



County of Santa Cruz⁰⁴⁸⁷

PLANNING DEPARTMENT

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ALVIN D. JAMES, DIRECTOR

November 16, 1999

Agenda: December 7, 1999

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

CONTINUED PUBLIC HEARING TO ESTABLISH THE YEAR 2000 GROWTH GOAL

Members of the Board:

Each year the County is required, through implementation of the Growth Management System, to set an annual growth goal for the upcoming year. As part of that process, staff prepares a Growth Goal Report for consideration by the Planning Commission and the Board of Supervisors. The Year 2000 Growth Goal Report is attached (Attachment 2) for your continued public hearing and consideration. Also included in this letter is an updated status report on the 1999 Building Permit Allocation.

Your Board held a public hearing on the Year 2000 Growth Goal on September 28, 1999, and referred the matter to the Planning Commission for their consideration and recommendation. On October 27, 1999, the Planning Commission held a public hearing and voted to support the staff recommendation of a 0.75 percent growth goal and the carryover of unused 1999 allocations. The Commission supported the carryover of unused 1999 allocations only because the anticipated 1999 carryover is expected to be low, and the continued availability of the carryover would contribute to the efforts of the County to achieve certification of the Housing Element (Attachment 4).

GROWTH GOAL ISSUES

The accompanying report on Year 2000 Growth Goals provides a discussion of a series of factors critical in establishing the annual growth goal for the County. The report contains a number of findings including the following:

Population Trends: The State Department of Finance (DOF) estimates that during the last year (1998), the County's unincorporated population grew at a rate of 1.1 percent, a reduction from the 1.5 rate for 1997. This rate is slightly higher than the 1998 adopted 1.0 percent growth goal,

but is much lower than the growth rates of the four incorporated cities. The County, as a whole, grew at 1.5 percent, which is less than the 1.6 percent growth rate for the State of California.

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Growth Impacts: The most significant development impact on resources in the County consists of the potential and actual water supply short-falls county-wide. As discussed in the attached report, water agencies county-wide are addressing these concerns. Urban service impacts of existing and new development are being addressed by a number of County initiatives to plan, finance and construct capital improvements.

Housing: Goals: Over the last twenty years, 14.9 percent of the new residential development in the unincorporated area has been constructed as affordable housing. Affordable housing production in the first eight months of 1999 is 16.1 percent. This figure would be higher except that several of the subdivisions currently being built out are meeting their affordable requirement through transfers of credit or dedication of land for an affordable housing site. Since your September 28th hearing, applications for building permits for the 76-unit Vista Verde affordable housing project and the 44-unit San Andreas replacement farm worker housing project have been filed.

GROWTH GOAL SETTING

The Year 2000 Growth Goal Report recommends a continuance of the 0.75 percent growth goal established for 1999. Based on this population growth goal, an allocation of total building permits to be issued in 2000 is determined based on considerations of County population, household size and vacancy rates. The allocation is then distributed similar to past years for affordable and market rate housing, urban and rural areas, and the size of projects.

As part of setting the 1999 growth goal, your Board stated that it is your intention to not authorize use of the carryover in Year 2000. If your Board adopts the staff recommendation for a 0.75 percent growth goal and does not authorize use of the carryover, it is probable that the demand for permits will exceed the supply of allocations in some categories. If the allocation is inadequate to meet the demand, then the Planning Department, in accordance with Section 12.02.040(c) of the County Code, would cease accepting applications for building permits in any depleted category.

To preserve your Board's options, the attached 1999 Growth Goals Report recommends that the unused market rate allocations from 1999 be carried over but not be made available at this time. If it appears that there will be a shortfall in any allocation category, Planning staff will bring this matter to your Board's attention during the year. At that time, your Board could then make numerical adjustments between the allocation categories, or authorize use of the carryover.

STATUS OF THE 1999 BUILDING PERMIT ALLOCATION

As part of the 1998 Growth Goal Report, presented to your Board in Fall 1997, staff advised your Board that the demand for building permits was increasing and that the Planning Department would closely monitor issuance rates. Demand for building permits was heavy in 1998, and resulted in the lowest return of allocations to the carryover of any year since the inception of Measure J.

Application rates for new single family dwellings have decreased slightly in 1999, but remain strong. The number of permits already allocated this year is shown below:

1999 Building Permit Allocation Status (as of 11/16/99)

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	Urban 1-4	Urban 5+	Rural
1999 Allocation set by Board	89	164	84
Allocated (committed)	50	87	84
Balance available for allocation	39	77	0

1998 Carryover Status (as of 11/16/99)

	Urban	Rural
1998 Carryover as of 11/1/99	104	68
Allocated in 1999	0	3
Balance available for allocation	104	65

As the above charts show, the Rural category has been depleted and 3 allocations have been used from the 1998 carryover. Although the application rate in the Urban 5+ category has been less than anticipated, there are several approved subdivision projects which, in the aggregate, could apply for 167 market rate building permits at any time.

ENVIRONMENTAL REVIEW

Because the growth rate is below the State average, establishment of the Year 2000 Growth Goal is a regulatory action and is, therefore, categorically exempt under the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for your adoption (Attachment 3).

RECOMMENDATION

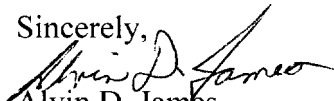
The 1999 Growth Goal Report recommends a 0.75 percent growth goal for the Year 2000, the carryover, but not the utilization, of unused 1999 market rate housing allocations at this time, and a distribution of housing allocations by project location, type and size as discussed in the Growth Goal Report.

It is, therefore, RECOMMENDED that your Board take the following actions:

1. Adopt the attached Resolution (Attachment 1) establishing the Year 2000 Growth Goal of 0.75% for the unincorporated portion of the County, with associated findings and implementing actions; and
2. Adopt the attached Notice of Exemption (Attachment 3); and

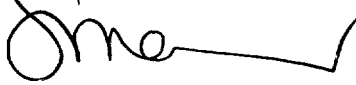
3. Direct Planning staff to report to your Board if any Year 2000 allocation category is approaching depletion.

Sincerely,


Alvin D. James
Planning Director

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RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

- Attachments:
1. Growth Goals Resolution
 2. 2000 Growth Goals Report
 3. Notice of Exemption
 4. Planning Commission Resolution and Minutes of October 27, 1999
 5. Correspondence

cc: Building Official
County Counsel

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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:

BOARD OF SUPERVISORS RESOLUTION ADOPTING
ANNUAL POPULATION GROWTH GOALS FOR 2000

WHEREAS, the County of Santa Cruz has considered the effect of its Ordinances adopted pursuant to Title 7, Planning and Land Use, Division 1, Planning and Zoning, Chapter 4, Zoning Regulations (Commencing at Section 65800) of the Government Code of the State of California on the housing needs of the region in which the County of Santa Cruz is situated and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources; and

WHEREAS, the County of Santa Cruz has considered the 1986 Growth Impact Study composed of various components, including the Growth Trends Report, the Housing Report, and the Draft and Final Environmental Impact Reports which study was prepared by various consultants and Planning staff; and

WHEREAS, the County of Santa Cruz has considered staff reports and information presented at public hearings on the 1986 Growth Impact Study and 2000 Growth Goal Report; and

WHEREAS, the County of Santa Cruz has adopted the Growth Impact Study Implementation Program; and

WHEREAS, the County of Santa Cruz is in the process of implementing a capital improvements plan to provide public facilities (and address deficiencies therein) to accommodate future development; and

WHEREAS, the Growth Management System of the County of Santa Cruz is inclusionary of the needs of low and moderate income persons and provides housing opportunities for low and moderate income persons, including minorities, which would not otherwise exist; and

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WHEREAS, the County of Santa Cruz has exempted Building Permits for housing units which are affordable to average (moderate) or below average (lower) income households as defined in Chapter 17.10 of the County Code from the requirement to obtain a residential Building Permit allocation; and

WHEREAS, the County of Santa Cruz has a carry-over of unused market rate Building Permit allocations from the past year potentially available for use in 2000; and

WHEREAS, rapid population growth and development could cause extremely serious adverse environmental and economic effects, some of which are specified below:

1. The County possesses significant agricultural lands, including prime agricultural lands, and agricultural lands which, while not defined as “prime” are economically productive or potentially economically productive. Such agricultural lands are a local, state and national resource, which should be preserved. These agricultural lands are being lost to development, and the continued viability of commercial agriculture in Santa Cruz County is threatened by rapid population growth and misplaced development.
2. The County has other important natural resources, including wildlife, anadromous fish, and unique plant communities, which should be preserved; these are endangered by rapid growth and inappropriate development.
3. Coastal lagoons and marine habitats which should be preserved for their economic and biologic value could be degraded and destroyed by rapid population growth and inappropriate development.
4. Rapid population growth and development threaten the degradation of Santa Cruz County’s air and water quality and thereby threaten the health and well-being of present and future residents.
5. The scenic and aesthetic qualities of Santa Cruz County would be destroyed by inappropriately placed development.
6. The “safe yield” capacity of natural surface and groundwater sources is being exceeded in many areas of the County, causing water supply and water quality problems which will be irreversible or extremely expensive to correct and may threaten future residential and agricultural water supply and, consequently, Santa Cruz County’s commercial agriculture; and

WHEREAS, population growth and development has expanded the demand for governmentally-provided services beyond the ability of the public to pay for and provide such services. Specifically, in many parts of the County the public is unable to pay for, provide, or maintain adequately the following services required by new development:

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1. An adequate number of elementary and secondary school classrooms and teachers;
2. Adequate law enforcement and fire protection;
3. Adequate roads, sewers, and water; and

WHEREAS, school overcrowding, traffic congestion, higher crime rates, and increasingly inadequate water supplies, roads, and sewage facilities will be the result of rapid population growth and development. These problems are greatly aggravated when new development takes place in rural areas rather than in areas where urban services can be provided at less cost to taxpayers; and

WHEREAS, adoption of a 0.75 percent growth rate for 2000 combined with the possible use of the carry-over of unused 1999 market rate permit allocations and a continuing exemption of affordable units from the need for permit allocations should accommodate the historic rate of housing development and should not restrict the production of housing in the County; and

WHEREAS, in compliance with CEQA and State and County Environmental Review Guidelines, adoption of the 2000 growth rate has been found to be categorically exempt and a Notice of Exemption has been prepared; and

WHEREAS, the Association of Monterey Bay Area Governments (AMBAG) has adopted a population projection for Santa Cruz County as part of the regional population projections utilized for regional planning for air quality, traffic modeling, transportation improvements, and water quality and supply; and

WHEREAS, the population growth in Santa Cruz County for the 1990 decade has been consistent with the AMBAG population projection; and

WHEREAS, the adopted General Plans of the cities and the County can accommodate the projected AMBAG population growth through 2005.

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz County Board of Supervisors adopts the following 2000 Growth Goal and Distribution of Building Permit Allocations:

1. A population growth goal of 0.75% be established for 2000; and
2. Reservation of 15% of the Building Permits for affordable units; and
3. A distribution of the remaining Building Permit allocations be established as shown on Exhibit A, and based on the following criteria:
 - Division of the 2000 growth between urban and rural portions of the unincorporated County on a 70-30 ratio;

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- Allocation of rural permits without regard to project size or affordability;
 - Allocation of 50% of the urban permits to the 1-4 unit category;
 - Allocation of 50% of the urban permits to the 5 and more unit category; and
4. The unused 1999 market rate permit allocations be carried over, retaining their Urban and Rural distinctions, but not be made available for use at this time, to allow attainment of the housing goals in the County Housing Element; and
5. The continued exemption pursuant to County Code Section 12.02.020 of new affordable units from the requirement to obtain a Building Permit allocation under the County's growth management regulations in order to allow attainment of the housing goals in the County Housing Element.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 7th day of December, 1999, by the following vote:

AYES: SUPERVISORS
 NOES SUPERVISORS
 ABSENT SUPERVISORS
 ABSTAIN: SUPERVISORS

ATTEST: _____
 Clerk of the Board

 Chairperson, Board of Supervisors

APPROVED AS TO FORM:


 County Counsel

EXHIBIT A

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RECOMMENDED 2000 BUILDING PERMIT ALLOCATION DISTRIBUTION

Area	Total	1-4 Units	5+ Units
Urban	238	119	119
Rural	101		
Total	<u>339</u>		

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REPORT ON
YEAR 2000 GROWTH GOALS
FOR SANTA CRUZ COUNTY UNINCORPORATED AREA

Santa Cruz County Planning Department
September 1999

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I. INTRODUCTION

The Growth Management Referendum adopted by the voters in 1978, Measure J, requires that the County “provide for the establishment, each year, of an annual population growth during that year of an amount which represents Santa Cruz County’s fair share of statewide population growth”. This policy is now codified in County Code Chapter 17.01, Growth Management, and implemented through the provisions of Chapter 17.04, Annual Population Growth Goal for Santa Cruz County. This report provides an analysis of the relevant information for consideration by the County Planning Commission and Board of Supervisors in determining the annual growth goal for 2000.

This report highlights a series of factors critical in establishing the annual growth goal. Following the introduction, Section II describes population growth projections and trends in the County and cities. Section III identifies the actual residential building permits which have been allocated, issued, and carried over since the adoption of Measure J and the status of the 1999 Allocation. Section IV briefly summarizes some of the resource impact and public service issues which the County’s Growth Management system was intended to address. Section V describes the Association of Monterey Bay Area Government’s (AMBAG) Regional Housing Needs Plan, status of the Housing Element, and the continued need for affordable housing in the County. Section VI is the Growth Goal recommendation, providing the population growth goal, showing how it translates into building permit allocations and describing how the carryover of permits can be utilized, if appropriate.

II. POPULATION TRENDS

Population Estimates:

The most recent official estimates of population for Santa Cruz County and the incorporated cities was published by the State of California Department of Finance (DOF) in May of 1999, and is shown in Table 1 below. These rounded estimates, which are prepared annually, indicate a county-wide population of 252,800 (137,700 unincorporated) as of January 1, 1999 (Source: DOF E- 1 Total Population of California Cities, 5-99). The County adopted a population growth goal for the unincorporated area of 1.0 percent for 1998. As can be seen in Table 1, the DOF population estimates indicate that the unincorporated area grew in 1998 at a rate of 1.1 percent, a reduction from the 1.5 percent in 1997. The cities in the County grew at a faster rate, resulting in a County-wide growth rate of 1.5 percent in 1998.

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TABLE 1: 1998 POPULATION AND GROWTH RATES
OF COUNTY JURISDICTIONS

Area	1/1/98 Population Estimate	1/1/99 Population Estimate	1997 Population Growth Rate	1998 Population Growth Rate
City of Capitola	11,000	11,150	1.8	1.4
City of Santa Cruz	54,300	55,700	2.8	2.6
City of Scotts Valley	10,500	10,700	5.0	1.9
City of Watsonville	37,000	37,500	1.5	1.4
Santa Cruz County Unincorp.	136,200	137,700	1.5	1.1
Santa Cruz County Total	249,000	252,800	2.0	1.5
State of California	33,226,000	33,773,000	1.8	1.6

Source: DOF E-I Population of California Cities, 5-99

The DOF estimated 1998 growth rate for the unincorporated area (1.1%) is less than the estimated 1.6% State growth rate for 1998, but greater than the adopted 1.0% growth goal. The unincorporated area's growth rate is comprised of the issuance of residential building permits, increasing household size, continued conversion of weekend and second homes to year round occupancy, and unpermitted dwelling units. The Planning Department continues to receive numerous complaints about alleged illegal dwelling units. Review of these alleged violations indicate that the majority of units cannot be legalized due to zoning and density inconsistencies; Code Compliance staff will require that the units be removed or returned to their legal status, e.g. a second unit converted back into a garage. The balance could be legalized as Second Units, which will provide needed legal affordable housing. The current growth rate is far below the average growth rates of 2.0% for this same area during the 1980-1990 decade, as can be seen through comparisons to the numbers in Table 2. It may be noted that these recent County growth rates also represent a significant change from previous decades when the County grew much faster than the State. For comparison

purposes, in 1998, Monterey County grew at 2.8 percent, San Benito County grew at 1.9 percent, and Santa Clara County grew at 1.7 percent.

TABLE 2: POPULATION GROWTH RATE COMPARISONS

Year	County Unincorp. Population	Growth*	County-Wide Population	Growth*	State Population	Growth*
1960	42,309		84,219		15,720,860	
		4.9%		3.9%		2.4%
1970	68,440		123,790		19,957,304	
		4.6%		4.3%		1.7%
1980	107,129		188,141		23,668,562	
		2.0%		2.0%		2.3%
1990	130,809		229,734		29,760,021	

*Compound average annual growth rate

Source: 1960, 1970, 1980 and 1990 U.S. Census

Population Projections:

In 1994, AMBAG updated its population forecast for all of the jurisdictions in its region. The projections for Santa Cruz County are presented in Table 3 along with a comparison of the 1990 Federal Census counts. The AMBAG population forecasts are based on employment projections and local land use plans, and are utilized in regional planning efforts such as the Regional Air Quality Plan, Regional Transportation Plan, and the Regional Water Quality Plan.

It is interesting to note that AMBAG projected that the population of the unincorporated area of the County would decrease to 134,290 by 2000. AMBAG projected that extensive annexations would decrease the unincorporated area's population while substantially increasing the population of the City of Watsonville.

TABLE 3: AMBAG POPULATION PROJECTIONS FOR
SANTA CRUZ COUNTY (1994)

Area	Actual 1990(1)	1995	2000	2005	2010
City of Capitola	10,171	10,187	10,232	10,267	10,299
City of Santa Cruz	49,040	54,004	57,232	59,927	61,253
City of Scotts Valley	8,615	10,031	11,704	13,213	14,117
City of Watsonville	31,099	34,170	46,447	51,033	53,338
Unincorporated Area	130,809	135,386	134,290	140,023	144,389
County Total	229,734	243,778	259,905	274,463	283,396

(1) 1990 Federal Census, 4/1/90

City Annexations:

There were no annexations involving population shifts approved in the last year. Proposed annexation #855, involving the Freedom/Carey area, will shift 2,022 persons from the unincorporated area to the City of Watsonville. This annexation, if adopted, will affect the 2001 population rates figures. Proposed annexation #865, not yet officially filed, would involve the Buena Vista area near Watsonville.

In 1999, LAFCO denied the Manabe-Burgstrom and Village Associates annexation requests. These annexations would have annexed commercial agricultural land into the City of Watsonville.

III. BUILDING PERMIT ALLOCATIONS

The number of Building Permits issued for new residential units (not including replacement

units and, since 1992, affordable units) since the implementation of Measure J is enumerated below in Table 4. Building Permit totals for 1999 are shown through the first of September, 1999.

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TABLE 4: BUILDING PERMITS ALLOCATED, ISSUED, AND CARRIED OVER

YEAR	CARRIED OVER	ALLOCATED	SUBJECT TO THE ALLO- CATION (1)	TOTAL ISSUED/ ALLOCATED SUBJECT TO THE ALLOCATION (4)
1979	0	930	930	741
1980	189	1055	1055	972
1981	272	937	937	934
1982	275	968	968	738
1983	505	972	972	619
1984	858	991	991	609
1985	1240	757	757	710
1986	1287	768	768	595
1987	1460	468	468	606 (2)
1988	1322	489	489	670 (2)
1989	1141	489 + 1384 (3)	489 + 1384 (3)	420
1990	2594	487	487	267
1991	2814	495	495	173
1992	268	509	433	158
1993	275	512	435	109
1994	326	525	446	168
1995	278	528	449	131
1996	318	530	450	138
1997	312	531	451	197
1998	254	526	447	275
1999	172 (5)	396	337	171(6)

(1) Prior to 1992, market rate and affordable units were subject to the allocation; beginning in 1992, only market rate units were subject to the allocation.

(2) More building permits were issued than allocated due to issuance of permits from the carryover reservoir.

(3) A special allocation of 1384 additional affordable permits were approved to

allow attainment of the regional housing goal for the 1980-90 decade.

(4) This is the number of building permits issued during the calendar year. The permits may have been allocated in a previous year.

(5) Made up of 68 Rural and 104 Urban allocations.

(6) Through September 1, 1999

In 1992, the Residential Permit Allocation System ordinance (County Code Section 12.02.020) was amended to exempt all affordable units from the requirement for a Measure J allocation. As a result, the previous practice of carrying over the large reservoir of unused allocations for affordable units was dropped. As shown in Table 4, however, there was a carryover of 172 unused residential building permit allocations for market rate units at the beginning of 1999.

Since the beginning of Measure J in 1978, unused market rate and affordable unit allocations have been authorized to be carried over from year to year. By the mid-1980s, there was a large carryover, with the majority of the allocations being for affordable units.

In 1987, the carryover was utilized to accommodate the Canon del Sol subdivision (which had been allocated permits in 1980 but did not pull the permits until 1987) and the Dominican Oaks congregate care project. In 1988, the carryover was again used because your Board did not want to set a growth rate until the completion of the AMBAG Fair Share Housing Plan revision. Permits for the first six months of 1988 were issued out of the carryover.

As a result of the AMBAG Fair Share Housing Plan revision (which covered the period of 1980 to 1990) and a legal challenge, your Board thought it prudent to add additional affordable unit allocations to the 1989 allocation. The unused allocations were carried over into 1990 and 1991. In 1992, in order to promote the creation of affordable housing and increase the probability of Housing Element certification, staff recommended and your Board concurred that the affordable units would become exempt from the allocation and Chapter 12.02 of the County Code was amended, accordingly. Since that time, only market rate allocations have been carried over, as illustrated in Table 4.

Summary of the 1998 Allocation and status of the 1999 Allocation

As part of the 1998 Growth Goal Report, presented to your Board in Fall 1997, staff advised your Board that the demand for building permits was increasing and that the Planning

Department would closely monitor issuance rates and would advise your Board if application rates began to approach the 1998 permit allocation.

Building Permit applications in the Urban 5+ category increased dramatically in 1998. This was due to the large number of subdivisions approved by your Board in 1996 and 1997. The 1998 Urban 5+ category (150 allocations) was exhausted and 16 allocations were used from the 1997 carryover for large projects in 1998. The smallest number of allocations (172) were returned to the carryover since the inception of Measure J.

Carryover figures since 1992, when affordable units were exempted from the allocation, have shown that demand has never come near to meeting the total number of permits allocated. The following chart illustrates this:

Returned to Carryover	Urban 1-4	Urban 5+	Rural
from 1998	104	0	68
from 1997	63	116	75
from 1996	83	138	91
from 1995	106	140	72
from 1994	112	154	134
from 1993	96	129	101
from 1992	54	131	90

Staff tracks the number of minor land divisions and subdivisions (for 5+ lots) applied for, approved, and maps filed. Staff can accurately predict the demand for building permits from the creation of new lots; predicting the timing of the demand is more difficult, since there are many factors which influence the pace of residential construction. The following chart shows the status of approved minor land divisions and subdivisions and allocation status:

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ALLOCATION STATUS OF APPROVED 5+ UNIT URBAN PROJECTS

as of September 10, 1999

Project	# of Market Rate Units in Project	From Previous Allocations	From 1999 Allocation	# Remaining to be Allocated
Heather Terrace	49	34	15	0
Ponza	8	7	0	1
Diamond Estates	44	20	24	0
Avila Estates	6	5	0	1
Harbor View	9	6	0	3
Seascape Uplands	107	12	13	82
Graham Hill	60	0	0	60
Alexandria Gardens	8	0	8	0
Harbor Vista	9	0	0	9
Calabria	9	0	1	8
Casa Bianchi	8	0	2	6
Total	317	84	63	170

As illustrated above, there is a current demand of 170 Urban 5+ allocations. Applications for these allocations have not been as heavy this year as predicted, although it is possible that the applications will be submitted by the end of this year.

APPROVED AND PENDING MINOR LAND DIMENSIONS

	Approved # of Lots (1998 - September 10, 1999)	Pending # of Lots (as of September 10, 1999)
Urban	50	33
Rural	18	37

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In addition to the demand discussed above from already approved projects, it is also important to note the potential future demand from pending applications currently in the land use review process. As shown above, there are 70 pending minor land division lots; pending subdivision applications could result in 208 new units. It is unlikely that all of these applications will be approved and maps recorded in 2000.

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The number of permits already allocated this year is shown below:

1999 Building Permit Allocation Status (as of 10/15/99)

	Urban 1-4	Urban 5+	Rural
1999 Allocation set by Board	89	164	84
Allocated (committed)	44	61	83
Balance available for allocation	45	103	1

As part of the adoption of the 1999 Growth Rate, your Board authorized use of the carryover, if needed. As the above chart shows, use of the carryover will be required in the Rural category.

IV. POTENTIAL GROWTH IMPACTS

The Growth Management System was instituted to address resource and public services impacts of growth in the County. The following discussion briefly highlights recent impact issues and some of the steps being taken to ensure adequate resource protection, and to ensure that proposed growth can be accommodated by adequate urban services.

Resource Protection

The premier resource issue in the county is water. The drought from 1986 - 1993 affected both surface and groundwater supplies throughout the county, and emphasized the need for water supply and water use planning and management.

On April 14, 1998, your Board received a report from the Departments of Planning, Public Works, and Health Services Agency/Environmental Health Services entitled "An Evaluation of Water Resources Monitoring and Management in Santa Cruz County". The report discussed the status of current water resources management and monitoring programs and

provided a broad array of recommendations concerning County efforts in this important area. In response to additional Board directives, the County Administrative Officer convened an Inter-Agency Working Group made up of the department heads and key staff from the Health Services Agency, Planning Department, the County Administrative Office, as well as representatives of local water agencies.

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The Inter-Agency working group gave high recommendations to the following three categories:

- 1) the need for proactive countywide water resources management and water supply planning (including outreach efforts and development of funding mechanisms); and
- 2) the need for increased erosion control and riparian enhancement (including fisheries protection); and
- 3) the need for increased baseflow, as well as water quality/quantity monitoring (including well metering).

A Water Resources Manager was hired in Spring 1999 to focus on better development of programs and funding strategies for addressing identified problems. Additional water resource staff have been hired in both the Planning Department and in Environmental Health Services to focus on new and expanded water resource management programs.

Annexation of prime agricultural land is the second major issue. This concern includes the City of Watsonville's continuing proposed annexation of lands designated as Commercial Agriculture. This issue will likely continue to be a major issue in the future.

Urban Services:

The County continues to pursue a number of activities to improve its ability to provide adequate services throughout the urbanized portions of the unincorporated area:

- Yearly adoption of the Capital Improvement Program which identifies scheduled public service improvements (such as road, roadside, drainage and park improvements) and provides a basis for development of the necessary financing programs.
- The Live Oak/Soquel Redevelopment Agency continues its efforts to upgrade the urban infrastructure in the Soquel and Live Oak areas.

- Plan lines and route design concepts continue to be completed and adopted for arterial and collector streets in the urban area, particularly in Live Oak and Soquel. 0507
An on-going, multi-year effort has been undertaken to establish plan lines throughout the urban area to provide needed information for roadway design, capital improvement programming and the review and conditioning of new projects.

Based on the recommendations of a report prepared last year concerning Highway One congestion, the Transportation Commission voted in August to approve projects costing an estimated \$260 million to improve traffic flow. The approved projects include toll lanes, improved bus service, local road improvements, railroad right-of-way acquisition, bike and pedestrian paths, and electric bikes. The Commission voted last December to improve the Fishhook interchange.

Because of the magnitude of the urban service needs, significant construction of projects will be needed throughout the urban areas over an extended period of time to support existing, as well as future, development.

V. HOUSING NEEDS

Regional Housing Needs Plan:

In June 1990, AMBAG adopted a Regional Housing Needs Plan which establishes housing construction goals for all of the local jurisdictions in the AMBAG region including Santa Cruz County. These goals provide an allocation to the local jurisdictions of the regional housing share established by the State Department of Housing and Urban Development for the period of January 1989 through June 1996. The AMBAG Plan established a goal for new housing construction in the County of 11,983 units for the seven and one half year period and provided a breakdown by income group as shown in Table 5. AMBAG has not provided the County with goals beyond June 1996.

Following the initial adoption of the Housing Needs Plan, Santa Cruz County requested a reduction in the County's housing goal to 7,302 units. Although the request for a reduction in the Plan's housing goal for the County was approved by AMBAG, along with the requests of six other jurisdictions and followed statutory requirements, the State Department of Housing and Urban Development declined to approve the Plan change. The County's request for a reduction was based on the following considerations:

- The State's allocation to the region was predicated on accommodating a significant growing population that commutes out of the region to Santa Clara County, which both encourages and institutionalizes a continued

pattern of conduct in the adjacent ABAG region of providing inadequate housing to match the job growth in that region, and resulting in undesirable pressure on Santa Cruz County housing prices, regional traffic congestion and air pollution; 0508

- The AMBAG Plan would require unincorporated Santa Cruz County to grow at a rate well in excess of historic growth rates;
- The AMBAG Plan exceeded the population growth allowed in the Regional Air Quality Management Plan;
- The allocation assumed a need for replacement housing at a rate twice the documented housing loss rate for the County.

As provided in State law, the housing goals of AMBAG's Regional Housing Needs Plan have been utilized as the basis for the County's Housing Element which was adopted with the General Plan update in 1994. These housing goals not only provide a basis for housing policies, but also are important in the formulation of the Land Use Element of the General Plan and associated implementation policies and programs. The adopted 1994 update to the County General Plan was not only predicated on meeting the regional housing goals, but also on strong resource protection and public safety policies, the availability of public services and infrastructure to support residential development, and strong public sentiment regarding community character. Together, these considerations place constraints on both the ability to continue growth and its timing in the unincorporated portion of the County. The County, therefore, has chosen to meet the regional housing goals in large part through the development of second units on single family parcels. As shown in Table 5, the build out of the General Plan will allow more than twice the housing required to meet the regional housing allocation.

As a result of ongoing discussions with the Department of Housing and Community Development, the County's Housing Element has received conditional certification, predicated on County approval of minor text and policy changes.

TABLE 5: HOUSING GOALS AND ALLOCATIONS

Housing Type	AMBAG Allocation	1994 Housing Element Build Out
Low & Very Low Income	5,507	9,559
Moderate Rate	2,165	10,586
Market Rate	4,311	8,828
Unit Total	11,983	28,973

Affordable Housing:

Measure J contains the policy that “at least 15 percent of those housing units newly constructed for sale or rental each year shall be capable of purchase or rental by persons with average or below average incomes.” The number and percentage of affordable housing constructed in the unincorporated area since the implementation of Measure J in 1979 is shown in Table 6 below.

Over the twenty year implementation period of Measure J from 1979 through 1998, an average of 14.9 percent of the new housing constructed in the unincorporated portion of the County has been affordable. In 1996, 8.9 percent of new housing starts were for affordable units; in 1997, 10.3 percent of new housing starts were for affordable units; in 1998, 21.5 percent of new housing starts were for affordable units. In the first eight months of 1999, 16.1 percent of new residential permits issued have been for affordable housing. These figures would be higher except that four of the current subdivisions being built out — Tan Heights, Rio Highlands, Cowell/Graham Hill Showgrounds and Seascape Uplands — do not include construction of inclusionary affordable units (37 units). Instead, the first three projects (Tan Heights, Rio Highlands, Cowell/Graham Hill Showgrounds) met their housing requirement through transfers of credit and the Seascape Uplands project met their obligation through the dedication of land to the County in the early 1990’s for future affordable housing development.

0510

TABLE 6: AFFORDABLE HOUSING PRODUCTION (1)

Year	Total Units Issued	Inclusionary Units Issued	Second Units Issued	Affordable As % of New Dwelling Units
1979	741	0		<i>0.0 %</i>
1980	972	62		5.9
1981	934	251		26.9
1982	738	235		31.8
1983	619	52		8.4
1984	609	129		21.2
1985	710	61		8.6
1986	595	98	1	16.6
1987	606	75	0	10.4
1988	710	23	3	3.6
1989	420	14	0	3.3
1990	267	9	1	3.7
1991	173	20	1	12.1
1992	367	209	0	56.9
1993	198	30	1	15.6
1994	192	24	2	13.5
1995	152	21	8	19.0
1996	145	7	6	8.9
1997	194	6	14	10.3
1998	269	29	29	21.5
Totals	9342	1326	66	14.9

(1) Santa Cruz County unincorporated area

VI. GROWTH GOAL RECOMMENDATION

Growth Goal:

Your Board adopted a 0.75 percent growth goal for 1999 and a 1.0 percent growth goal for the previous eleven years. As part of setting the 1999 growth goal, your Board stated your

intention of not authorizing use of the carryover in 2000.

0511

While demand for Building Permits has decreased from 1998, the economy remains robust and it is probable that there will be a continuing strong demand for permits in 2000, especially in the Urban 5+ category, as discussed earlier.

If your Board adopts a 0.75 percent growth rate for 2000 and utilization of the carryover is not authorized, it is probable that demand will exceed the supply of allocations in some categories. If no action is taken, the Planning Department, in accordance with Section 12.02.040(c) of the County Code, would cease accepting applications for building permits in the depleted category. Planning staff will advise your Board, during 2000, if depletion of an allocation category seems probable. Staff is RECOMMENDING that your Board carryover unused allocation from 1999, but not authorize utilization at this time. Your Board could make numerical adjustments between the allocation categories or authorize use of the carryover at any time during the year.

In order to facilitate the attainment of affordable housing goals, the County has exempted affordable housing units (including second units) from the need to obtain permit allocations under the County's growth management regulations. The development of affordable units will, therefore, not be affected by the adopted growth goal.

Building Permit Allocations:

Table 7 presents the methodology by which the 0.75 percent population growth goal for 2000 is converted into a Building Permit allocation.

0512

TABLE 7: BUILDING PERMIT ALLOCATION BASED ON A 0.75%
ANNUAL GROWTH RATE

Estimated Total Household Population 1/1/99 for Unincorporated Santa Cruz County*	135,697
Estimated Group Quarters Population 1/1/99*	2,003
Estimated Total Population 1/1/99*	137,700
Annual Growth Goal - 1999	0.75%
Projected 1/1/00 Total Population	138,732
Annual Growth Goal - 2000	0.75%
Projected 2000 Population Increase	1,040
Persons Per Household (DOF estimate for 1/1/99)*	2.736
Required 2000 New Housing Units	380
Additional New Units Required for 5% Vacancy	19
Reservation of 15% of the Building Permits for affordable units.	<60>
Total Number of New 2000 Units Allowed (including affordable units)	<hr/> 399

* Source: DOF E-5 Population of California Cities and Counties, 5-99

The Building Permit allocations have been distributed in previous years based on different criteria: 67%-33% ratio between urban and rural permits for 1979 through 1998; 75%-25% ratio between urban and rural permits for 1999. It is RECOMMENDED that the 2000 permit allocations be divided in the following manner:

- Division of the 2000 growth between urban and rural portions of the unincorporated County on a 70%-30% ratio. 0513
- Allocation of rural permits without regard to project size.
- Allocation of 50% of the urban permits to the 1-4 unit category.
- Allocation of 50% of the remaining urban permits to the 5 and more unit category.
- Reservation of 15% of the total allocation for affordable units as prescribed by County Code Section 17.01.030(e).

This division represents staffs prediction of the probable demand. This division also implements the ordinance requirement of encouraging growth in urban areas and discouraging growth in the rural areas.

TABLE 8: RECOMMENDED 2000 BUILDING PERMIT ALLOCATION DISTRIBUTION

Area	Total Market Rate Units	1-4 Units	5+ Units
Urban	238	119	119
Rural	101	N/A	N/A
Total	339		

Allocation Carryover:

Section 17.04.065 of County Code provides the ability to carryover Building Permit allocations from the previous year. It is RECOMMENDED that the unused 1999 market rate housing allocations be carried over, retaining their Urban and Rural distinctions, but not be made available for use at this time. Your Board could authorize utilization at any time during 2000, if found appropriate.

Rural Land Divisions:

0514

County Code Chapter 14.04, Annual Limits - Rural Land Divisions, limits the number of new residential parcels to be created in the rural portion of the County to 35 percent of the number of residential Building Permit allocations for the rural area. Based on the above recommended allocation, this would create a limit of 39 new rural residential parcels (eleven new rural lots have been approved to date in 1999). As the number of new rural residential parcels has not exceeded the yearly limitation this decade, no further action is indicated for the control of rural land divisions.

Second Units:

As a condition of the Coastal Commission Certification of the ordinance amendments to County Code Chapter 13.10.68 1 (f), an annual report is required. The report is intended to evaluate the cumulative impacts associated with the second units within each planning area, particularly within the Coastal Zone. This analysis is to look at traffic, water, public views and environmentally sensitive areas impacts.

In 1997, your Board adopted revisions to the Second Unit ordinance. The revisions, including increased unit sizes in the rural areas, have made second units more attractive to the public. As the figures below indicate, application rates have increased. It is also clear that these units are being built primarily in rural, noncoastal areas.

Since September 1, 1994, a total of 109 Development Permits for second units have been approved, resulting in the issuance of 78 Building Permits. These permit approvals and issued Building Permits are for sites situated in the following planning areas of Santa Cruz County:

Second Unit Discretionary Approvals by Planning Area

	1994	1995	1996	1997	1998	1999(1)
Aptos:	0	0	0	2	2	1
Aptos Hills:	0	2	3	4	4	1
Bonny Doon:	0	0	2	3	4	2
Carbonera:	0	0	3	6	5	1
Eureka Canyon:	0	0	1	3	4	0
La Selva:	0	0	0	1	0	1
Live Oak:	1	2	0	1	4	2
North Coast:	0	0	0	0	0	0
Pajaro Valley:	0	2	1	3	3	0
Salsipuedes:	0	0	0	0	0	0
San Andreas:	0	0	0	0	0	0
San Lorenzo Valley:	1	2	1	5	2	1
Skyline:	0	0	0	2	2	0
Soquel:	0	1	0	4	5	1
Summit :	0	1	1	0	3	3
TOTAL	2	11	12	34	37	13

(1) Through 9/1/99

0516

Second Units Issued Building Permits by Planning Area

	1994	1995	1996	1997	1998	1999(1)
Aptos:	0	0	0	1	2	1
Aptos Hills:	0	2	1	1	4	3
Bonny Doon:	0	0	1	2	2	1
Carbonera:	0	0	1	1	4	2
Eureka Canyon:	0	1	1	2	1	2
La Selva:	0	0	0	1	0	1
Live Oak:	1	1	0	1	3	1
North Coast:	0	0	0	0	0	0
Pajaro Valley:	0	1	0	2	1	2
Salsipuedes:	0	0	0	0	0	0
San Andreas:	0	0	0	0	0	0
San Lorenzo Valley:	1	2	0	2	2	2
Skyline:	0	0	0	1	1	1
Soquel:	0	1	0	0	6	1
Summit:	0	0	2	0	2	2
TOTAL	2	8	6	14	29	19

(1) Through 9/1/99

Since 1997, ten building permits have been issued for second units within the Coastal Zone. Given this low number of issued Building Permits and the minimal cumulative impact, if any, upon coastal resources, no action limiting the issuance of permits for second units is recommended at this time.

NOTICE OF EXEMPTION
FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

ATTACHMENT 3

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: N/A

0517

Assessor Parcel No.: N/A

Project Location: The unincorporated area of the County of Santa Cruz

Project Description: Setting of the Year 2000 Growth Goal

Person or Agency Proposing Project:

Glenda Hill, County of Santa Cruz Planning Department

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
- C. ☐ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|---|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 17. Open Space Contracts or Easements |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 18. Designation of Wilderness Areas |
| <input type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 19. Annexation of Existing Facilities / Lots for Exempt Facilities |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 5. Alterations in Land Use Limitation | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input checked="" type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Environment | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 13. Acquisition of Land for Wildlife Conservation Purposes | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Functional Equivalent to EIR | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |

E. Lead Agency Other Than County: _____

Staff Planner:

Glenda Hill
Glenda Hill

Date: October 15, 1999

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0518

RESOLUTION NO. 17-99

On the motion of Commissioner : **HOLBERT**
duly seconded by Commissioner : **RUTH**
the following is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING
ANNUAL POPULATION GROWTH GOALS FOR 2000

WHEREAS, the County of Santa **Cruz** has considered the effect of its Ordinances adopted pursuant to Title 7, Planning and Land Use, Division 1, Planning and Zoning, Chapter 4, Zoning Regulations (Commencing at Section 65800) of the Government Code of the State of California on the housing needs of the region in which the County of Santa Cruz is situated and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources; and

WHEREAS, the County of Santa Cruz has considered the 1986 Growth Impact Study composed of various components, including the Growth Trends Report, the Housing Report, and the **Draft** and Final Environmental Impact Reports which study was prepared by various consultants and Planning **staff**; and

WHEREAS, the County of Santa Cruz has considered staff reports and information presented at public hearings on the 1986 Growth Impact Study and 2000 Growth Goal Report; and

WHEREAS, the County of Santa Cruz has adopted the Growth Impact Study Implementation Program; and

WHEREAS, the County of Santa Cruz is in the process of implementing a capital improvements plan to provide public facilities (and address deficiencies therein) to accommodate future development; and

WHEREAS, the Growth Management System of the County of Santa Cruz is inclusionary of the needs of low and moderate income persons and provides housing opportunities for low and moderate income persons, including minorities, which would not otherwise exist; and

WHEREAS, the County of Santa Cruz has exempted Building Permits for housing units which are affordable to average (moderate) or below average (lower) income households as defined in Chapter 17.10 of the County Code from the requirement to obtain a residential Building Permit allocation; and

WHEREAS, the County of Santa Cruz has a carry-over of unused market rate Building Permit allocation from the past year; and

WHEREAS, rapid population growth and development could cause extremely serious adverse environmental and economic effects, some of which are specified below:

1. The County possesses significant agricultural lands, including prime agricultural lands, and agricultural lands which, while not defined as “prime” are economically productive or potentially economically productive. Such agricultural lands are a local, state and national resource, which should be preserved. These agricultural lands are being lost to development, and the continued viability of commercial agriculture in Santa Cruz County is threatened by rapid population growth and misplaced development.
2. Rapid population growth and development also threaten the timber harvesting and mineral industries which are significant factors in the County’s economy.
3. The County has other important natural resources, including wildlife, anadromous fish, and unique plant communities, which should be preserved; these are endangered by rapid growth and inappropriate development.
4. Coastal lagoons and marine habitats which should be preserved for their economic and biologic value could be degraded and destroyed by rapid population growth and inappropriate development.
5. Rapid population growth and development threaten the degradation of Santa Cruz County’s air and water quality and thereby threaten the health and well-being of present and future residents.
6. The scenic and aesthetic qualities of Santa Cruz County would be destroyed by inappropriately placed development
7. The “safe yield” capacity of natural surface and groundwater sources is being exceeded in many areas of the County, causing water supply and water quality problems which will be irreversible or extremely expensive to correct and may threaten future agricultural water supply and, consequently, Santa Cruz County’s commercial agriculture; and

WHEREAS, population growth and development has expanded the demand for governmentally-provided services beyond the ability of the public to pay for and provide such services. Specifically, in many parts of the county the public is unable to pay for, provide, or

maintain adequately the following services required by new development:

0520

1. An adequate number of elementary and secondary school classrooms and teachers;
2. Adequate law enforcement and fire protection;
3. Adequate roads, sewers, and water; and

WHEREAS, school overcrowding, traffic congestion, higher crime rates, and increasingly inadequate water supplies, roads, and sewage facilities will be the result of rapid population growth and development. These problems are greatly aggravated when new development takes place in rural areas rather than in areas where urban services can be provided at less cost to taxpayers; and

WHEREAS, adoption of a 0.75 percent growth rate for 2000 and a continuing exemption of affordable units from the need for permit allocations should accommodate the historic rate of housing development and should not restrict the production of housing in the County; and

WHEREAS, in compliance with CEQA and State and County Environmental Review Guidelines, adoption of the 2000 growth rate has been found to be categorically exempt and a Notice of Exemption has been prepared; and

WHEREAS, the Association of Monterey Bay Area Governments (AMBAG) has adopted a population projection for Santa Cruz County as part of the regional population projections utilized for regional planning for air quality, traffic modeling, transportation improvements, and water quality and supply; and

WHEREAS, the population growth in Santa Cruz County for the 1990 decade has been consistent with the AMBAG population projection; and

WHEREAS, the adopted General Plans of the cities and the County can accommodate the projected AMBAG population growth through 2005.

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz County Planning Commission recommends to the Board of Supervisors that:

1. A population growth goal of 0.75% be established for 2000; and
2. Reservation of 15% of the Building Permits for affordable units; and
3. A distribution of the remaining Building Permit allocations be established as shown on Exhibit A, and based on the following criteria:
 - Division of the 1999 growth between urban and rural portions of the unincorporated County on a 70-30 ratio;

0521

- Allocation of rural permits without regard to project size or affordability;
 - Allocation of 50% of the urban permits to the 1-4 unit category;
 - Allocation of the remaining urban permits to the 5 and more unit category; and
4. The unused 1999 market rate permit allocations be carried over, retaining their Urban and Rural distinctions, but not be made available for use at this time.
5. The continued exemption pursuant to County Code Section 12.02.020 of new affordable units from the requirement to obtain a Building Permit allocation under the County's growth management regulations in order to allow attainment of the housing goals in the County Housing Element.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 27th day of October, 1999, by the following vote:

AYES: COMMISSIONERS : HOLBERT. RUTH, BREMNER, SHEPHERD
 NOES COMMISSIONERS
 ABSENT COMMISSIONERS
 ABSTAIN: COMMISSIONERS : SKILLICORN

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:

County Counsel

EXHIBIT A

0522

RECOMMENDED 2000 BUILDING PERMIT ALLOCATION DISTRIBUTION

Area	Total	1-4 Units	5+ Units
Urban	238	119	119
Rural	101		
Total	339		

COUNTY OF SANTA CRUZ PLANNING COMMISSION MINUTES

0523

DATE: October 27, 1999

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER, DENISE HOLBERT, LEO RUTH,
DALE SKILLICORN, RENEE SHEPHERD(CHAIRPERSON).

STAFF MEMBERS PRESENT: MARTIN JACOBSON, CATHY GRAVES, MICHAEL FERRY,
GLENDA HILL

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

A. ROLL CALL:

Commissioners Bremner, Holbert, Ruth, Shepherd and Skillicorn present at 9:00 a.m.

B. PLANNING DIRECTOR'S: Martin Jacobson informed the Commission that the Board did not take jurisdiction of the Aal's proposed rezoning to the Timber Production district, the Board directed staff to draft an ordinance to meter water wells in specific circumstances, the Board approved an amendment to an open space easement contract to allow construction of one single-family dwelling, and the proposal for the horse barns on the Stephenson ranch was referred to the Environmental Coordinator to consider the appropriateness of the Negative Declaration.

C. COUNTY COUNSEL'S REPORT: Informed the Commission of a recent court decision concerning action on a Coastal Permit issued by the County and subsequently challenged in court. The court dismissed the plaintiffs action but the decision will likely be appealed.

**D. ADDITIONS AND CORRECTIONS
TO THE AGENDA:**

None.

E. ORAL COMMUNICATIONS:

None.

F. CONSENT ITEMS:

MOTION

0524

COMMISSIONER BREMNER MOVED TO APPROVE STAFF RECOMMENDATION.
SECONDED BY COMMISSIONER SKILLICORN.

VOICE VOTE 5-0

MOTION CARRIED AND SO ORDERED.

ITEM H-2

PUBLIC HEARING TO CONSIDER THE YEAR 2000 GROWTH GOAL.
PLANNER: GLENDA HILL, 454-32 16

(Commission Skillicorn stepped down from this item)

GLENDA HILL: Gave staff presentation; discussed the Board of Supervisors initial hearing on the growth goal. Noted the growth rate from last year; 1.5 percent. Impacts to water and agricultural resources. Very close to our goal for affordable housing. Noted building permit application rate and allocation of carry-over. Rate is not as strong this year. Demand for permits may exceed the availability in some categories next year. Gave recommendation for action.

OPEN PUBLIC HEARING**CLOSED PUBLIC HEARING**

COMMISSIONER BREMNER: Asked about one word in the resolution language.

GLENDA HILL: Language has been used for 20-years.

COMMISSIONER BREMNER: Wants to discuss the carry-over issue; as a way to get around the growth limit. Wants to eliminate any carry-over and recommend that to the Board. Asked for an explanation of the reserved 15% for affordable units.

GLENDA HILL: Noted that the 15% is deducted from the total number of allocations.

MARK DEMING: The affordable units may take us over the growth limit; the carry-over was allowed to demonstrate to the State that we are attempting to meet our fair-share housing requirement.

COMMISSIONER SHEPHERD: Has this made any difference to the State?

0525

MARK DEMING: No, but believes that HCD is more willing to work with the local jurisdictions.

COMMISSIONER BREMNER: Commented on the Board's action on the housing element.

GLENDIA HILL: Staff met with HCD to get element certified; we did receive a conceptual approval subject to certain changes being adopted. The Board chose not to make any changes to the Element.

COMMISSIONER BREMNER: Would not having the carry-over hurt our chances of getting our element certified?

GLENDIA HILL: Yes.

COMMISSIONER BREMNER: Concerned about using the carry-over, but it will be a low number and believes that allowing it would improve the County's chances of having the Housing Element certified. Recommends that the report to the Board contain a discussion regarding using the carry-over for these reasons.

MOTION

COMMISSIONER HOLBERT MOVED TO APPROVE STAFF RECOMMENDATION.
SECONDED BY COMMISSIONER RUTH.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 4-0 WITH COMMISSIONER SKILLICORN NOT VOTING.

PLEASE NOTE: THESE MINUTES HAVE NOT BEEN APPROVED BY THE PLANNING
COMMISSION AS OF NOVEMBER 1, 1999.


PATRICIA GAONA
PLANNING DEPARTMENT

OCTOBER 21 1994

ATTACHMENT 5

SANTA CRUZ COUNTY PLANNING COMMISSION
% COUNTY PLANNING DEPT.
701 OCEAN STREET
SANTA CRUZ, CA 95060

0526

RE: YEAR 2000 GROWTH GOAL

DEAR COMMISSIONERS:


THE CARRYING CAPACITY (WHICH REFERS TO THE NUMBER OF INDIVIDUALS THAT CAN BE SUPPORTED WITHOUT DEGRADING THE NATURAL, SOCIAL AND CULTURAL ENVIRONMENT AND WITHOUT REDUCING THE ABILITY OF THE ENVIRONMENT TO SUSTAIN THE DESIRED QUANTITY OF LIFE OVER THE LONG TERM) OF SANTA CRUZ COUNTY HAS BEEN EXCEEDED FOR SOME TIME NOW AND IT IS THE RESPONSIBILITY OF THE COMMISSION TO INFORM THE PUBLIC THAT THIS IS SO AND TO INSTITUTE A ZERO GROWTH GOAL THAT WILL BEGIN TO HELP STOP THIS DEGRADATION OF THE QUALITY OF LIFE IN SANTA CRUZ COUNTY

AND IN ADDITION, FOR YOUR INFORMATION, ACCORDING TO THE "BEYOND SPRAWL: COST OF POPULATION GROWTH" COMPILED BY THE CARRYING CAPACITY NETWORK; THE COST OF POPULATION GROWTH FOR CALIFORNIA PER YEAR IS \$35,455.00 CONSTRUCTION AND LABOR COST PER HOUSE AND \$17,377.00 COST PER CAPITA IN ADDITIONAL SERVICES.

SECONDLY, AIR POLLUTION FROM AUTOMOBILES AND OTHER SOURCES IS RESPONSIBLE FOR APPROX 13000 DEATHS PER YEAR IN CALIFORNIA AND AGRICULTURAL LOSSES DUE TO AIR POLLUTION IS ESTIMATED TO COST CALIFORNIA \$150 MILLION TO \$1 BILLION PER YEAR.

NATURAL RESOURCES ARE FINITE, GROWTH CANNOT CONTINUE INDEFINITELY; AS AN EXAMPLE, IN THE AREA OF APTOS, CAPITOLA AND SQUEL OVER DRAFT OF THE GROUND WATER AQUIFER IS PRESENTLY 11% AND THE PUBLIC ADVISORY COMMITTEE (SET UP BY THE SQUEL CREEK WATER DISTRICT) HAS CONCLUDED THAT THIS OVERDRAFT CANNOT BE SUSTAINED. WITH THESE FACTS KNOWN, IT IS ABSOLUTELY IRRESPONSIBLE TO CONTINUE TO ALLOW NEW WATER CONNECTIONS.

THANK YOU AND I WOULD REQUEST THAT THIS LETTER BE READ INTO THE RECORD.

SINCERELY


W. EARL WEAR, ARCHITECT, NCARB
55 TROUT GULCH ROAD
APTOS CA 95003-3426

Board of
SupervisorsWRITTEN
SUMMARY

Year 2000
 Month 11
 (Santa Cruz County)
 California

Oct. 16,
1999

0527

about
 35,000
 illegal
 Mexicans
 in our
 county.

"Internationalists" what have you done!
millions of Mexican Nationals have crossed
 our sovereign U.S.A. borders. Many of you
 will look the other way because you have a
 "huge cheap labor supply". Those of us in
 California in semi-ag. & agricultural towns
 warn you. I (we) study the negative effects
 of massive illegal immigration from Mexico.
 My hometown was Watsonville. Left after
 five years of the wild lawless Mexican lifestyle
 forced on former American neighborhoods. No
 arrests or citations by Watsonville police chief or
 Council 1989-94. Massive "white flight" from

check my
42-9th
5th phone
records

1989-94

(300+ phone
calls to
Chief. Mexico)

No arrests!
No citations.

Watsonville, Calif. to elsewhere. Why? It's
difficult to advise Aptosians & Capitobians

& Santa Cruzans you're whole lifestyle

will change, as a "statewide pattern" has

been set of terrible drains on local, + state

taxes to fund illegals. ("City. Coalition for Immigration Reform", "Save Our State", "Monterey Bay Action Council")

From Sacramento to Bakersfield one starts with:

- (A) Discourage any immigration, from any country, to our county with a HIGH BIRTHRATE.
- (B) State appeals Court just ruled police may I.D. & Question suspected illegals. ALL Gov't officials are supposed to be PATRIOTIC AMERICANS, and not condone illegal activity, but so many of you see no U.S. Borders!
- (C) Mexican Nationals bring in E-Coli, & Tuberculosis into this country! Shipping

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lettuce on your fast food hamburger, or coughing in a local movie theatre & brigo-Americans are getting tuberculosis & E-Coli. Hepatitis & AIDS have skyrocketed in cities like Watsonville. Gang membership & a wild partying Mexican lifestyle plagued the neighborhoods.

- ① Make arrests of citizens HIRING or putting illegal aliens in "granny units" built on their property. (nannies & gardeners).
- ② Have someone study Mexican history. I did! From Montezuma to Emiliano Zapata & Pancho Villa. The Dark ages of corruption & anarchy to this day. Many Mexicans openly shout "Viva La Raza" (Hooray for the (Mexican) race)

Many Mexicans want to speak Spanish only. Celebrate Mex. Independence Day & Cinco de Mayo; in majority. A tiny bit of Mex. veterans celebrate 4th of July. Consult your own unbiased historian. *The U.S.A. is built on the "Bill of Rights" & the best of 3,000 years of Greco-Roman history & patterns.

Do you really want an Aztec Dark

Age California?? Some Mexican groups are

recorded to openly state "we'll take back Calif.

for ATZLAN". Wake up or soon they'll

have the numbers to do so, I believe they'll

seize all your beautiful property in the next

century. Put teaching of U.S. Constitution back in school, now! The following forces do

Northridge
St. College
meet.
Heard on
KSCD
radio
here.

ATZLAN
California.

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Nothing or promote continued massive Mexican immigration; despite all the problems & gangs, birthrate - overtaxation of people & resources, to black tar heroin, & gun-running from Mexico. Right now these "special interests" are too powerful, but we must fight them.

