



# COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT  
 701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
 TOM BURNS, PLANNING DIRECTOR

February 11, 2008

**AGENDA DATE: February 26, 2008**

Board of Supervisors  
 County of Santa Cruz  
 701 Ocean Street  
 Santa Cruz, CA 95060

**SUBJECT: Continued Public Hearing on Regulatory Reforms for Small-Scale Residential Projects**

Members of the Board:

Over the past year your Board has discussed the issue of regulatory reform in general and specific proposals related to small-scale residential structures. Based on those discussions, staff drafted regulation changes that were reviewed by the Planning Commission and considered by your Board on December 4, 2007. At the conclusion of that discussion, the proposed changes were continued to this date to allow staff to further evaluate a number of issues.

Staff has been evaluating the issues raised by your Board, but additional time is needed to bring a thorough analysis and recommendation for your consideration. It is therefore **RECOMMENDED** that your Board continue the public hearing on the proposed regulatory reforms for small-scale residential projects to March 18, 2008.

Sincerely,

Tom Burns  
 Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO  
 County Administrative Officer

TB:GH VAM:\Board Letters\Pending

**CENTRAL WATER DISTRICT**  
400 Cox Road – Post Office Box 1869  
Aptos, California 95001-1869  
(831) 688-2767

January 15, 2008

Board of Supervisors  
Santa Cruz County  
701 Ocean Street, Room 500  
Santa Cruz, CA 95060

Proposed Regulatory Changes for Small-scale Residential Projects

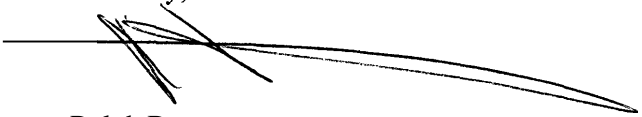
Honorable Members of the Board:

The Central Water District supports the Planning Department's decision to break down County land use regulations into thematic groups. In regard to small-scale residential structures, we are concerned that the proposed changes could increase the number of toilets and sinks in our rural area. We are cognizant of the potential impact of any increased demand for water on our aquifers.

Central Water District urges that the CEQA review process be followed carefully, and any exemptions from that review be confirmed as appropriate, to ensure that the proposed regulations not have a significant impact on the environment.

The District appreciates your time and consideration of our concerns.

Sincerely,



Ralph Bracamonte  
District Manager

RMB:es

**Lompico County Water District  
11255 Lompico Road  
Felton, California 95018  
(831) 335-5200 FAX (831) 335-4627**

February 19, 2008

Board of Supervisors  
Santa Cruz County, Room 501  
701 Ocean Street  
Santa Cruz, CA 95060

Re: Proposed Ordinance Changes for Small-Scale Residential Structures

Dear Board of Supervisors:

The Board of Directors of Lompico County Water District has reviewed and discussed the proposed Ordinance Amendments to the County Code for small-scale residential structures.

The Board commends and supports the County's efforts to streamline the regulatory compliance process. We are equally concerned with the potential significant cumulative impacts resulting from the proposed ordinance changes. If the proposed amendments result in additional second units, which common sense tells us it will, there will be:

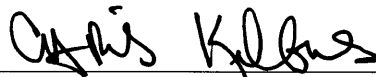
- (1) an increase in water demand;
- (2) an increase to the existing high concentration of on-site septic disposal systems, with very limited new expansion areas available;
- (3) increased traffic on narrow rural roads; and
- (4) impacts from additional off-road parking or impact from additional street parking.

Also, increasing the number of "accessory structures" (art studios, work shops, etc.) just means potential future additional rental units with the associated impacts. Deed restrictions appear to be unenforceable to prevent later conversations.

In conclusion, we believe that the proposed ordinance changes to the County code for small-scale residential structures has the potential for significant cumulative impacts to our community as described above. We urge the Board of Supervisors to delay the adoption of these changes so you will have additional time to consider these impacts.

Respectfully,

***Lompico County Water District***

By:   
Chris Kilgus, President  
Board of Directors

## CBD BOSMAIL

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**From:** CBD BOSMAIL  
**Sent:** Monday, February 25, 2008 3:10 PM  
**To:** CBD BOSMAIL  
**Subject:** Agenda Comments

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**Meeting Date :** 2/26/2008

**Item Number :** 52

**Name :** Rose Marie McNair

**Email :** realrose@norcalbroker.com

**Address :** Not Supplied

**Phone :** 831 476 2102

### **Comments :**

Honorable Supervisors:

Regarding the decision to defer this item to March 18, I wonder whether the "proposed" changes will occur DURING the public hearing, or whether those changes will be forthcoming to the interested public, PRIOR to March 18. Further, because this item is still on the Feb. 26 agenda, more testimony will be heard on that date--yet the relevance of such testimony may not be apparent, due to unknown changes that you are intending.

Thank you for your diligence.

Rose Marie McNair 831-476-2102