



County of Santa Cruz

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HEALTH SERVICES AGENCY

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ENVIRONMENTAL HEALTH

May 17, 1999

AGENDA: May 25, 1999

BOARD OF SUPERVISORS

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

RE: ADVISORY GROUP FOR SEPTIC DISCLOSURE

Dear Members of the Board:

On May 4, 1999, your Board adopted the report and recommendations of the Environmental Health Services on the County's sewage disposal program. One of the adopted recommendations was that the Environmental Health Services (EHS), in conjunction with a local advisory group, develop a report for the Board on potential changes to the Sewage Disposal Ordinance dealing with septic system disclosure issues and the relative merits of deed disclosures or separate disclosure documents. This report is submitted pursuant to that directive and discusses the formation of the advisory group, the proposed time frames for their work, and the preparation of recommendations for submittal to your Board.

MEMBERSHIP OF THE ADVISORY GROUP

Disclosure of any special operational criteria, limitations on use, monitoring, and services charges for inspections (if any) by County staff of onsite sewage disposal systems are now accomplished by recording on the land record after the septic permit is completed. A thorough discussion of alternative means of disclosure and their implementation requires that the advisory group include persons with expertise in property transfers and land record processes. Your Board, in adopting the recommendation to study the disclosure process, identified the groups that should be represented on the advisory group. EHS has identified additional representation whose expertise would be valuable on the advisory group. The following categories of membership are proposed for representation:

<u>Number</u>	<u>Category</u>
1	Realtor
1	Lender
1	Title company

1	Appraiser
1	Regional Water Quality Control Board
1	County Counsel
1	County Recorder
1	County Assessor
2	EHS/HSA
<u>Total</u>	
10	

TIME FRAMES

Because of the significant interest of the Task Force in this matter, EHS is proposing to convene the first meeting of the advisory group in August 1999 in order to start work toward preparing a report and recommendation for the Board as soon as reasonably possible. It is anticipated that a maximum of 3 meetings will be necessary in order for the advisory group to complete its work, which will be followed by preparation by staff of a report and recommendation for your Board in October 1999. Your Board, in adopting the recommendations of the Task Force, set the completion date of this effort as April 2000. This date recognizes that, should the Board decide to amend the Sewage Disposal Ordinance, the amendment must be approved by your Board, the Regional Water Quality Control Board, and the State Coastal Commission, and that this process would take months to accomplish.

In the interim, EHS staff will work with County Counsel and Regional Board staff to make administrative changes to the wording of the current document to address, on an interim basis, some of the concerns that have been raised.

It is RECOMMENDED that your Board accept this report on the formation of an advisory group for septic disclosure.

Very truly yours,

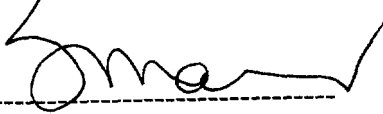
Charles M. Moody

Charles M. Moody
Health Services Agency Administrator

Diane L. Evans

Diane L. Evans, REHS
Environmental Health Director

RECOMMENDED



Susan A. Mauriello
County Administrative Officer

cc: **CAO**

County Counsel
County Recorder
County Assessor
HSA Administration
Environmental Health