

## Scotts Valley's Tentative Proposal

# Annexation Plan Could Surround Sky Park

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Scotts Valley city councilmen have drawn up a tentative proposal that could annex to the city the Felton Sand Plant and the residential areas of Manana Woods and Hidden Glen.

The plan could also surround Sky Park Airport with the city of Scotts Valley. The airport — owned by the city of Santa Cruz — is presently bordered on three sides by Scotts Valley.

This has led one councilman to indicate Scotts Valley may want to annex the airport, although Mayor Ray Carl denied

this is the council's intent.

"It was certainly not the intention of the city to do anything about Sky Park," Carl said of the annexation proposal.

The proposal also includes the area off Lockhart Gulch known as Green Valley, an area near the end of Granite Creek Road known as Apple Valley, the Blair ranch and a large undeveloped parcel on the east side of Highway 17.

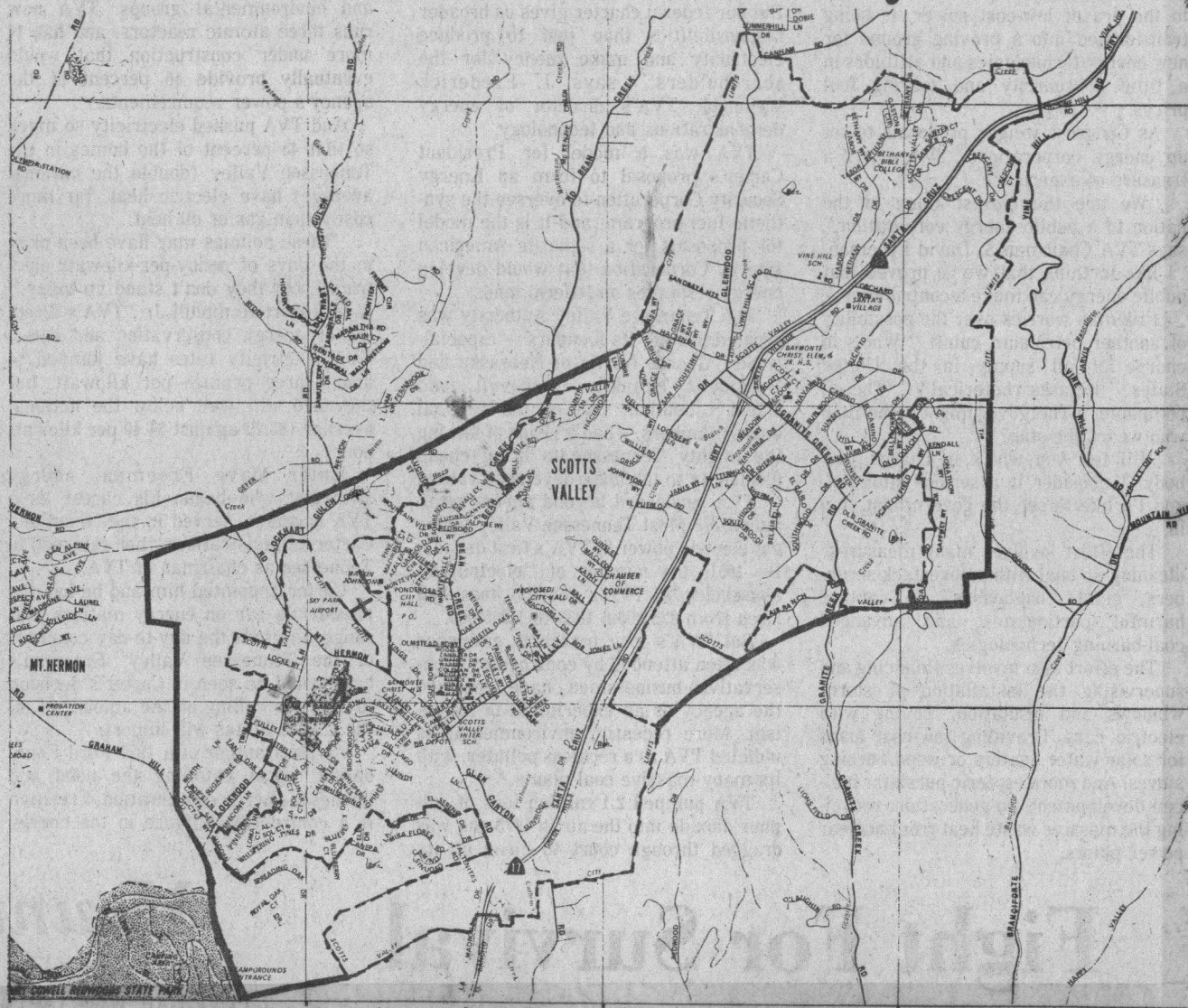
The council has asked Planning Director George Scarborough to take the proposal to the Local Agency Formation Commission to determine procedures for pursuing annexation, Carl reported.

The mayor emphasized that the council hasn't yet formally adopted any annexation proposal.

But Councilman Jack Boone indicated that if the proposal eventually is approved in its current form, it could mean that Scotts Valley could initiate proceedings under the Municipal Organization Act of 1977 to annex Sky Park.

Currently, a mini-battle is being waged between Santa Cruz and Scotts Valley over the airport, so the question of potential annexation is an important one.

While the Scotts Valley council officially has endorsed eventual closure of the airport due to safety concerns, the Santa Cruz council is trying to decide whether to apply for federal monies to expand and improve the facility.



Solid bold lines show proposed city limit boundaries. Dotted line shows existing city limits.

The Municipal Organization Act of 1977 makes it easier for a city to annex property that it substantially surrounds by not requiring an election if property owners object, LAFC Executive Officer Bill Davis said.

LAFC has determined "substantially surrounded" to mean that a parcel is surrounded at least 75 percent by a city. It's then known as an "island."

"There are certain criteria for island proceedings," Davis said. "Not only does it have to be substantially surrounded, but it also has to be substantially developed."

The land in question also cannot be prime agricultural land, must be benefiting from city services and cannot exceed 100 acres. Sky Park is approximately 46 acres in size.

In a regular annexation, property owners can protest. If there are 12 or more registered voters in the area in question, a protest by 50 percent or more can kill an annexation proposal.

If the protest involves 25 to 50 percent of the registered voters, then an election must be held. A council can also call an election, whether or not there's any protest.

Scotts Valley councilmen began looking into annexing land at the direct request of LAFC, which wants all local cities to round off their boundaries.

But the tentative proposal drawn up by the council this week goes far beyond what LAFC wanted when it made its request to Scotts Valley in 1977, LAFC Chairman Joe Ghio said.

From maps provided by the LAFC office, it appears that all LAFC wants Scotts Valley to annex is a small area west of Twin Pines Drive, Manana Woods, Apple Valley and a small parcel between Cumbre Lane and Deer Path Way.

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