

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ADDING COUNTY CODE SECTION 13.10.490, 13.10.491, 13.10.492 AND 13.10.493 ESTABLISHING A WATSONVILLE UTILITY PROHIBITION COMBINING DISTRICT; AND ADDING SECTIONS 17.02.08 1 AND 16.32.090(c)(A)(11), RELATING TO IMPROVEMENTS TO HARKIN SLOUGH ROAD, TO THE SANTA CRUZ COUNTY CODE

## SECTION I

The Santa Cruz County Code is hereby amended by adding Sections 13.10.490, 13.10.491, 13.10.492 and 13.10.493 to read as follows:

**13.10.490      “W” Watsonville Utility Prohibition Combining District**

**13.10.491      Purposes of the Watsonville Utility Prohibition “W” Combining District.**

In order to implement General Plan/Local Coastal Program Land Use Plan Policy 2.1.13, and in compliance with the Memorandum of Understanding (MOU), between the County of Santa Cruz, the City of Watsonville, and the California Coastal Commission (entered into on March 14, 2000), the “W” Watsonville Utility Prohibition Combining District is established. The purpose of the Watsonville Utility Prohibition or “W” Combining District is to prevent the provision of urban services to undeveloped/rural areas west of the City of Watsonville, so as to discourage urban development in the farmlands, wetlands and other environmentally sensitive areas in the Coastal Zone west of Watsonville. The Watsonville Utility Prohibition or “W” Combining District establishes a one-foot wide wastewater and potable water Utility Prohibition Strip upon parcels and public road rights-of way to the west of, and abutting, the western edge of the Highway One right-of-way, and the Watsonville City limits where the City extends west of Highway One. The Utility Prohibition Strip shall extend north to Buena Vista Drive and south to the Monterey County line, directly adjacent to the western edge of Highway One right-of-way. The Utility Prohibition Strip shall be located along the parcel boundary closest to the Watsonville City limits or the Highway One right-of-way, as applicable. Wastewater and/or potable water utility pipelines or pipeline extensions will not be permitted through or across the one-foot wide Utility Prohibition Strip, with certain exceptions as set forth in Section 13.10.493. Any amendments to this and the following sections, including revocation, require a super-majority vote of the Board of Supervisors.

**13.10.492      Designation of the Watsonville Utility Prohibition “W” Combining District.**

The Watsonville Utility Prohibition “W” Combining District designation, establishing the one-foot wide Utility Prohibition Strip, shall be applied to:

- (a) Where the city limits of Watsonville lie west of State Highway One, those properties and public road rights-of-way directly bordering the City limits of

Watsonville (and also to parcels abutting any County right-of-way that is contiguous with the Watsonville City limits west of Highway One);

- (b) Those properties and public road rights-of-way bordering the western edge of the Highway One right-of-way, along the stretch of Highway One between Buena Vista Drive to the north and the Monterey County line to the south;
- (c) Where the city limits of Watsonville are modified through annexation, subsequent to the effective date of this section, to include either county lands located west of Highway One, those properties and/or public road rights-of-way on the County side of the so annexed area;
- (d) If and when the “Buena Vista” area northwest of Watsonville is annexed into the City of Watsonville, those properties along the western edge of the Highway One right-of-way between Buena Vista Drive and Mar Monte Avenue.

**13.10.493 Use and Development Standards in the Watsonville Utility Prohibition “W” Combining District**

In addition to the regulations for development and use imposed by the basic zone district, all properties with a “W” combining zone designation, as set forth in Section 13.10.492, shall contain a one-foot wide wastewater and potable water Utility Prohibition Strip. The Utility Prohibition Strip shall be located contiguous to the parcel boundary for all portions of the parcel abutting any part of the Watsonville City limits west of Highway 1. For parcels abutting the Highway One right-of-way, the Utility Prohibition Strip shall be located contiguous to the parcel boundary for all portions of the parcel abutting any part of the Highway One right-of-way. The Utility Prohibition Strip shall extend north of Watsonville to Buena Vista Drive and south to the Monterey County line, to the points where Buena Vista Drive and the County line each intersect the western edge of the Highway One right-of-way. For the applicable County road right-of-way areas, the one-foot wide Utility Prohibition Strip shall run parallel to the City limits and/or along the edge of the right-of-way closest to the City limits. Placement of wastewater or potable water utility pipelines will not be permitted through, over, or under the Utility Prohibition Strip, except for:

- (a) Wastewater and potable water supply utility extensions may be provided to APN 052-011-46 (Gilbertson parcel) with capacities limited to those sufficient to serve only uses on that parcel, and the agricultural uses principally and conditionally permitted under the present County Commercial Agricultural Zoning district, including agricultural worker housing.
- (b) Leachate lines to and from the City and County landfills and the City wastewater treatment plant;

- (c) Pipelines to distribute water for environmental restoration, maintenance or enhancement;
- (d) Only for the specific purpose of accommodating new development within the City east of Highway One, expansion of the main wastewater utility line from the City sewer treatment plant is exempted from this prohibition, subject to all applicable regulatory review and approvals.
- (e) Wastewater and potable water supply utility pipelines/easements necessary to serve the New Millennium High School, with the condition that the pipeline sizes be limited to the minimum capacity required to serve the high school only.
- (f) If APN 052-27 1-04 (Green Farm) is annexed into the City of Watsonville, the Utility Prohibition Combining Zoning District designation shall be applied to any and all parcels surrounding it, as necessary to maintain a continuous Utility Prohibition Strip around the City boundaries west of Highway One.

Any such wastewater or potable water supply pipeline(s) allowed by exception in the “W” combining zone district shall be limited in size to the minimum capacity necessary to serve the so excepted use. The limitations in the “W” combining zone district shall not restrict the repair, replacement, maintenance, refurbishment, or functional improvements of existing water and sewer pipelines insofar as necessary to maintain existing capacity without physical expansion of such existing pipelines.

## SECTION II

The Santa Cruz County Code is hereby amended by adding Section 17.02.081 to read as follows:

### **17.02.081     Harkin Slough Road**

Harkins Slough Road (including the proposed Highway One overpass/interchange improvements) shall be limited to the minimum width/capacity necessary to provide for roadway, bikeway and/or pedestrian access: 1) to serve the New Millennium High School or other permitted development on the Edwards site (APN 018-281-19), and/or 2) as needed to meet minimum County or Caltrans design standards. Any such road improvements shall be designed in tandem with the development to be served by the road improvements in such a way as to minimize the linear extent of any such road improvements; Harkins Slough Road improvements not necessary to serve the permitted development to be served are prohibited. Any such improvements made to Harkins Slough Road pursuant to this policy shall also be consistent with County Code Section 16.32.090(c)(A)( 11). Any amendments to this section, including revocation, require a super-majority vote of the Board of Supervisors.

**SECTION III**

The Santa Cruz County Code is hereby amended by adding Section 16.32.090(c)(A)(11) to read as follows:

**16.32.090(c)(A)(11) Wetlands Conditions**

Any major Harkins Slough Road improvements (e.g., improvements related to the Highway One overpass/interchange and/or development on the Edwards site - APN 018-28 1-1 9) shall provide enhanced habitat connectivity between the west branch of Struve Slough north of Harkins Slough Road and the Department of Fish and Game reserve south of Harkins Slough Road. Replacing the culverts under Harkins Slough Road with a bridge of adequate span to provide for flood protection and habitat connectivity with regard to slough resources on either side of Harkins Slough Road is the preferred alternative, unless an alternative that is environmentally equivalent or superior to a bridge is identified. Fill of any portion of the west branch of Struve Slough, except for incidental public services, is prohibited. Any such road improvements shall include measures to protect habitat, and shall be sited and designed to minimize the amount of noise, lights, glare and activity visible and/or audible within the sloughs. Night lighting shall be limited to the minimum necessary to meet safety requirements and shall incorporate design features that limit the height and intensity of the lighting to the greatest extent feasible; provide shielding and reflectors to minimize on-site and off-site light spill and glare to the greatest extent feasible; avoid any direct illumination of sensitive habitat areas; and incorporate timing devices to ensure that the roadway is illuminated only during those hours necessary for school functions and never for an all night period. Any major improvements made to Harkins Slough road pursuant to this policy shall also be consistent with County Code Section 17.02.081. Any amendments to this section, including revocation, require a super-majority vote of the Board of Supervisors.

**SECTION IV**


This Ordinance shall take effect upon certification by the California Coastal Commission.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2001, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

\_\_\_\_\_  
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:  \_\_\_\_\_  
County Counsel

Copies to: Planning Department  
County Counsel