm drainage main that runs steeply downhill from Henry Cowell Drive to Ocean Street Extension. The standard maintenance activities of CSA 57 are weed whipping around the storm drains, removing fallen trees in the drainage channels, maintaining check dams, removing sediment to maintain flow and to prevent storm water pollution in the San Lorenzo River. Regular administrative duties include preparing the annual budget and audit.

The County intends to have a specialized comprehensive assessment prepared in order to develop a long-term maintenance and capital replacement plan.

| CSA 57 AGENCY PROFILE | |
|--|--|
| Contacts: | Matt Machado Director of Public Works Rachel Fatoohi, Senior Civil Engineer |
| Mailing Address: | 701 Ocean Street, Room 410, Santa Cruz, CA 95060 |
| Site Address: | Same |
| Phone Number: | (831) 454-2160 |
| Email: | Rachel.Fatoohi@santacruzcounty.us |
| Website: | CSAs in general: http://dpw.co.santa-cruz.ca.us/Home/CSAs.aspx |
| Types of Services: | Storm drain maintenance |
| Size of Service Area (acres) | 61 |
| STAFF AND INFRASTRUCTURE | |
| As needed staffing is provided by the County Public Works Department | 4.5 FTE shared with Zone 5, Zone 6, Zone 8 of Santa Cruz County Flood Control and Water Conservation District |



Storm Drain near Ocean Street Extension

SCREENING OF POTENTIALLY SIGNIFICANT SERVICE REVIEW DETERMINATIONS

1. GROWTH AND POPULATION

Growth and population projections for affected area.

| | YES | MAYBE | NO |
|--|--------------------------|--------------------------|-------------------------------------|
| a) Is the agency's territory or surrounding area expected to experience any significant population change or development over the next 5-10 years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Will population changes have an impact on your agency's service needs and demands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Will projected growth require a change in the agency's sphere of influence boundary? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

COUNTY'S PROJECTED POPULATION GROWTH

| Public Agency | 2010 | 2020 | 2025 | 2030 | 2035 | Compound Annual Growth Rate |
|------------------------------------|---------|---------|---------|---------|---------|-----------------------------|
| City of Capitola | 9,918 | 9,119 | 9,427 | 9,758 | 10,008 | 0.07% |
| City of Santa Cruz | 59,946 | 66,860 | 70,058 | 73,337 | 76,692 | 0.99% |
| City of Scotts Valley | 11,580 | 11,638 | 11,696 | 11,754 | 11,813 | 0.08% |
| City of Watsonville | 51,199 | 59,446 | 61,452 | 63,607 | 65,762 | 1.01% |
| Santa Cruz County (unincorporated) | 129,739 | 132,318 | 134,879 | 139,601 | 144,227 | 0.42% |

Source: AMBAG 2014 Regional Growth Forecast

Population projections are not available for individual CSAs. CSA 57 is substantially developed with residences.

2. DISADVANTAGED UNINCORPORATED COMMUNITIES

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to your agency's sphere of influence.

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Does your agency provide water or sanitary sewer service? If no, skip questions b) and c). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Is your agency aware of any area(s) within or adjacent to your agency's sphere of influence that is considered "disadvantaged" (80% or less of the statewide median household income) that does not already have access to public water or sanitary sewer service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is it feasible for your agency to extend service to the disadvantaged unincorporated community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: CSA 57 does not provide water or sanitary sewer facilities.

3. CAPACITY AND ADEQUACY OF PUBLIC FACILITIES AND SERVICES

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

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Are there any deficiencies in agency capacity to meet service needs of existing development within its existing territory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are there any issues regarding your agency's capacity to meet the service demand of reasonably foreseeable future growth? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Are there any concerns regarding public services provided by the agency being considered adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Are there any significant infrastructure needs or deficiencies to be addressed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are there changes in state regulations on the horizon that will require significant facility and/or infrastructure upgrades? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: CSA 57's benefit assessments are indexed to the CPI. The available funds appear to be sufficient to provide the storm drain maintenance services.

4. FINANCIAL ABILITY

Financial ability of agencies to provide services.

| | YES | MAYBE | NO |
|--|--------------------------|--------------------------|-------------------------------------|
| a) In the last five years, has your agency failed to obtain an independent audit, or adopted its budget late? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Is your agency lacking adequate reserves to protect against unexpected events or upcoming significant costs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is your agency's rate/fee schedule insufficient to fund an adequate level of service, and/or is the fee inconsistent with the schedules of similar service organizations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Is your agency unable to fund necessary infrastructure maintenance, replacement and/or any needed expansion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Is improvement needed in the organization's financial policies to ensure its continued financial accountability and stability? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Is the organization's debt at an unmanageable level? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: CSA 57's benefit assessments are indexed to the Consumer Price Index. There appears to be sufficient funds to continue to maintain the storm drain.

| CSA 57 WOODS COVE | | |
|-------------------------|--------------------------------------|-------------------------------|
| BENEFIT ASSESSMENT | | |
| Land Use Type | Current Annual Assessment 2018 -2019 | Proposed Assessment 2019-2020 |
| Single Family Residence | \$591.44 | \$614.50 |

Source: Board of Supervisors Agenda for the Meeting of March 26, 2019

The following table summarizes the CSA 57 budgets. The first column is included to provide a long-term perspective.

| CSA 57 Woods Cove – Financial Summary | | | | | | | |
|---------------------------------------|-----------------|------------------|------------------|--------------------|------------------|------------------|-------------------|
| | FY 2003-04 | FY 2013-14 | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 |
| | (Actual) | (Actual) | (Actual) | (Actual) | (Actual) | (Actual) | (Budget) |
| Revenue | | | | | | | |
| Sewer Service Charge | \$3,505 | \$59,295 | \$41,949 | \$0 | \$0 | \$0 | \$0 |
| Drainage Charges | \$26,195 | \$32,290 | \$33,000 | \$33,923 | \$34,805 | \$35,849 | \$36,890 |
| Interest | \$844 | \$2,160 | \$2,997 | \$2,915 | \$2,729 | \$4,237 | \$4,200 |
| Operating Transfer-In | \$0 | \$0 | \$0 | \$0 | \$0 | \$338,271 | \$0 |
| Total Revenue | \$30,544 | \$93,745 | \$77,946 | \$36,838 | \$37,534 | \$378,358 | \$41,090 |
| Expenditures | | | | | | | |
| DPW Services | \$6,867 | \$50,932 | \$35,070 | \$10,903 | \$8,279 | \$11,098 | \$55,603 |
| Contingencies | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,000 |
| Operating Transfer-Out | \$0 | \$0 | \$0 | \$391,559 | \$0 | \$0 | \$20,000 |
| Total Expenditures | \$6,867 | \$50,932 | \$35,070 | \$402,462 | \$8,279 | \$11,098 | \$95,603 |
| Surplus/(Deficit) | \$23,677 | \$42,814 | \$42,876 | (\$365,624) | \$29,255 | \$367,260 | (\$54,513) |
| Fund Balance, at year end | \$81,417 | \$631,765 | \$674,641 | \$309,017 | \$338,271 | \$705,531 | \$651,018 |

Budget Fund Number for CSA 57 changed from 50141 to 22175 in FY 2017-18

Within its budget, CSA 57 has a Capital Replacement Reserve which would be used to replace the major drainage structures, if needed.

| CSA 57 WOODS COVE | | |
|-----------------------------|------------|-----------|
| CAPITAL REPLACEMENT RESERVE | | |
| | 2018 -2019 | 2019-2020 |
| Reserves | \$315,312 | \$348,283 |

GL Key 625141

5. SHARED SERVICES AND FACILITIES

Status of, and opportunities for, shared facilities.

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Are there any opportunities for your agency to share services or facilities with neighboring or overlapping organizations that are not currently being utilized? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are there any governance options that may produce economies of scale and/or improve buying power in order to reduce costs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Are there governance options to allow facilities and/or resources to be shared, or to make excess capacity available to others, to avoid construction of extra or unnecessary infrastructure, or to eliminate duplicative resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The current services are provided efficiently through governance by the Board of Supervisors and administration by a unit of the County Public Works Department.

6. ACCOUNTABILITY, STRUCTURE AND EFFICIENCIES

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

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Are there any issues with your agency's meetings being accessible and well publicized? Are there any issues with your agency failing to comply with financial disclosure laws and the Brown Act? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are there any issues with filling board vacancies and maintaining board members? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Are there any issues with staff turnover or operational efficiencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Is your agency's budget unavailable to the public via the internet? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are there any recommended changes to your agency's structure that will increase accountability and efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Are there any governance restructure options to enhance services and/or eliminate deficiencies or redundancies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Are there any opportunities to eliminate overlapping boundaries that confuse the public, cause service inefficiencies, increase the cost of infrastructure, exacerbate rate issues and/or undermine good planning practices? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The County is currently studying whether to opt into the California Uniform Public Construction Cost Accounting Act (CUPCCAA). This has the potential to reduce bidding and construction costs for capital improvements within County Service Areas. For more information on CUPCCAA:

[https://www.sco.ca.gov/Files-ARD-Local/Frequently_Asked_Questions_\(FAQ\)_-Uniform_Public_Construction_Cost_Accounting_Act.pdf](https://www.sco.ca.gov/Files-ARD-Local/Frequently_Asked_Questions_(FAQ)_-Uniform_Public_Construction_Cost_Accounting_Act.pdf)

1) Population and Growth

The population within the unincorporated area of Santa Cruz County is projected to grow at a 0.42% rate between 2010 and 2035. Population estimates for the individual CSAs are not available. CSA 57 is substantially developed. The growth rate within the CSA 57 is low.

2) Disadvantaged Unincorporated Communities

CSA 57 does not provide water or sanitary sewer services. There are no known service deficiencies in disadvantaged unincorporated communities that CSA 57 is set up to address.

3) Capacity of Public Facilities

There are no capacity issues within CSA 57.

4) Financing Ability to Provide Service

CSA 57 has over \$315,000 in capital reserves that can be used to repair the storm drains.

5) Opportunities for Shared Facilities

The County of Santa Cruz manages CSA 57 along with a number of other CSAs, thus minimizing management costs through the use of County staff.

6) Accountability, Governmental Structure, and Operations Efficiencies

The County is currently studying whether to opt into the California Uniform Public Construction Cost Accounting Act (CUPCCAA). This has the potential to reduce bidding and construction costs for capital improvements within County Service Areas.

7) Any Other Matter Required by Local Policy

Not applicable.

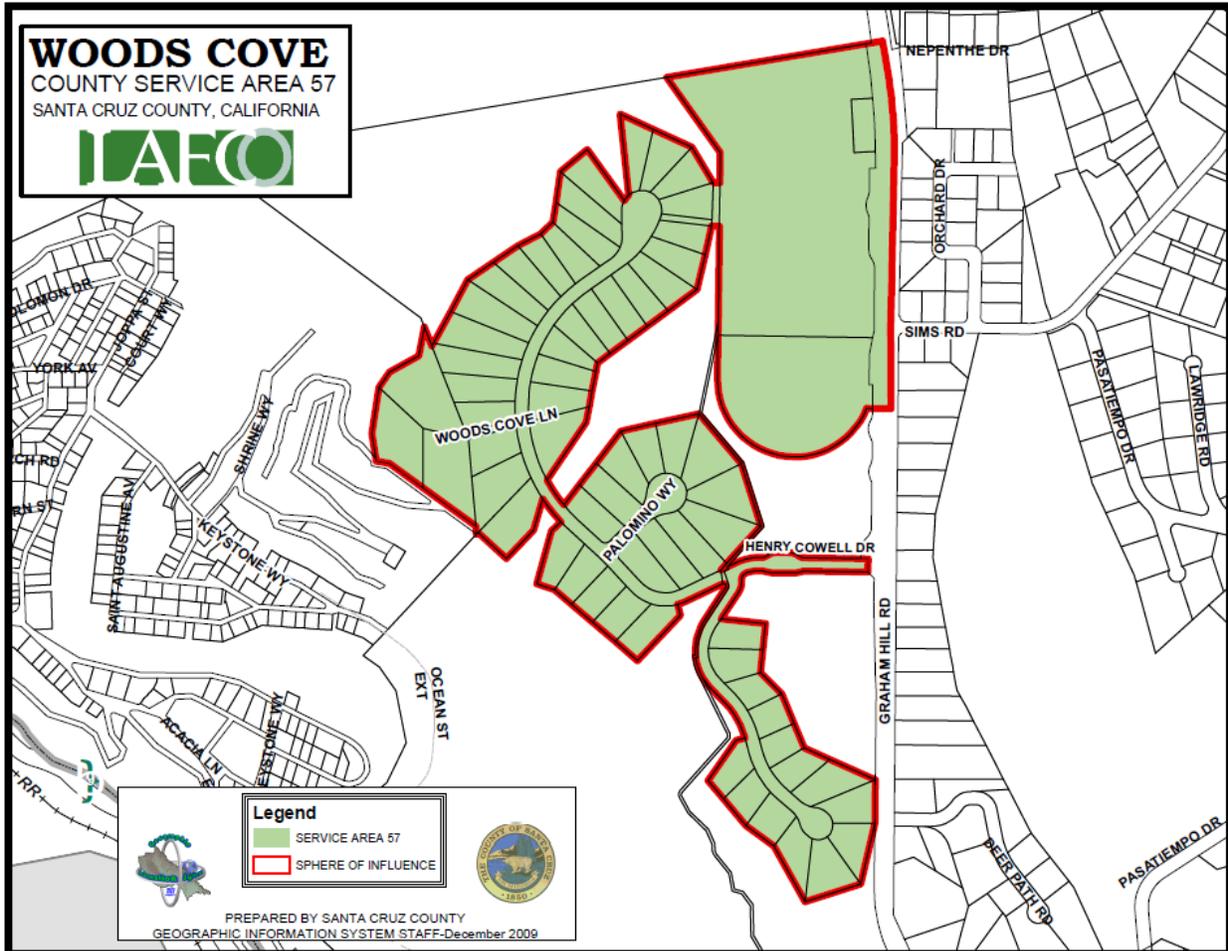
END OF SERVICE REVIEW

SPHERE OF INFLUENCE STUDY

COUNTY SERVICE AREA 57, WOODS COVE

- The agency is not proposing any changes in the currently adopted Sphere of Influence Map, and LAFCO staff has not identified any changes to recommend.
- The agency is proposing changes in the adopted sphere of influence map.
- The LAFCO staff is proposing changes in the adopted sphere of influence map.

COUNTY SERVICE AREA 57, WOODS COVE SPHERE OF INFLUENCE MAP



SPHERE OF INFLUENCE ANALYSIS

COUNTY SERVICE AREA 57, WOODS COVE

1. PRESENT AND PLANNED LAND USES

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

| | YES | MAYBE | NO |
|--|--------------------------|--------------------------|-------------------------------------|
| a) Are there any present or planned land uses in the area that would create the need for an expanded service area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the amended sphere conflict with planned, orderly and efficient patterns of urban development? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Would the amended sphere result in the loss of prime agricultural land or open space? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Would the amended sphere impact the identity of any existing communities; e.g. would it conflict with existing postal zones, school, library, sewer, water census, fire, parks and recreation boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are there any natural or made-made obstructions that would impact where services can reasonably be extended or should otherwise be used as a logical sphere boundary? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No sphere amendment is recommended.



COUNTY SERVICE AREA 57, WOODS COVE

2. NEED FOR PUBLIC FACILITIES AND SERVICES

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

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Would the amended conflict with the Commission's goal to increase efficiency and conservation of resources by providing essential services within a framework of controlled growth? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the amended sphere expand services that could be better provided by a city or another agency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Would the amended sphere represent premature inducement of growth or facilitate conversion of agriculture or open space lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Would the amended sphere conflict with the Regional Housing Needs Allocation Plan adopted by the Association of Monterey Bay Governments (RHNA)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are there any areas that should be removed from the sphere because existing circumstances make development unlikely, there is not sufficient demand to support it or important open space/prime agricultural land should be removed from urbanization? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have any agency commitments been predicated on expanding the agency's sphere such as roadway projects, shopping centers, educational facilities, economic development or acquisition of parks and open space? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No sphere amendment is recommended.

COUNTY SERVICE AREA 57, WOODS COVE

3. CAPACITY AND ADEQUACY OF PROVIDED SERVICES

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

| | YES | MAYBE | NO |
|---|--------------------------|-------------------------------------|-------------------------------------|
| a) Are there any issues regarding the agency's capacity to provide services in the proposed sphere territory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Are there any issues regarding the agency's willingness and ability to extend services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No sphere amendment is recommended. CSA 57 is indexed to the Consumer Price Index and has a capital replacement reserve of over \$300,000.

COUNTY SERVICE AREA 57, WOODS COVE

4. SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST

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

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Are there particular neighborhoods or areas that should be added or excluded from your agency's sphere because those areas function as part of your community or another community socially or economically? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No sphere amendment is recommended.

COUNTY SERVICE AREA 57, WOODS COVE

5. DISADVANTAGED UNINCORPORATED COMMUNITIES

For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence. Generally, the identified disadvantaged communities in Santa Cruz County are Davenport and Freedom. Additional smaller areas may be identified by LAFCO, the County, or a City in the future.

| | YES | MAYBE | NO |
|---|--------------------------|--------------------------|-------------------------------------|
| a) Does the subject agency provide public services related to water, sanitary sewers, or structural fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) If yes, does the proposed sphere exclude any nearby disadvantaged unincorporated community (80% or less of the statewide median household income) that does not already have access to public water or sanitary sewer service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No sphere amendment is recommended. There are no disadvantaged communities within or adjacent to the sphere.

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

CSA 57 is substantially developed in very low density residential uses, common open space, the Graham Hill Showgrounds.

2) *The present and probable need for public facilities and service in the area.*

CSA 57 was set up to fund the maintenance and future repairs and replacements for the storm sewer system in Woods Cove. The storm sewer system is being adequately maintained.

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

There are no capacity issues within CSA 57. CSA 57 is building a capital replacement reserve in case major repairs are needed in the future.

4) *The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant for the agency.*

The Woods Cove community is the community of interest for CSA 57. No amendments are needed to the sphere map.

5) *Disadvantaged communities.*

There are no disadvantaged unincorporated communities within or near CSA 57.

END OF SPHERE REVIEW