

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

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September 4, 1998

Agenda: September 22, 1998

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

SUBJECT: PUBLIC HEARING TO CONSIDER A PROPOSED AMENDMENT TO THE SANTA CRUZ COUNTY GENERAL PLAN REGARDING ADDING POLICY 7.21.7 TO ALLOW SANITARY SEWER CONNECTIONS FOR THE ST. FRANCIS SUBDIVISION

Members of the Board:

On June 16, 1998, your Board directed Planning staff to process a General Plan amendment to facilitate the sewer connections for all the parcels within the St. Francis Subdivision (see Attachment 6).

On August 26, 1998, the Planning Commission held a public hearing and recommended approval of the proposed amendment, as presented. This amendment is now before your Board for your review and action.

BACKGROUND

The 37 parcel subdivision is located 2.27 miles north of the City of Watsonville in a predominantly agricultural area of the County. It is bounded to the south by the County Fairgrounds, to the east by Hecker Pass Road/Highway 152, and to the north by Casserly Road. The subdivision consists of 32 single-family dwellings, 1 small nonconforming commercial business and 4 vacant parcels. Parcel sizes range from 7,448 square feet to 2.06 acres; however, most parcels are within the range of 12,000 - 22,000 square feet.

The subdivision is outside the Urban and Rural Services Lines and does not have urban services, except for domestic water service that is provided by a community water system. Domestic sewage treatment and disposal is provided by each parcel individually by the use of an on-site septic tank and leach line system that receives and disposes of household wastewater. These systems are not designed for high or medium residential densities and, as a result, several systems have had sewage system problems in recent years. Environmental Health has documented these problems and recommends the sewer connection (see Attachment 4 of the Initial Study).

The Local Agency Formation Commission (LAFCO) is in the process of annexing the St. Francis Subdivision into the Salsipuedes Sanitary District in order to provide a sewer connection for the subdivision; the subdivision is already within the Salsipuedes Sanitary District Sphere of Influence (see Attachment 3 of the Initial Study). In preparing the Initial Study, it was discovered that some of the parcels in the subdivision do not meet the criteria set forth in Section 7.21.6 of the General Plan which states:

7.2.1.6 Sanitary Service Connections Outside Urban Services Line and Rural Services Line

*Allow sewer service connections from community sewage disposal systems to areas outside the Urban Services Line or Rural Services Line and size line extensions only to serve the following:*

- (a) existing public facilities/institutional uses such as schools, or*
- (b) existing development which conforms to the General Plan land use designation, and which have failing septic systems not able to be repaired, or*
- (c) one existing dwelling unit per existing parcel of record which has a failing septic system not able to be repaired.*

*In no case shall such connections allow for additional density.*

The four vacant parcels and the parcel with the nonconforming small business do not meet this criteria. In addition, while only two failures on the other parcels have been documented, the serious problems with systems on at least 14 other parcels indicate that most of the subdivision will experience sewage system failures in the near future. Therefore, there is not a certain geographical section of the subdivision that has or will experience serious sewage system problems but, rather, continued malfunctions throughout the entire subdivision are anticipated. Disallowing sewer service on 5 parcels scattered within the subdivision is not economically feasible nor sound engineering.

## **PROPOSED GENERAL PLAN AMENDMENT**

As directed by your Board, staff is proposing the following General Plan policy to facilitate sanitary sewer connection to the entire subdivision:

*7.2.1.7 Sanitary Sewer Service Connections - St. Francis Subdivision*

*Allow sanitary sewer service to those parcels located within the existing Sphere of Influence of the Salsipuedes Sanitary Sewer District in the area of the St. Francis Subdivision (the area extending along the west side of Highway 152 between the County Fairgrounds and Casserly Road).*

## **ENVIRONMENTAL REVIEW**

The Initial Study (Attachment 3) addresses the General Plan Amendment, the proposed annexation, and the construction of the sewer lines. Although the annexation, financing and construction issues are not before your Board for action at this time, the negative declaration addressing these issues is before your Board for certification.

The provision of sewer service to the parcel containing the existing nonconforming small business (television repair) may contribute to the continuation of the commercial business in an area that consists of residential and agricultural uses. Due to the size and age of the building and the location of the parcel away from established commercial centers, it is expected that the nonconforming use will cease in the near future from normal attrition with or without sewer service; therefore allowing sewer service to this parcel was determined to have a less than significant impact.

County Code allows second units to be built on residentially zoned parcels of 20,000 square feet or more that have adequate urban services. Such second units are limited in size to 800 square feet and are subject to discretionary permit review. The provision of sewer service to the existing 17 developed parcels that are at least 20,000 square feet in size will allow these parcels to be newly eligible to apply for second units; thereby, potentially doubling their residential density. The 3 vacant residential parcels would be each allowed a single-family dwelling and 2 of the parcels would be eligible for second units. The total possible increased density in the subdivision would be 22 new units (3 SFDs and 19 second units). This increased density was found to be a less than significant impact because the second unit discretionary permit applications, if and when applied for, would each be subject to review for possible impacts. No new parcels can be created as a result of the proposed amendment.

The Environmental Coordinator has issued a Negative Declaration with five mitigations. Four of the mitigations are related to the construction and budgeting phases of the project and do not pertain to the proposed General Plan Amendment.

The fifth mitigation pertains to avoiding growth inducement and requires the sewer main be sized (8 inches maximum diameter) to provide capacity only for the St. Francis Subdivision. The mitigation also requires a one foot non-access strip, pertaining only to sewer connections, be placed at the perimeter of the subdivision to avoid future growth beyond the subdivision. Current policy allows sewer connection to any house that is experiencing sewage disposal system failure if located within 200 feet of the boundary of a sewer area. There is one house within 200 feet of the St. Francis Subdivision, If sewage disposal system failure occurs on this property, the owner may petition your Board for a non-access strip crossing to allow sewer connection.

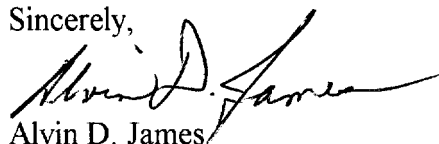
## RECOMMENDATION

The proposed General Plan Amendment will allow the serious sewage disposal problems of an existing, predominately built out, subdivision to be corrected.

It is, therefore, RECOMMENDED that your Board:

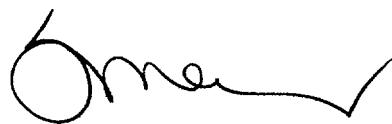
- 1) Adopt the attached Resolution (Attachment 1) adding Policy 7.21.7 to the 1994 General Plan;
- 2) Certify the negative declaration with mitigations.

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Office

Attachments:

1. Proposed Resolution
2. Proposed General Plan Amendment
3. Initial Study and Negative Declaration
4. Planning Commission Resolution
5. Planning Commission Meeting Minutes of August 26, 1998
6. Board of Supervisors Letter dated June 9, 1998

cc: LAFCO  
Salsipuedes Sanitary District  
Public Works

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. \_\_\_\_\_

On the motion of Supervisor  
duly seconded by Supervisor  
the following is adopted:

RESOLUTION AMENDING THE 1994 GENERAL PLAN LAND USE PLAN  
BY ADDING POLICY 7.21.7 TO ALLOW SANITARY SEWER  
CONNECTIONS FOR THE ST. FRANCIS SUBDIVISION

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WHEREAS, the St. Francis Subdivision is within the sphere of influence of the Salsipuedes Sanitary District and is outside the Urban and Rural Services Lines; and

WHEREAS, the St. Francis Subdivision is served by individual sewage disposal systems; and

WHEREAS, these sewage disposal systems have failed or are in imminent threat of failing; and

WHEREAS, repair of these sewage disposal systems has been found by the Environmental Health Department to be not economically feasible; and

WHEREAS, not all of the parcels within the St. Francis Subdivision meet the existing criteria set forth in Policy 7.21.6 of the General Plan regarding sewer connection for parcels outside the Urban and Rural Services Lines; and

WHEREAS, failure of these sewage disposal systems poses a threat to public health; and

WHEREAS, it is appropriate to add Policy 7.21.7 to the General Plan Land Use Plan to allow the parcels in the St. Francis Subdivision that lie along the west side of Highway 152 between the County Fairgrounds and Casserly Road to connect to the Salsipuedes Sanitary District sewer system; and

WHEREAS, the Environmental Coordinator issued a Negative Declaration with Mitigations associated with this amendment and the Board of Supervisors has reviewed the environmental document and finds that the proposed amendment has been processed consistent with applicable provisions of the California Environmental Quality Act (CEQA) and the County of Santa Cruz environmental guidelines; and

WHEREAS, the Planning Commission has held a properly noticed public hearing and made recommendations to the Board of Supervisors; and

WHEREAS, the Board of Supervisors has conducted a properly noticed public hearing on the proposed amendment, and has considered all reports and testimony submitted.

WHEREAS, the Board of Supervisors has conducted a properly noticed public hearing on the proposed amendment, and has considered all reports and testimony submitted.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors hereby certifies the Negative Declaration with mitigations and approves the addition of the following policy to the General Plan Land Use Plan:

7.2 1.7 Sanitary Sewer Connections - St. Francis Subdivision

Allow sanitary sewer service to those parcels located within the existing Sphere of Influence of the Salsipuedes Sanitary Sewer District in the area of the St. Francis Subdivision (the area extending along the west side of Highway 152 between the County Fairgrounds and Casserly Road).

BE IT FURTHER RESOLVED AND ORDERED that the Board of Supervisors designates this General Plan Amendment as part of Round No. 2 of 1998.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 1998 by the following vote:


AYES: SUPERVISORS  
NOES: SUPERVISORS  
ABSENT: SUPERVISORS  
ABSTAIN: SUPERVISORS

\_\_\_\_\_  
Janet K. Beautz, Chairperson  
Board of Supervisors

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
COUNTY COUNSEL

Distribution: County Counsel  
Planning  
LAFCO

Proposed General Plan Policy 7.21.7

7.21.7 Sanitary Sewer Connections - St. Francis Subdivision

Allow sanitary sewer service to those parcels located within the existing Sphere of Influence of the Salsipuedes Sanitary Sewer District in the area of the St. Francis Subdivision (the area extending along the west side of Highway 152 between the County Fairgrounds and Casserly Road).