

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

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SANTA CRUZ, CALIFORNIA 95060  
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ATTACHMENT 3

0000348

## NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

### 98-0257 COUNTY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT

Proposal to annex a 37 parcel residential subdivision to the Salsipuedes Sanitation District, to create a 20 foot wide sewer easement on the County Fairgrounds and 10 adjoining residential parcels traversing 2,850 lineal feet, to provide a sewer connection for the subdivision, to construct a sewer line within these easements, and to establish a community assessment district to fund the necessary sewer improvements. Requires Environmental Review and approval from LAFCO and a General Plan Amendment to add specific policy language to allow sanitary sewer connections for parcels not meeting the criteria of General Plan Policy 7.21.6.

APN(s): 051-051-01, et al.

Glenda Hill, planner

Zone District(s): R-1 -20.

#### Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

#### Required Mitigation Measures or Conditions:

N o n e

X Are Attached

Review Period Ends August 24, 1998

Date Approved By Environmental Coordinator August 25, 1998

  
KEN HART

Environmental Coordinator  
(408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

### NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: \_\_\_\_\_

County of Santa Cruz Public Works Department  
Applic. No.: 98-0257  
A.P.N.: 51-051-01, et al

#### NEGATIVE DECLARATION MITIGATIONS

1. To minimize erosion and dust impacts to insignificant levels, the County Public Works Department shall require the contractor employed to install sewer improvements to implement the following measures during and directly after construction:
  - a. Conduct all sewer line construction during April 15 to October 15 to avoid the rainy season;
  - b. Water all mounds of exposed soil each day that the mounds are dry and subject to wind induced erosion and dust;
  - c. Seed and mulch all exposed earthen surfaces outside rights-of-way immediately after backfilling a section of trench; and
  - d. Repave (permanent or temporary surfacing) all exposed backfilled surfaces within rights-of-way within one week of completing backfilling within that right-of-way.

These requirements shall be specified in the construction contract and shall be monitored by Public Works staff on-site during construction activities to ensure compliance.

2. To minimize construction related noise impacts to surrounding properties, the County Public Works Department shall require the contractor employed to install the sewer improvements to limit all construction activities to 7:30 a.m to 5:00 p.m weekdays. This requirement shall be specified in the construction contract and shall be monitored by Public Works staff on-site during construction activities to ensure compliance.
3. To avoid the loss of any archaeological resources that could be encountered during trenching activities, the County Public Works Department shall inform the contractor employed to install sewer improvements of the contractor's responsibilities as specified by County Code Section 16.40.040 (Procedures for conserving archaeological resources discovered during construction). The requirements of Section 16.40.040 shall be specified in the construction contract.

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County of Santa Cruz Public Works Department  
Applic. No.: 98-0257  
A.P.N.: 51-051-01, et al  
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4. To avoid impacts to the budget of the Public Works Department, a community assessment district shall be formed by the County prior to annexing the St. Francis subdivision into the Salsipuedes Sanitary District. The assessment district shall include the 37 parcels within the subdivision and shall be established to collect the revenue necessary to fund the construction costs related to providing new sewer service to the subdivision. The County Auditor shall establish a special fund for this purpose.
5. To avoid excessive growth inducement to the surrounding area, the assessment district engineer shall take the following actions:
  - a. Prior to or concurrent with annexation to the Sanitary District, a one-foot non-access strip should be placed on the eastern edge of the sewer line easement on East Lake Avenue to prevent any connections from occurring on the opposite side of East Lake Avenue in the future. A similar non-access strip shall be placed on any sewer easement extending on Casserly Road properties. The objective of avoiding future growth beyond the subdivision shall be included in the legal document establishing the non-access strips. The non-access strips shall be granted to the County and shall only be removed in the future by the approval of the County. This document shall also specify that the non-access strip pertains to restricting sewer connections and will not affect vehicular ingress and egress or other utility connections (e.g. electricity or natural gas service).
  - b. The sewer main not to exceed 8 inches in diameter shall be installed within the sewer easement by the County or by the community assessment district established to provide sewer service to the subdivision.

**ENVIRONMENTAL REVIEW  
INITIAL STUDY**

APPLICANT: County of Santa Cruz Public Works APN: 51-051-01,  
OWNER: Various (See Attachment 2) et al.  
Application No: 98-0257 Supervisorial District: 4  
Site Address:  
Location: A 37 parcel subdivision located on northeast side of East Lake  
Avenue (Hecker Pass Road/Rte. 152 from the County Fairgrounds north to Casserly Road in the  
Pajaro Valley. Addresses: 2709-2907 E. Lake Avenue, all addresses on Delaney and Massei  
Avenues and 6 and 9 Casserly Road, Watsonville

**EXISTING SITE CONDITIONS**

Parcel Size: Various, ranging from 7,448 sq. Ft. to 2.067 acres  
Existing Land Use: Single-family residential, 3 vacant parcels, 1 commercial parcel  
Vegetation: Residential lawns and ornamental landscaping  
Slope: 0-15% All, 16-30% \_\_\_\_, 31-50% \_\_\_\_, 51% \_\_\_\_  
Nearby Watercourse: Seasonal tributary to College Lake  
Distance To: Adjoins northwest edge of northwestern parcels  
Rock/Soil Type: Watsonville loam on slopes of 2- 15%

**ENVIRONMENTAL CONCERNS**

Groundwater Supply:	Good quality & quantity	Liquefaction:	Low
Water Supply Watershed:	No	Fault Zone:	No
Groundwater Recharge:	No	Floodplain:	No
Timber and Mineral:	No	Riparian Corridor:	Yes, at NW edge
Biotic Resources:	Yes, at NW edge	Solar Access:	Adequate
Fire Hazard:	No	Solar Orientation:	N/A
Archaeology:	Yes	Scenic Corridor:	Yes
Noise Constraint:	Yes	Electric Power Lines:	N/A
Erosion:	No	Agricultural Resource:	Adjacent
Landslide:	No		

**SERVICES**

Fire Protection:	Pajaro Valley Fire	Drainage District:	None
School District:	Pajaro Valley Unified	Project Access:	Public R/Ws
Water Supply:	St. Francis Community Water system		
Sewage Disposal:	Septic tank systems		

**PLANNING POLICIES**

Zone District:	"R-1-20"	Within USL:	No
General Plan:	"Suburban Residential" Special Designation:		No
Coastal Zone:	No		

**PROJECT DESCRIPTION:**

Proposal to annex a 37 parcel residential subdivision to the Salsipuedes Sanitation District, to create a 20 foot wide sewer easement on the County Fairgrounds and 10 adjoining residential parcels traversing 2,850 lineal feet, to provide a sewer connection for the subdivision, to construct a sewer line within these easements, and to establish a community assessment district to fund the necessary sewer improvements.. Requires Environmental Review and approval from LAFCO and a General Plan Amendment to add specific policy language to allow sanitary sewer connections for parcels not meeting the criteria of General Plan Policy 7.21.6.

## ENVIRONMENTAL REVIEW BACKGROUND INFORMATION 0352

**PROJECT SETTING:**

The 37 parcel subdivision is located 2.27 miles north of the City of Watsonville in a predominately agricultural area of the County. (See Attachment 1). The **subdivision** consists of 32 single-family dwellings, 1 small commercial business and 4 vacant lots. (See Attachment 2). Most parcels are accessed by two local streets, Delaney Avenue, a dead-end street **which** connects to East Lake Avenue (Hecker Pass Road) and **Massei** Avenue, another dead-end street which connects to Delaney Avenue. Four parcels are accessed by another dead-end street, named Foothill Avenue. Three parcels are on Casserly Road. Six of the parcels, with **frontage** on East Lake Avenue have direct driveway access to that arterial roadway. Since Delaney Avenue is the main street in the subdivision, the neighborhood is many times referred to as the Delaney subdivision; however its original name was the St. Francis subdivision.

The subdivision is bordered to the south by the County Fairgrounds. otherwise it is surrounded by agricultural properties. As such, it is a residential enclave within a rural agricultural area. The size of the parcels range **from** 7,448 square feet to 2.06 **acres**. **Most** parcels, however are within the range of **12,000--22,000** square feet, which **is** typical of urban and suburban densities. The County General Plan designates the subdivision as "Suburban Residential" which has a density range of 1-5 acres/dwelling unit; however, existing development in the subdivision occurred before adoption of the 1994 General Plan and the land use designation of the neighborhood. For this reason, the site areas of most properties are not consistent with the General Plan designation.

The parcel **on the** corner of Hecker Pass Road is zoned "C-1", seven of the larger parcels are zoned "RA", and the rest of the smaller parcels in the subdivision are zoned "R-1-20", which is a single-family residential zoning that requires all new parcels to be at least 20,000 square feet in size. This zoning is not consistent with the General Plan because it would allow a density greater than allowed by "Suburban Residential". However, on June 3, 1997, the Board of Supervisors adopted Ordinance 4460 which recognizes sub one acre properties zoned "R-1" as consistent with several General Plan designation & the "R-1" parcels are developed as single-family residential uses on existing parcels of record.

The subdivision is not served by urban services, except for domestic water service which is provided by a community water system. Domestic sewage treatment and disposal is provided by each parcel individually by an individual on-site septic tank and leach line system which receives and disposes of household wastewater. These systems are not designed for high or medium residential densities. As a result, several systems within this subdivision have had sewage system problems during recent years.

In 1987 the County's Local Agency Formation Commission (LAFCO) approved a Sphere of Influence for the Salsipuedes Sanitary District. (See Attachment 3). The Sphere of Influence includes the St. Francis subdivision. The District provides sanitation services for residential properties in the Interlaken area south of the subject subdivision and the County Fairgrounds which border the southern edge of the subdivision. The District maintains a sewer system to collect wastewater and transports the wastewater **to** the City of Watsonville wastewater treatment plant for treatment and disposal. An EIR was prepared on the Sphere of Influence Study in 1987 by Denise **Duffy** and Associates for LAFCO. This EIR is incorporated by reference into this Initial Study. Copies of the EIR are on reserve for public review in County Planning and the LAFCO office.

The purpose of this project is to allow the subdivision to be served by the Salsipuedes Sanitary District. The County Board of Supervisors would need to approve the establishment of a community assessment district to fund the necessary sewer improvements and any associated

technical studies. Service by the District requires that the subdivision be annexed by the District. The annexation will be decided by LAFCO. Prior to annexation, the County & the District have to install a sewer main to the subdivision and connecting sewer laterals to serve each property in the subdivision. This work would be funded by the property owners within the assessment district. This work would be funded by property owners within the assessment district. This will require the extension of the District's existing main, parallel to East Lake Avenue northward to the intersection of East Lake Avenue and Casserly Road. The extension would have to traverse County Fairgrounds property before reaching the subdivision. Upon reaching the subdivision, the sewer main would continue across the front yards of the 10 parcels that adjoin East Lake Avenue. A 20 foot wide sewer easement across the fairgrounds and the 10 residential parcels for sewer installation and maintenance is also proposed as part of this project. Once annexed, the management of the community assessment district would be assumed by the District. Once the properties become served by sewer, the existing septic systems would be abandoned.

The subdivision is outside of areas in the County encompassed by the Urban Services Line (USL) and Rural Services Line (RSL). General Plan policy 7.21.6 (Attachment 6) allows sewer systems outside of the USL and RSL in very limited circumstances so as to not generate growth inducement in rural areas. Sewers are only permitted outside of the USL and RSL to serve:

1. existing public facilities or institutional uses such as schools (e.g. Aptos High School);
2. existing development which conforms to the General Plan land use designation and which have a failing septic systems unable to be repaired; or
3. one existing single family dwelling/existing parcel of record which has a failing septic system unable to be repaired.

Under this policy no vacant parcel can be served by sewer. In addition, a nonconforming use cannot be served by sewer. APN 51-551-02 is the single nonconforming commercial parcel in the subdivision. According to Environmental Health, the parcel has experienced sewage system problems, and the adjoining 10,000 square foot parcel has sewage surfacing in rainy months.

Existing dwellings can be served by **sewer if** they have failing systems. In this case, the provision of sewer is limited to one dwelling/existing parcel. While only two failures 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. The documented system problems have occurred throughout the subdivision as shown on the map in Attachment 4. Therefore, there is not a certain geographical section of the subdivision that has or will experience serious sewage system problems but, rather, Environmental Health anticipates continued malfunctions throughout the entire subdivision. Compliance with the policy can be achieved by limiting sewer connection to those parcels with existing **single-family** dwellings used as residential homes. This would disallow sewer service to the commercial parcel APN 51-551-02 and the 4 vacant parcels APN 51-551-01, -04, -05 and 51-052-16. Disallowing sewer service on 5 parcels scattered within the subdivision is not feasible or practical. Therefore, **staff** is proposing a new General Plan policy to -allow all of the parcels in the St. Francis **subdivision** to be served by sewer (Attachment 7).

## ENVIRONMENTAL REVIEW CHECKLIST

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## A. GEOLOGIC FACTORS

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Could the project, or its related activities **affect**, or be affected by, the following:

1. Geologic Hazards: earth-quakes (particularly surface ground rupture, liquefaction, seismic shaking), landslides, mud slides or other slope instability, or similar hazards?                                                        X

*The project area is not within a fault zone or any other type of geologic hazard area.*

2. Soil Hazards: soil creep, shrink swell (expansiveness), high erosion potential?                                  X

*Watsonville loam on 2- 15% slopes is the primary soil at the project area. This soil is characterized by high shrink/swell potential. The project will not include the construction of any building that could be impacted by this soil characteristic. The trenching for and installation of sewer lines is not significantly affected by the shrinkage and swelling of the soil particles.*

3. Change in topography or ground surface relief features?                                                        X

*The excavation of trenches for sewer line installation and the subsequent backfilling of the trenches will not change the topography of land*

4. The destruction, covering or modification of any unique geologic or physical feature?                                                        X

5. Steep slopes (over 30%)?                                                        X

6. Coastal cliff erosion?                                                        X

7. Beach sand distribution?                                                        X

8. Any increase in wind or water erosion of soils, either on or off site?            X

*The project includes the extension of a sewer main from its present terminus at the County Fairgrounds entrance northward 2,850 lineal feet. The proposed extension would be an 8 inch diameter line. The first 1,340 linealfeet would be across the fairground property. The remaining 1,510 linealfeet would traverse the front yards of 10 parcels within the St.*

Significant:	Potentially		
No or Unknown	Significant	Less Than	No
	Unless	Significant	
<u>Mitigation</u>	<u>Mitigated</u>	<u>Impact</u>	<u>Impact</u>

Francis subdivision. The complete 2,850 linealfoot extension would be within the easement which is proposed as part of this project. The easement (and therefore the sewer main) would parallel East Lake Avenue. Six inch branch sewer mains would branch off this 8 inch line and be installed within the right-of-ways of Delaney, **Massei** and Foothill Avenues and 367 feet of **Casserly** Road. Sewer laterals will branch off these branch mains to connect with each property. (Six parcels on East Lake Avenue will be connected directly to the sewer main that traverses their front yards). The trenching for the branch mains would total 2,357 linealfeet. If a trench 3 feet wide is dug, the disturbed surface area to install only the primary sewer main and the branch mains would be 15,621 square feet (0.36 acre). In addition to open trenches, the trenching for sewer lines will generate temporary mounds of removed earthen material at the surface. After sewer installation and backfilling is completed an exposed earthen surface will remain along the trenching route. All exposed earthen surfaces are subject to accelerated erosion during times of high wind and precipitation. Once installation is completed the sewers must be tested, cleaned and videotaped. This is done prior to re-establishing the surface of the ground and roadways to their pre-project conditions.

**POTENTIAL IMPACT:** Installation of the new sewer lines will generate at least **15,621** square feet of exposed earthen surfaces by trenching and subsequent **backfilling**. This area is subject to accelerated erosion if left exposed during the rainy season or during times of high wind velocity.

**MITIGATION:** To minimize erosion to **insignificant** levels, the County Public Works Department should require the sewer line contractor to implement the following measures during and directly after construction:

- Conduct all sewer line construction during April 15 to October 15 to avoid the rainy season;
- Water all mounds of exposed soil each **day** that the mounds are dry and subject to generated wind induced erosion and dust;
- Seed and mulch all exposed earthen surfaces outside of rights-of-way immediately after backfilling a section trench; and
- Repave (permanent or temporary **surfacing**) all exposed backfilled surfaces within road rights-of-way within 1 week of completing backfilling within rights-of-way.

## B. HYDROLOGIC FACTORS

Could the project affect, or be affected by, the following:

- |   |     |     |     |          |
|---|-----|-----|-----|----------|
| 1. Water related hazards such as flooding or tidal waves? | ___ | ___ | ___ | <u>X</u> |
| 2. Private or public water supply?                        | ___ | ___ | ___ | <u>X</u> |

The domestic water needs for septic tank and leach line systems which now occur within the subdivision will be the same for the use of a sewer system.

- Septic system **functioning**  
(inadequate percolation, high watertable, proximity to water)



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Significant: No or Unknown Mitigation	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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courses)?

—	—	—	<u>X</u>
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*This project will allow for the existing septic **tank/leach** line **systems** to be abandoned, including the several **systems** which have failed or are in **danger** of failing. County Environmental Health Service records show that two properties have failed sewage disposal **systems** which cannot be repaired. An additional 21 parcels have serious sewage systems problems as evidenced by:*

1. Sewage **leachate** surfacing above **ground** in rainy months;
2. High levels of **sewage effluent** retained in septic tanks or flowing back into septic tanks when the tank is pumped;
3. Illegally installed **grey** water by-pass systems that have been installed to reduce the effluent loading on the sewage system (Attachment 4).

*These **malfunctioning** systems can generate human health problems and contamination of the groundwater (which is also a potential human health impact). **This problem** can be avoided by the installation of a sewer system to replace the existing septic tank/leach field systems. This is a **beneficial** impact of the project.*

- |   |   |   |   |          |
|---|---|---|---|----------|
| 4. Increased siltation rates?   | — | — | — | <u>X</u> |
| 5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides, etc.)? | — | — | — | <u>X</u> |
| 6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters?                  | — | — | — | <u>X</u> |
| 7. Groundwater recharge?  | — | — | — | <u>X</u> |
| 8. Watercourse configuration, capacity, or hydraulics?  | — | — | — | <u>X</u> |
| 9. Changes in drainage patterns or the rate and amount of runoff?   | — | — | — | <u>X</u> |
| 10. Cumulative saltwater intrusion?   | — | — | — | <u>X</u> |
| 11. Inefficient or unnecessary water consumption?   | — | — | — | <u>X</u> |
| 12. Change in the amount of surface water in any water body?  | — | — | — | <u>X</u> |

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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### C. BIOTIC FACTORS

Could the project affect, or be affected by, the following:

- |  |   |   |   |          |
|--|---|---|---|----------|
| 1. Known habitat of any unique, rare or endangered plants or animals (designate species if known)?                             | — | — | — | <u>X</u> |
| 2. Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc)? | — | — | — | <u>X</u> |

*An intermittent drainage course is located at the northwestern edge of the St. Francis subdivision. The ground disturbance generated by the project will occur farther than 100 feet from this drainage. A grass covered slope with about a 15% gradient occurs between the subdivision and the drainage course. However, most of the subdivision slopes in an opposite direction. These natural characteristics protect the drainage from encroachment and any impacts of erosion or sedimentation from construction.*

- |   |   |   |   |          |
|---|---|---|---|----------|
| 3. Fire hazard from flammable brush, grass, or trees?                             | — | — | — | <u>X</u> |
| 4. Change in the diversity of species, or number of species of plants or animals? | — | — | — | <u>X</u> |

### D. NOISE

Will the project:

- |  |   |          |   |   |
|--|---|----------|---|---|
| 1. Increase the ambient noise level for adjoining areas? | — | <u>X</u> | — | — |
|--|---|----------|---|---|

*The installation of the sewer lines will generate short-term construction related noises. This noise is unavoidable but it can be restricted to certain hours which least affect the majority of subdivision residents. Once construction is completed, all noise impacts will cease.*

*IMPACT: The installation of the sewer lines will generate construction related noise during the time trenching, line installation, backfilling and erosion control occur. This noise will create decibel levels significantly greater than now occur in the subdivision.*

*MITIGATION: To minimize construction related noise impacts to surrounding properties, the Public Works Department should require the contractor to limit all construction activities to 7:30 a.m. to 5:00 p.m. weekdays.*

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
2. Violate Title 25 noise insulation standards, or General Plan noise standards, as applicable?	—	—	—	<u>X</u>
3. Be substantially affected by existing noise levels?	—	—	—	<u>X</u>

*East Lake Avenue/Hecker Pass Road is designated as a Noise Corridor by the General Plan; however, the **traffic** noise on East Lake Avenue will not affect the **project**.*

## E. AIR

Will the project:

1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	—	<u>X</u>
2. Expose sensitive receptors to substantial pollutant concentrations?	—	<u>X</u>	—	—

*As discussed in item B.8 above, the installation of the sewer lines will result in over 15,621 square feet of exposed surfaces as well as **mounds** of exposed earthen material temporarily removed **from** the sewer trenches. This amount of exposed earth within an area of active construction activities can generate significant amounts of dust to surrounding properties. The potential to generate dust is exacerbated by vehicles traveling on the three local streets of **the** subdivision which are all planned for sewer **installation**.*

*POTENTIAL IMPACT: Installation of the new sewer lines will generate over 15,621 square feet of exposed earthen **surfaces** by trenching and subsequent backfilling. This exposed soil can generate **significant** amounts of dust from wind and contact with tires of construction vehicles and residential vehicles which can affect the inhabitants of the subdivision during the construction period.*

*MITIGATION: To minimize dust impacts to insignificant levels, the County Public Works Department should require the sewer line contractor to implement the following measures during and directly after construction:*

- a) Water all mounds of exposed soil each **day** that the mounds are dry and subject to generated wind induced erosion and dust; and*
- b) Repave (permanent or temporary **surfacing**) all exposed **backfilled** surfaces within road **rights-of-way** within **1** week of completing **backfilling** within right-of-ways.*

3. Release bioengineered organisms or chemicals to the air outside of project buildings?	—	—	—	<u>X</u>
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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
4. Create objectionable odors?	—	—	—	<u>X</u>
5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region?	—	—	—	<u>X</u>

**F. ENERGY AND NATURAL RESOURCES**

Will the project:

1. <b>Affect</b> or be affected by timber resources?	—	—	—	<u>X</u>
2. <b>Affect</b> or be affected by lands currently utilized for agriculture or designated for agricultural use?	—	—	—	<u>X</u>
3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	—	—	—	<u>X</u>
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?	—	—	—	<u>X</u>

**G. CULTURAL/AESTHETIC FACTORS**

Will the project result in:

1. Alteration or destruction of historical buildings or unique cultural features?	—	—	—	<u>X</u>
2. Disturbance of archaeological or paleontological resources?	—	<u>X</u>	—	—

Significant:  
No or Unknown  
Mitigation

Potentially  
Significant  
Unless  
Mitigated

Less Than  
Significant  
Impact

No  
Impact

The County General Plan Resource and Constraints maps show the **fairgrounds** and the subdivision as being within an archaeological resource area where the potential for buried artifacts of prehistory or other cultural resources of prehistory may exist. **The** installation of sewer lines involves excavation where such resources could be encountered. However, the likelihood for archaeological resources to be encountered is extremely low. **The** excavation will be limited to trenching within paved **roadbeds** and **landscaped front yards**. **The** area now encompassed by the subdivision and the fairgrounds was previously cultivated for several year in apple orchard and row crops prior to the establishment of the existing uses in 1950. **The area was disced seasonally from** at least 1900 to 1950. While the potential to encounter resources is low, provisions should be implemented in the rare case that prehistoric or historic artifacts are found

County Code Chapter 16.40 provides regulations for the protection of archaeological and historical resources. Section 1640.040 provides a procedure for conserving any resources that are discovered during construction. **If** resources are encountered, the following steps are required:

- a) **All construction** is to cease within 200 feet of the discovery and the area of the discovery staked
- b) The County Sheriff-Coroner is to be notified **if** human remains are found: otherwise the County Planning Department is to be **notified**.
- c) The County shall **arrange for an inspection of** the discovery within 72 hours of being contacted.
- d) The County shall contact a representative of native American group about the inspection so the representative can be present during the inspection to help determine **if** the discovery is of cultural significance.
- e) **If** the discovery is not culturally **significant**, construction may proceed;
- f) **If** it is determined that the discovery has cultural significance, an archaeological report shall be prepared by a qualified archaeologist that **addresses** how to best conserve the resource.
- g) Construction shall resume once the County approved recommendations of the archaeologist are implemented as determined by the County Planning staff

**POTENTIAL IMPACT:** While highly unlikely, the excavation of trenches to install the sewer lines has the potential to disrupt cultural resources of prehistory which may be buried along the route of the sewer lines.

**MITIGATION:** **If** any archaeological resources are encountered during excavation for the sewer lines, to avoid their loss the County Public Works Department should require the contractor to halt construction within a 200 radius of the discovery and immediately contact the County Planning Department to initiate the requirements of County Code Section 16.40.040. **The** requirement should be included in the construction contract with the contractor.

3. Obstruction or alteration of views from areas having important visual/scenic values? \_\_\_\_\_

X

4. Being visible from any adopted scenic highway or scenic \_\_\_\_\_

	Significant: No or Unknown <u>Mitigation</u>	Potentially <b>Significant</b> Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
corridor?	—	—	<u>X</u>	—

*The County portion of State Route 152 (East Lake Avenue/Hecker Pass Road) is designated by the General Plan as a scenic highway where views are to be protected. The installation of sewer lines will generate a change in view as seen from the road but this alteration will not be substantial and will be a temporary visual change limited to the construction period only. Under these circumstances, the change in view from the highway would not be considered a significant impact.*

5. Interference with established recreational, educational, religious or scientific uses of the area?

—	—	—	<u>X</u>
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## H. SERVICES AND UTILITIES

Will the project or its related activities result in:

1. A breach of national, state, or local standards relating to solid waste or litter management?
2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries?

—	—	—	<u>X</u>
—	<u>X</u>	—	—

*The project includes the expansion of the service area of the Salsipuedes Sanitary District by an additional 37 parcels (36 residential parcels and 1 nonconforming commercial parcel) as shown on Attachments 2 and 3. The Salsipuedes Sanitary District has stated that downstream collection system has capacity to accommodate the increase in wastewater flows generated by the new service connections. (See Attachment 4). The City of Watsonville has verified that the increase in wastewater flows into the treatment plant will not significantly effect the treatment capacity of the facility (Attachment 5). The potential for growth generated by the expansion of service area is significant unless mitigated. This issue is discussed under item L.3 below.*

3. A need for expanded governmental services in any of the following areas:
- a. Fire protection?
- b. Police protection?

—	—	—	—
—	—	—	—

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant Impact.	No <u>Impact</u>
c. Schools?			—	—
d. Parks or other recreational facilities?	—	—	—	—
e. Maintenance of public facilities including roads?	—	—	—	—
f. Other governmental services?	—	<u>X</u>	—	—

***This** project will result in the Salsipuedes Sanitary District expanding their services into an area not presently served by **any** public sewer service. It is assumed that the monthly service charges of the District adequately **fund** normal sewer service once the system is installed in the subdivision. The installation of new sewer improvements (including associated technical studies), however, will be a new cost to the County, which is the jurisdiction that will install the improvements prior to the District annexing the neighborhood. **This financial** impact is avoided by the establishment of a community assessment district as planned by the project. **The** assessment district would be established by the County to include those properties to be included in the proposed annexation to the Sanitary District. **The property** owners within the assessment district would be assessed to **fund** the work required to expand sewer service to the project area so this cost would not be applied to all property owners in the County.*

***IMPACT:** The construction costs associated with providing new sewer service to the subdivision will be an expense not planned or provided for by the County Public Works Department. This could result in **budgetary** problems for the Department.*

***MITIGATION:** Prior to annexation into the Salsipuedes Sanitary District, a community assessment district shall be established by the County for the subdivision project area for the purpose of collecting the revenue needed to **fund** construction related costs for providing **sewer facilities** into the project area. **The** County Auditor shall establish a **special fund** for the collection of revenues **from** the **community** assessment district. This **fund** shall be used solely for the purpose of providing new sewer facilities to the project area. This mitigation has been incorporated into the project proposal.*

4. Inadequate water supply for fire protection?	—	—	—	<u>X</u>
5. Inadequate access for fire protection?	—	—	—	<u>X</u>

## I. TRAFFIC AND TRANSPORTATION

Will the project result in:

1. An increase in traffic which is substantial in relation to the existing traffic load

0000363

and capacity of the street system?

Significant:  
No or Unknown  
Mitigation

Potentially  
Significant  
Unless  
Mitigated

Less Than  
Significant  
Impact

No  
Impact

— — — X

*The County Public Works Road Planning and Engineering Section has reviewed the project and its potential growth impacts (See items L. 1 and L. 3 below). Staff has concluded that the area roadways can handle the increased **traffic from** the "worst case" growth projection without a **need for roadway** improvements or **significant** impacts being generated.*

- |    |   |   |   |   |          |
|----|---|---|---|---|----------|
| 2. | Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity? | — | — | — | <u>X</u> |
| 3  | Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?         | — | — | — | <u>X</u> |
| 4. | Alterations to present patterns of circulation or movement of people and/or goods?                                  | — | — | — | <u>X</u> |
| 5. | Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?  | — | — | — | <u>X</u> |
| 6. | Cause preemption of public mass-transportation modes?   | — | — | — | <u>X</u> |

## J. LAND USE/HOUSING

Will the project result in:

- |    |   |   |   |   |          |
|----|---|---|---|---|----------|
| 1. | Reduction of low/moderate income housing? | — | — | — | <u>X</u> |
|----|---|---|---|---|----------|

*This project will result in the potential for creating 19 new low/moderate income second dwelling units.*

- |    |   |   |   |          |          |
|----|---|---|---|----------|----------|
| 2. | Demand for additional housing?  | — | — | —        | <u>X</u> |
| 3. | A substantial alteration of the present or planned land use of an area?   | — | — | <u>X</u> | —        |
| 4. | Change in the character of the community in terms of terms of distribution or concentration of income, income, ethnic, housing, or age group? | — | — | —        | <u>X</u> |



0000364

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
5 Land use not in conformance with the character of the surrounding neighborhood?	_____	_____	<u>X</u>	_____

*The provision of sewer service to APN 5 I-551-02 may contribute to **the** continuation of a nonconforming commercial use within an area that consists of residential and agricultural uses. **This** parcel, located on Casserly Road is a television repair business. **Except for the 3 parcels** in the project area located on Casserly Road, the properties on Casserly Road are engaged in commercial agricultural production or are large residential properties, many engaged in hobby farming. County Environmental Health Service **records** do not show septic system problems have occurred on this parcel. **While** the connection of the parcel to sewer will continue the **non-conforming** use, it is not a use that has nor **will** in the future generate land use conflicts with the surrounding uses. The size of the parcel and the commercial building are not large enough to generate **large** scale commercial activities nor impacts of a scale that create conflicts with adjoining residential uses or nearby agricultural land 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 non-conforming use **will** cease in the **near future** from normal attrition with or without sewer service.*

## K. HAZARDS

Will the project:

1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected?	_____	_____	_____	<u>X</u>
2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?	_____	_____	_____	<u>X</u>
3. Involve release of any bioengineered organisms outside of controlled laboratories?	_____	_____	_____	<u>X</u>
4. Involve the use of any pathogenic organisms on site?	_____	_____	_____	<u>X</u>
5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents?	_____	_____	_____	<u>X</u>
6. Create a potential substantial fire hazard?	_____	_____	_____	<u>X</u>

	Significant: No or Unknown <u>Mitigation</u>	Potentially <b>Significant</b> Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
7. Expose people to electro-magnetic fields associated with electrical transmission lines?	—	—	—	<u>X</u>

## L. GENERAL PLANS AND PLANNING POLICY

1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program?  
If so, how?

— X — —

*The subdivision is outside of areas in the County encompassed by the Urban Services Line (USL) and Rural Services Line (RSL). General Plan policy 7.2 I. 6 (Attachment 6) allows sewer systems outside of the USL and RSL in very limited circumstances so as to not generate growth inducement in rural areas. Sewers are only permitted outside of the USL and RSL to serve:*

- Existing public facilities or institutional uses such as schools (e.g. Aptos High School);*
- Existing development which conforms to the General Plan land use designation and which has a failing septic system unable to be repaired; or*
- One existing single family dwelling/existing parcel of record which has a failing septic system unable to be repaired*

*Under this policy **no** vacant **parcel** can be served by sewer. In addition, a nonconforming use cannot be served by sewer. APN 51-551-02 is the single nonconforming commercial parcel in the subdivision. According to Environmental Health, the parcel has experienced sewage system problems, and the adjoining 10, 000 square foot parcel has sewage surfacing in rainy months.*

*Existing dwellings can be served by sewer **if** they have failing systems. In this case, the provision of sewer is limited to one dwelling /existing parcel. While only two failures 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**. The documented system **problems** have occurred throughout the subdivision as shown on the map in Attachment 4. Therefore, there is not a certain geographical section of the subdivision that has or **will** experience serious sewage system problems but, rather, Environmental Health anticipates continued malfunctions throughout the entire subdivision. Compliance with the policy can be **achieved** by limiting sewer connection to those parcels with existing single-family dwellings used as residential homes. This would disallow sewer service to the **commercial parcel** APN 51-551-02 and the 4 vacant parcels APN 51-551-01, -04, -05 and 51-052-16. Disallowing sewer service on 5 parcels scattered within the subdivision may not be feasible or practical.*

*Staff is proposing a new General Plan policy - Policy 7.21.7 - (Attachment 7) that **will allow** the connection of the parcels within the St. Francis Subdivision to sanitary sewers. The addition of this policy will make the proposed project consistent with the General Plan. This new General Plan policy, **if** approved, would mitigate the **policy conflict** described above.*

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No Impact
2. Does the project conflict with any local, state or federal ordinances? If so, how?	—	—	—	<u>X</u>
3. Does the project have <b>potentially</b> growth inducing effect?	—	<u>X</u>	—	—

The EIR prepared for the annexation of the fairground into the Sanitary District and the establishment of a Sphere of Influence identified growth inducement on surrounding agricultural land as a **significant** impact. To mitigate this impact, the EIR recommended limiting the size of the sewer main extension to 10 inches in diameter to serve only the **fairgrounds** and that additional area within the Sphere of Influence (St. Francis subdivision). An additional **mitigation** of placing a one-foot **non-access** strip on the highway side of the new sewer line was **also recommended** to prevent future connections. A 10 inch **line** has now been installed to serve the **fairgrounds**. To serve the St. Francis subdivision, this line would need to be extended across the fairgrounds and the subdivision properties bordering **East Lake Avenue**.

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 dwellings are limited in size to 800 square feet and are subject to a discretionary permit. The provision of sewer service to existing developed parcels will allow 17 parcels to be eligible for second units; thereby potentially doubling the residential density on those 17 parcels. If sewer service is also provided to the 3 vacant parcels, each parcel could be developed with a single-family dwelling and two of the parcels would be eligible for second units. This would increase the residential density by an additional 5 dwellings. Under the existing General Plan designation a maximum density increase within the subdivision would be as follows:

New single-family dwellings	3
New second units	<u>19</u>
TOTAL	<u>22</u>

The provision of sewer service and the existing pattern of development could create pressure in the near future to change the General Plan designation for the neighborhood to one that allowed greater density. If the "Suburban Residential" designation was changed to "Urban Very Low Density" (density range of 10,000 sq. ft. - 1 acre) or "Urban Low Density" (6,000-10,000 sq. ft.), 8 parcels could be potentially be approved for land divisions. Redesignating the neighborhood for one of these two urban land use designations would require the County to amend its Urban Service Line to include the project area. This type of proposal would be subject to Environmental Review. While no land division analysis has occurred for any of these 8 parcels, it is estimated that the following parcels could be subdivided in the following manner under a General Plan designation of "Urban Residential Very Low Density".

APN 51-051-01 (Maitoza)

2 parcels

00367

Significant:  
No or Unknown  
Mitigation

Potentially  
Significant  
Unless  
Mitigated

Less Than  
Significant  
Impact

No  
Impact

APN 51-051-02 (Agaccio)	2 parcels
APN 51-051-06 (Ash)	2 parcels
APN 51-551-04 (Campos; now vacant)	3 parcels
APN 51-551-05 (Oliver; now vacant)	3 parcels
APN 51-551-06 (Rocha)	3 parcels
APN 51-551-07 (Avis)	3 parcels
APN 51-551-07 (Yednak)	4 parcels
<b>TOTAL</b>	<b>22 PARCELS - 8 EXISTING' PARCELS = 14 NEW PARCELS *</b>

\* This estimate is provided to **identify the impact level for growth inducement** and should not be interpreted as being a complete land division analysis.

The listing above assumes all **newly created parcels** would contain a net developable **area of less than 20,000 square feet** which would not make any new parcel **eligible** for a second unit. Under a new General Plan designation of "Urban Residential Very Low Density" a maximum of 14 new parcels may be possible, each with a single-family dwelling. **This** density increase would be in addition to **that** discussed in the preceding paragraph under the existing General Plan designation. Therefore, a possible total density increase may be as high as 18 single-family dwellings and 19 second units.

In addition, to growth pressures inside the project area, the extension of sewer service northward could also create development pressures on agriculture land. Currently, the **Salesian Society** is considering converting the St. Francis Youth Center and an adjoining agricultural parcel into a private Catholic High School. The proposed high school site is located on the opposite side of the East Lake Avenue **from** the project area. For additional information on pressure to convert agricultural land to non-agricultural uses, refer to pages E-31 through E-34 of the Draft EIR on the fairgrounds annexation.

**IMPACT #1:** The provision of sewer service **will** allow 4 vacant parcels to be developed and 17 **parcels** with existing single-family dwellings to be eligible for second units. Two of the vacant parcels would also be eligible for second units. Therefore, a **total** of 4 new **single-family dwellings** and 19 new second units (maximum 800 sq. ft. **floor area**) could be constructed within the subdivision. **This** development is not of a significant magnitude and would be contained within an existing residential neighborhood where most the parcels are **developed**. This impact would not be considered **significant**.

**MITIGATION:** None required

**IMPACT #2:** The provision of sewer service may generate growth pressures both within and outside the project area neighborhood to result in changing the General Plan designation to allow higher density development on 8 parcels within the subdivision and some of the surrounding agricultural parcels. While it is impossible to predict future development pressures with certainty, it may be possible to create 14 new parcels inside the subdivision under a General Plan designation of "Urban Residential Very Low Density". This new designation would require expanding the Urban Services Line. This could create pressure to expand the USL in other areas between Casserly Road and the **city limits of Watsonville**; thereby potentially converting agricultural **land** to urban uses. This is a potentially significant impact.

Significant:  
No or Unknown  
Mitigation

Potentially  
Significant  
Unless  
Mitigated

Less Than  
Significant  
Impact

No  
Impact

**MITIGATION:** a) Prior to or concurrent with annexation to the District, the County should place restriction on the sewer easement that **limits** the diameter of the sewer main to 10 inches and which prevents any connections to occur beyond the limits of the St. Francis subdivision. **This** restriction should be included in the **legal** language granting the sewer easement. The language should also include an explanation that the restriction **has** been placed to avoid future growth inducement which would be inconsistent with the County's General Plan to alert future residents of the Objective of these restrictions.

b) Prior to or concurrent with annexation to the District, a one-foot non-access strip should be placed on the eastern edge of the sewer line easement on East Luke Avenue by the County to prevent any connections **from** occurring on the opposite side of East Lake Avenue in the **future**. A similar non-access strip should be placed on any sewer **line** extending up Casserly Road to serve the 3 Casserly Road parcels within the subdivision. **The** objective of avoiding **future** growth inducement should be included in the language of the legal document establishing the non-access strips. The non-access strip would be granted to the County and **should** only be able to **be** removed in the future with the approval of the County and the Sanitary District. **This** document should also make it clear that the non-access strip is limited to restricting sewer connections and should not affect vehicular ingress and egress or other **utility** connections (e.g. **electricity** or **gas** service).

c) A sewer main not to exceed 10 inches in diameter shall be installed within the sewer easement by the County (or the community assessment **district**).

4. Does the project require approval of regional, state, or federal agencies? Which agencies?

No

## MANDATORY FINDINGS OF SIGNIFICANCE

	<u>YES</u>	<u>NO</u>
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?	<u>—</u>	<u>X</u>
2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)	<u>—</u>	<u>X</u>
3. Does the project have impacts which are individually <b>limited</b> but cumulatively considerable? (A <b>project may</b> impact on two or more separate resources <b>where</b> the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable <b>future</b> projects.)	<u>—</u>	<u>X</u>
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<u>—</u>	<u>X</u>

TECHNICAL REVIEW CHECKLIST

	<u>REOUINED</u>	<u>COMPLETED*</u>	N/G
APAC REVIEW	_____	_____	_____
ARCHAEOLOGIC REVIEW	_____	_____	_____
BIOTIC ASSESSMENT	_____	_____	_____
GEOLOGIC HAZARD ASSESSMENT	_____	_____	_____
GEOLOGIC REPORT .	_____	_____	_____
RIPARIAN PRE-SITE	_____	_____	_____
SEPTIC LOT CHECK	_____	_____	_____
SOILS REPORT	_____	_____	_____
OTHER:			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

\*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

EIR for the establishment of a Sphere of Influence for the Saisipuedes Sanitary District and annexation of the County Fairgrounds into the District, prepared by Denise Duffy and Associates 1987.

**ENVIRONMENTAL REVIEW ACTION**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant **effect** on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant **effect** on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date July 20, 1998

Signature Ken Hart

Ken Hart  
Environmental Coordinator

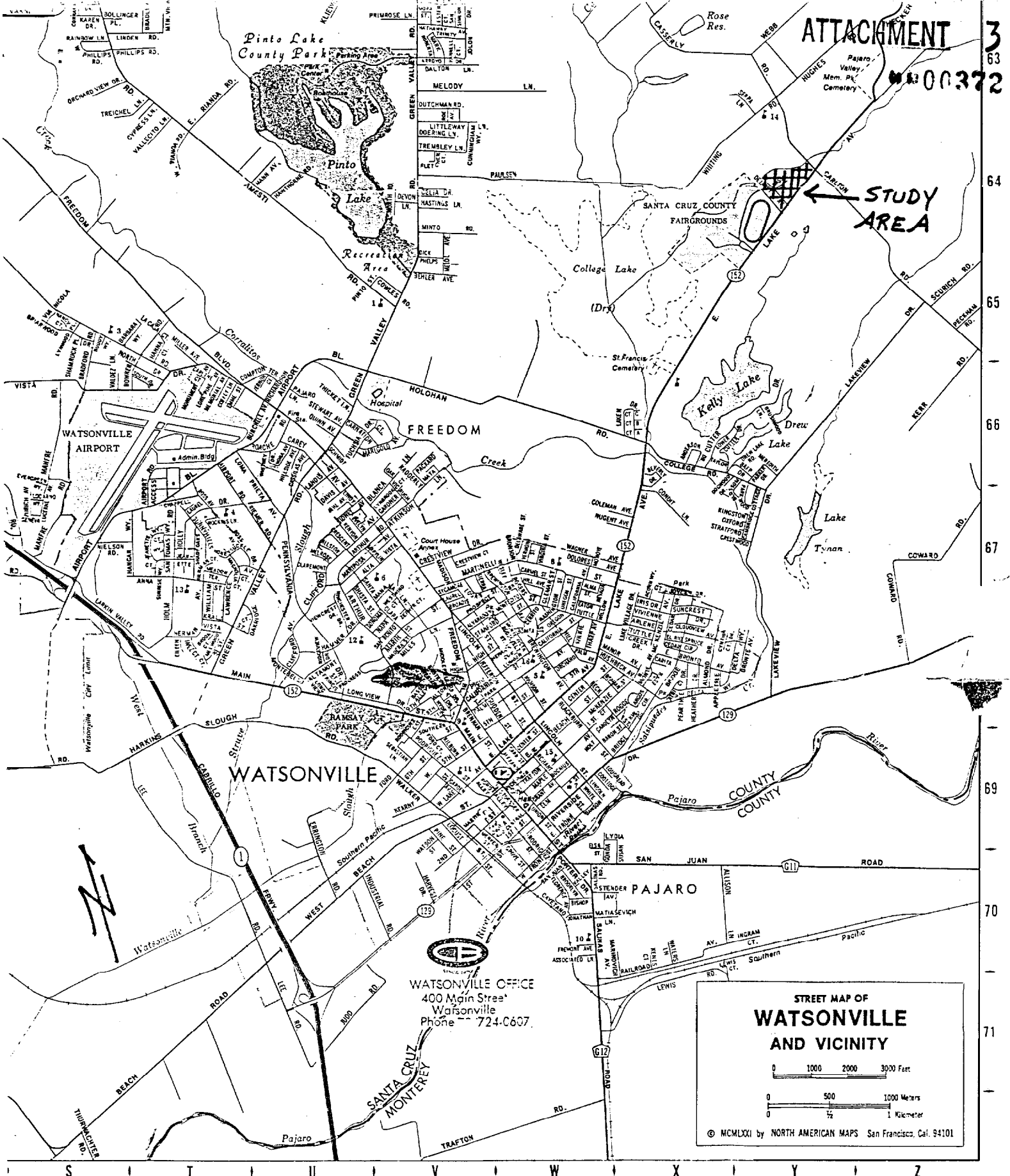
Attachments:

1. Location Map
2. Site Map of Project Area
3. Sphere of Influence and District Boundary of the Salsipuedes Sanitary District
4. Memo from County Environmental Health on Sewage Systems Problems, dated 5/26/98
5. Review Comments from the City of Watsonville, dated May 5, 1998
6. County General Plan Policy 7.2 1.6
7. Proposed General Plan Policy 7.2 1.7

This Initial Study has been prepared by:

Kim Tschantz, CEP  
Deputy Environmental Coordinator  
with assistance from Glenda Hill, Senior Planner  
County Planning Department  
701 Ocean Street  
Santa Cruz, CA 95060  
(408) 454-3170





ATTACHMENT

000372

STUDY AREA

STREET MAP OF  
WATSONVILLE  
AND VICINITY

0 1000 2000 3000 Feet

0 500 1000 Meters

© MCMLXXI by NORTH AMERICAN MAPS San Francisco, Cal. 94101

WATSONVILLE OFFICE  
400 Main Street  
Watsonville  
Phone 724-0607

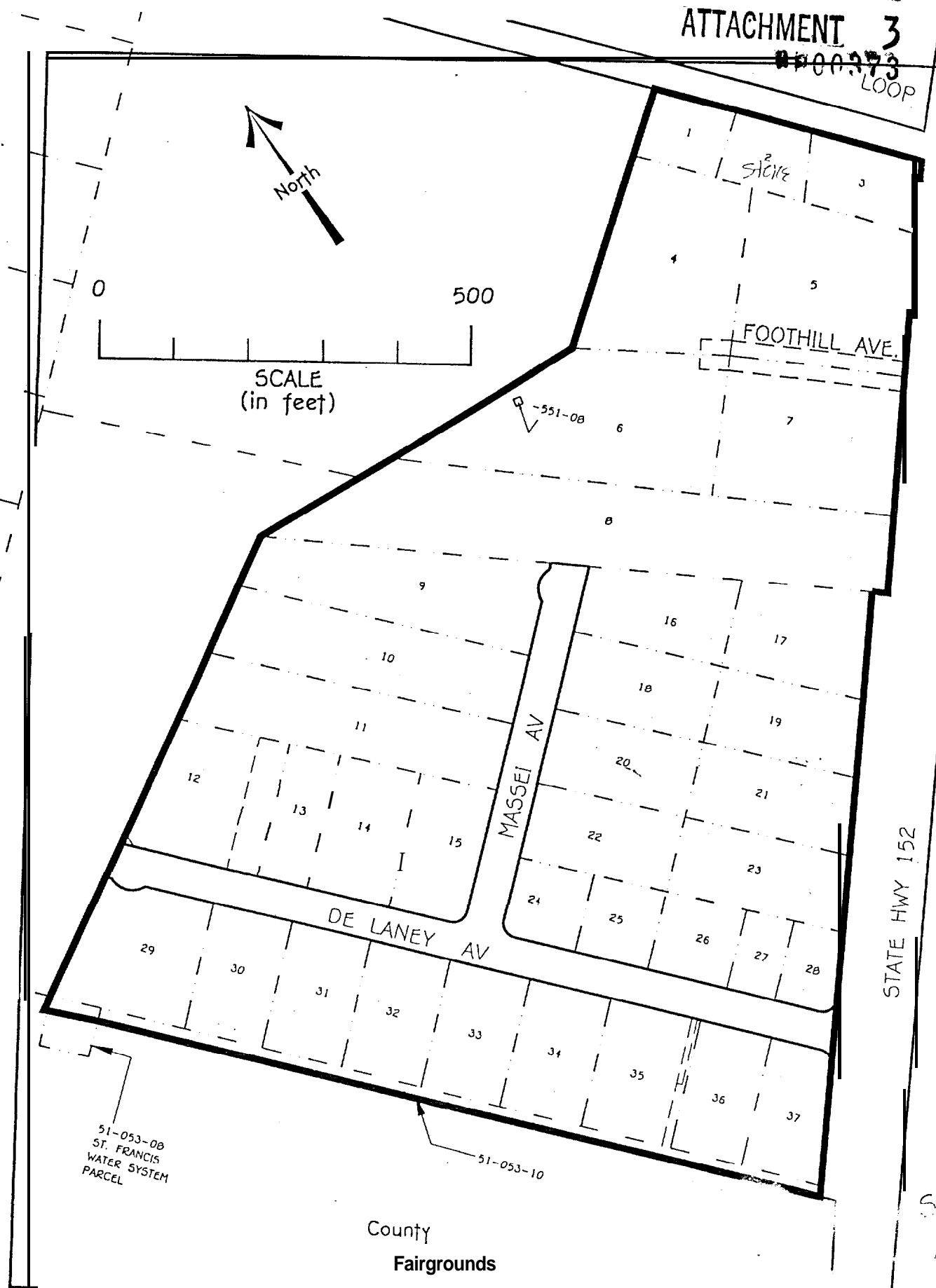
Environmental Review Initial Study

ATTACHMENT  
APPLICATION

98-0251

56

000373  
LOOP



AND CASSERLY RD

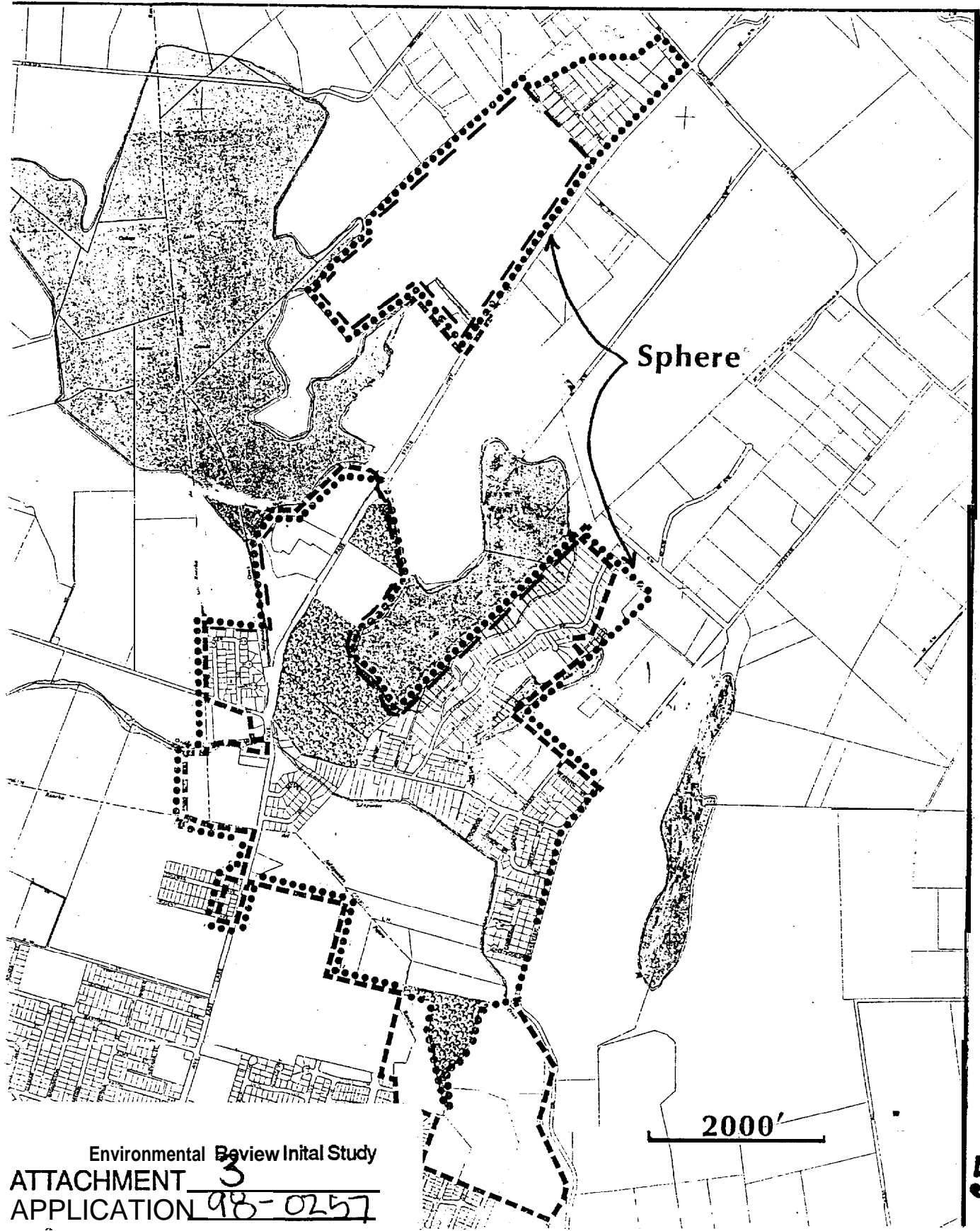
A.P.N.	USE	OWNER	A.P.N.	USE	OWNER
1. 51-551-03	Residence	Perez	16. 51-052-10	Residence	Cooley
2. 51-551-W	Single store	Kasovac	17. 51-052-01	Residence	Maitoza
3. 51-551-01	Vacant	Schiavon	18. 51-052-09	Residence	Jaquez
4. 51-551-04	Vacant	Campos/Crawford	19. 51-052-02	Residence	Byrom
5. 51-551-05	Vacant	Oliver/Crawford/Campos/Choate	20. 51-052-08	Residence	Valdez
6. 51-551-07	Residence	Avis	21. 51-052-03	Residence	Dickens
7. 51-551-06	Residence	Rocha	22. 51-052-07	Residence	Eaton
8. 51-551-09	Residence	Yednak	23. 51-052-04	Residence	Campos
9. 51-051-06	Residence	Ash	24. 51-052-15	Residence	Schedler
10. 51-051-01	Residence	Maitoza	25. 51-052-16	Vacant	Schedler
11. 51-051-02	Residence	Agaccio	26. 51-052-11	Residence	Schedler
12. 51-051-08	Residence	Sanders	27. 51-052-13	Residence	Dillard
13. 51-051-07	Residence	Marquez	28. 51-052-14	Residence	Gong
14. 51-051-04	Residence	Wright	29. 51-053-17	Residence	Layton
15. 51-051-03	Residence	Hayashi	30. 51-053-16	Residence	Campos
			31. 51-053-02	Residence	Petersen
			32. 51-053-03	Residence	Harris
			33. 51-053-04	Residence	Sharpe
			34. 51-053-05	Residence	Cunha
			35. 51-053-14	Residence	Hadlock
			36. 51-053-15	Residence	Sabala
			37. 51-053-08	Residence	Frensley

FRANCIS (DELANEY) SUBDIVISION  
APPLICATION 98-0257 MAY, 1996

## SANTA CRUZ LAFCO RESOLUTION NO. 709

## Salsipuedes Sanitary District Sphere of Influence 000375

----- EXISTING S.S.D. Boundary  
..... Sphere of Influence



Environmental Review Initial Study

ATTACHMENT 3  
APPLICATION 98-0257

## MEMORANDUM

000376

DATE: May 26, 1998  
TO: Kim Tschantz, SC County Planning Dept.  
From: Jim Safranek, R.E.H.S., SC County Environmental Health Service  
Subject: **ST. FRANCIS SUBDIVISION**  
**SUMMARY OF SEPTIC SYSTEM PERFORMANCE**

---

The St. Francis Subdivision is located north of East Lake Avenue in Watsonville near the County Fairgrounds. The subdivision is served entirely by septic systems, but EHS has documented evidence of a seasonal high groundwater table that is less than 3 feet from the surface (APN 051-052-08). Poorly drained clay soils of the Watsonville soil series (Soil 177 in the County Soil Survey) are predominant. Residents are pursuing the construction of a sewer system with connection to the Salsipuedes Sanitation District's main trunk line.

Of the thirty-nine parcels in the subdivision, Santa Cruz County Environmental Health Service (SCCEHS) has 22 files with septic system information. Thirteen of the 22 permit files have leach field information. Records show the following:

Eight parcels had greywater by-passes in 1996 which were corrected. Homeowners typically install illegal by-passes from their washing machines and showers because the septic system can't handle the wastewater discharge and will fail. Surface discharges of greywater are considered violations of the County septic code.

One major failing septic system was evident on APN 051-052-08 in 1995; APN 051-053-02 is currently having a failure as of 4-98 and the owner is in the process of repairing the sewage disposal system under EHS permit.

Seven of the parcels have pre-existing seepage pits (deep disposal) which

Environmental Review Initial Study

ATTACHMENT 4  
APPLICATION 98-0257

would probably not be permitted now by SCCEHS due to ordinance changes requiring stricter separation standards from groundwater. 000377

The following APN files had pumper reports showing high effluent levels in septic tanks and/or liquid effluent **flowback** from the leach field during pumping. This usually indicates that the system's disposal devices are not able to process sewage effluent adequately and a major leach field upgrade is on the horizon:

APN	High	Level	Liquid	Flowback	Surfacing	Sewage/GW*	Date
51-051-06						X	5-96
51-051-07	X			X		X	7-97
51-052-01	X						1-97
51-052-02	X			X			4-90
5 1-052-07	X						6-97
5 1-052-08					Failure		2-95
51-052-11						X	5-96
51-052-13						X	5-96
51-052-14						X	5-96
51-053-02					Failure	X	4-9s
5 1-053-04	X			X			1-9s
5 1-053-05						X	5-96
51-053-08	X						12-97
51-053-15	X						12-95
51-053-16						X X	5-96
51-551-03	X			X		X	11-96
51-551-09	X			X		X	9-91

\*GW= greywater by-pass

Residents have also reported poor system performance during the winter. Although only two complaints regarding system failure have been received by SCCEHS in recent years, there are reportedly other instances of surfacing sewage from failing systems.

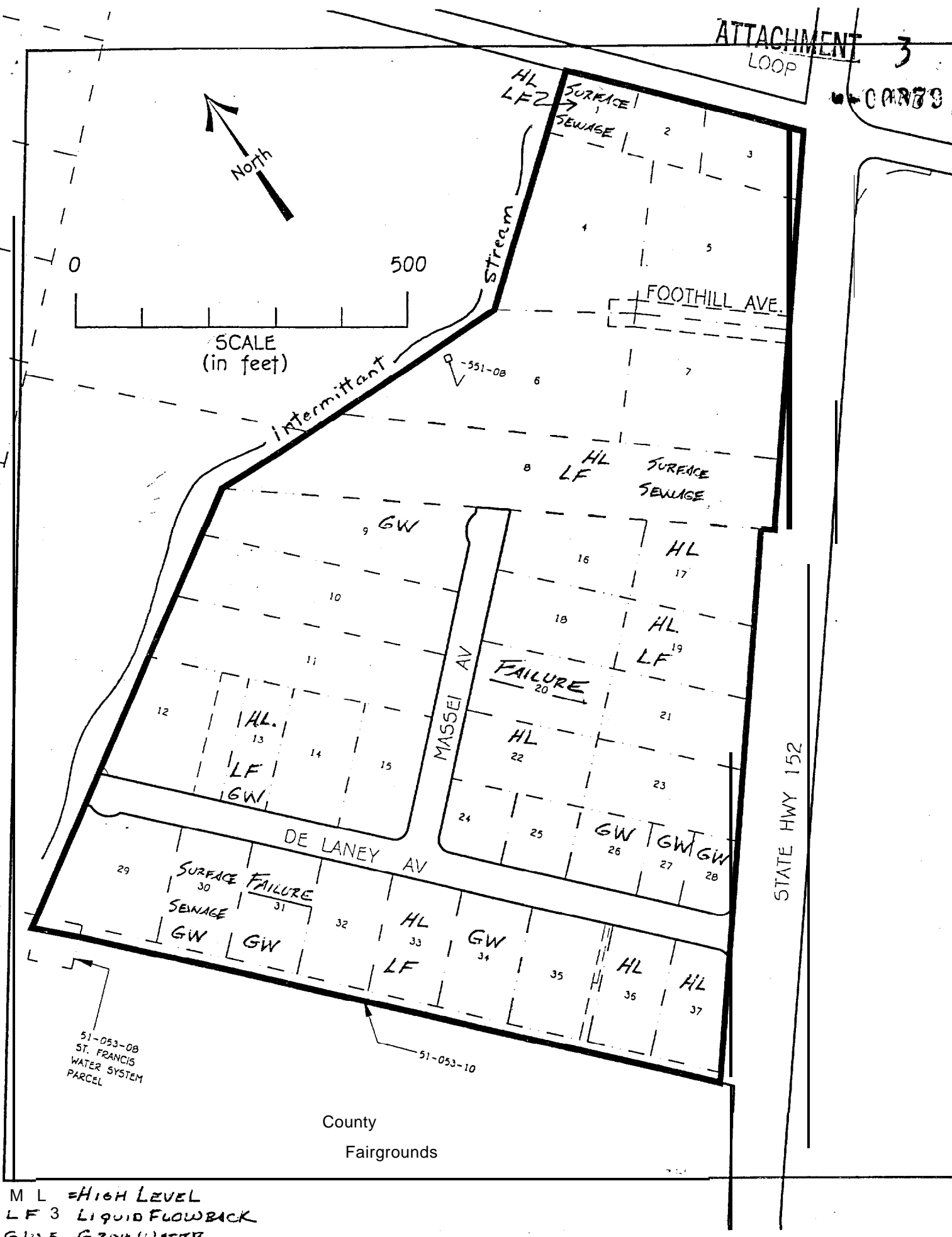
The future for on-site disposal upgrades and repairs in St. Francis is not promising. Upgrades on septic systems for purposes of remodeling and repairs will

be difficult and expensive due to high groundwater and poor soils. Enhanced treatment systems and alternative on-site disposal systems may be feasible on some of the larger APNs with lower groundwater levels, but at great cost (\$20,000) to the homeowner.

Based on the above analysis, SCCEHS supports the community in the St. Francis Subdivision in their attempt to connect to the Salsipuedes Sanitation District's sewer line on East Lake Avenue. In matters pertaining to public and environmental health protection, SCCEHS believes sewerage this subdivision is warranted.

stfranci.sum

5/98 JS



M L = HIGH LEVEL  
 LF 3 LIQUID FLOWBACK  
 GW = GROUND WATER



PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

ATTACHMENT 3

000380

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580 FAX (408) 454-2121 TDD (408) 454-2123

# PROJECT COMMENT SHEET

TO:

DATE: 5/5/98

TO BE MAILED:

IN BUILDING:

- ☒ CITY OF Watsonville
- ☒ CAL TRANS
- ☐ DEPT OF FISH & GAME
- ☐ PG&E
- ☐ PACIFIC BELL
- ☐ SCHOOL DIST.
- ☐ TRANSIT DISTRICT
- ☐ WATER DIST.
- ☐ OTHER
- ☐ OTHER

☒ SUPERVISOR

FROM: DEVELOPMENT REVIEW DIVISION

PROJECT PLANNER: Tschantz  
SUBJECT: APN: No - Apr Spr  
APPLICATION NO: 98-025-7  
PROJECT DESCRIPTION: SEE ATTACHED

THE ATTACHED APPLICATION FOR A DEVELOPMENT PERMIT, LAND DIVISION PERMIT, GENERAL PLAN AMENDMENT HAS BEEN RECEIVED BY THE PLANNING DEPARTMENT.

If you have any comments, please contact the planner or submit written comments below:

The city of Watsonville has no problem with this project. Approval is granted.  
*Larry Bush*

Reviewer's name (nor initials): LARRY BUSH (Source Control Mgr)

Return to Project Planner by this date: 5-26-98

discrouting2.npd

Environmental Review Initial Study

ATTACHMENT  
APPLICATION 98-0257

## Objective 7.21 Sanitation Facilities in Rural Areas

000381

(LCP) To ensure adequate maintenance and operation of rural sanitation facilities based on individual sewage disposal systems to prevent environmental degradation from development not served by public sewage disposal systems.

### Policies

#### 7.21.1 Rural Development on Individual Sewage Disposal Systems

Plan for intensities of use and density of development to be limited to those levels supportable by individual sewage disposal systems where public sanitary sewer systems are not available.

#### 7.21.2 Minimum Parcel Sizes and Maximum Densities With Individual Sewage Disposal Systems

(LCP) Where individual sewage disposal systems are used, require a minimum parcel size to be based on, ii Rural Density Matrix for the land use designation, but in no case smaller than one net acre for parcels created from new land divisions. Allow a maximum density based on the Rural Density Matrix and not to exceed one dwelling unit per net acre for such parcels.

#### 7.21.3 Maximum Slopes for Individual Sewage Disposal Systems

Prohibit the placement of individual sewage disposal systems on sites with slopes greater than 30 percent (except system repairs on slopes up to 50%) to prevent downhill surfacing of effluent from sewage disposal drainage fields.

#### 7.21.4 Alternative Sewage Disposal Systems

(LCP) Allow alternative individual sewage disposal systems, which provide an environmentally acceptable level of treatment, as an alternative to conventional individual sewage disposal systems in rural areas. Such alternative systems must be approved by the Regional Water Quality Control Board and the County Environmental Health Services.

#### 7.21.5 Community Sewage Disposal Systems Outside the Urban Service Line and Rural Services Line

(LCP) Prohibit the use of community sewage disposal systems (including package sewer plants) outside the Urban Services Line and Rural Services Line except as follows:

- Allow the continued operation of existing systems; and
- Allow new systems in developed areas to correct existing disposal problems where individual sewage disposal systems are not suitable; and
- Allow new systems to serve 100% affordable housing projects and public facility/institutional uses such as schools.

Allow systems under conditions (a), (b) and (c) only where approved by the Regional Water Quality Control Board, LAFCO, Public Works, Environmental Health Services; and where operated by a public agency or private contractor to a public agency.

#### → 7.21.6 Sanitary Service Connections Outside Urban Services Line and Rural Services Line

(LCP) 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:

- existing public facilities/institutional uses such as schools, or
- existing development which conforms to the General Plan land use designation, and which have failing septic systems not able to be repaired, or
- 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.

## Proposed General Plan Policy 721.7

## 7.21.7 Sanitary Sewer Connections - St. Francis Subdivision Area

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).