

HEALTH SERVICES AGENCY



COUNTY OF SANTA CRUZ

(831) 454-2022

ENVIRONMENTAL HEALTH SERVICE
701 OCEAN STREET, ROOM 312 SANTA CRUZ, CALIFORNIA 95060

November 3, 1998

AGENDA: November 10, 1998

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060**SUBJECT: GREATER PASATIEMPO AREA SEWAGE DISPOSAL IMPROVEMENTS**

Members of the Board:

As you are aware, Environmental Health has been working with Public Works and the community to investigate various options for improving sewage disposal in the Greater Pasatiempo area. Your Board directed that a status report on those efforts be provided on November 10, 1998. This report outlines the next steps to be taken if a sewage disposal project for the area is to be pursued.

Background

The Greater Pasatiempo area includes some 780 homes in the neighborhoods of Pasatiempo, Rolling Woods, Orchard Drive/Sims Road, and Beulah Park. The area is currently subject to septic failures and nitrate contamination. During 1996, your Board authorized a feasibility study of various alternatives for upgrading sewage disposal in the Greater Pasatiempo area. This study identified at least 14 alternatives for sewage disposal in the Greater Pasatiempo area. The primary alternatives considered and presented to the public are summarized as follows:

1. Upgrade individual septic systems to current standards (including use of alternative technologies as needed for difficult sites): average total construction cost of \$13,260 per parcel (including replacement of landscaping); or \$1,494 per parcel per year over 20 years, including operation costs.
2. Construct a sewage treatment plant on Graham Hill Road to serve 700 units in the Rolling Woods, Sims Road, Beulah Park, Graham Hill Road, and Graham Hill Estates areas, with sewage discharge to the Scotts Valley effluent line: construction cost of \$12,215 per parcel; or \$1,624 per unit per year over 20 years, including operation costs.
3. Same as option 2, but with the addition of seasonal wastewater reclamation on the golf course: construction cost of \$13,098 per unit; or \$1,684 per parcel per year over 20 years, including operation costs.
4. Connection to the Santa Cruz City sewer system of 700 units in the Rolling Woods, Sims Road, Beulah Park, Graham Hill Road, and Graham Hill Estates areas: construction cost of \$12,456 per parcel; or \$1,467 per unit per year over 20 years, including operation costs.
5. Connection of all of Greater Pasatiempo (1040 units) to the City Santa Cruz sewer system: construction cost of \$11,496 per parcel; or \$1,386 per unit per year over 20 years, including operation costs.

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Results of the study were presented to your Board on June 10, 1997. A follow up report regarding community support for the project was provided to your Board on September 23, 1997. Since that time, Environmental Health staff have been discussing options with the community and conducting further evaluation of the alternatives.

There has been considerable discussion of a potential sewer project within the community. Detailed notices regarding the possible alternatives and costs were mailed to all property owners in the sewer study area and public meetings were held on March 5, April 17, May 14, August 5, 1997, and June 30, 1998, with a total attendance of some 280 people. Environmental Health has solicited comments regarding support or opposition to a sewer project on an automated phone line and some of the residents have submitted petitions in support of a project. Overall, formal opinions have been received from 35% of the property owners. Of these, 65% have expressed support and willingness to pay for a community sewer project. People have also requested that potential costs of a project be further defined before they make a final decision.

Next Steps

Following are the tentative steps required to further pursue a potential sewer project for all or a part of the area. The most appropriate order of these steps may be further defined as a project develops.

1. Update and refine potential cost figures and assessment amounts for different types of properties and provide a further informational mailing to all property owners.
2. Further assess degree of community support for a sewer project through the mailing to all property owners, circulation of petitions, and a public hearing before the Board of Supervisors.
3. Hold a public hearing before the Board of Supervisors to consider potential adoption of a resolution of intent to proceed with forming an assessment district to provide a community sewage disposal project to the Greater Pasatiempo area.
4. Determine the proposed boundaries of the potential area(s) to be served based on petitions and testimony received.
5. Complete preliminary designs and environmental review to evaluate alternatives, identify necessary mitigation measures, and determine the environmentally superior project.
6. Determine which alternative to pursue, complete detailed designs, calculate costs and amount of assessments, develop financing, and conduct an additional election, if necessary.
7. Work with LAFCO to consider utilizing the existing Pasatiempo/Rolling Woods Sewer Maintenance District or forming a new sanitation district or County service area to serve as the entity for implementing a possible project.
8. Prepare an engineers report to calculate the amount of the assessments to be paid by each parcel.
9. Conduct proceedings for an election to obtain property owner approval to form an assessment district to fund environmental review, detailed design, and project construction and operation..
10. If the election is approved by a weighted majority of those voting, levy assessments and pursue further development of a project.
11. Construct a project.

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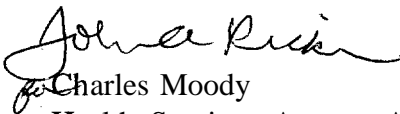
Staff proposes to begin pursuing the first of these steps, including identifying outside bond counsel and/or assessment engineer to refine potential assessment costs. If a contract is necessary, an interim funding source will need to be identified and staff will return to your Board for necessary authorization. It may be possible to utilize funds still available in the Pasatiempo/Rolling Woods Sewer Maintenance District, or use a short term loan from CSA 12A, with payback if and when an assessment district is approved. Staff also proposes to initiate the environmental review process in order to get a better estimation of the potential direction and cost of that process.

Once a refinement of cost figures is obtained, staff will return to your Board to schedule a date for public hearing and send out another notice to all property owners in the area which will provide updated information on the project and notify them of the hearing date.

Recommendation

It is RECOMMENDED that your Board accept and file this report on a possible community sewage disposal project for the Greater Pasatiempo Area and direct Public Works and Environmental Health to provide a further status report not later than January 26, 1999.

Sincerely,



Charles Moody
Health Services Agency Administrator



John Fantham
Public Works Director

Recommended:



Susan A. Mauriello
County Administrative Office

cc: CAO

County Counsel
Health Services Agency
Environmental Health
Public Works
Planning