



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

March 18, 2005

Agenda: April 13, 2005

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

**RE: General Plan Consistency Review of Proposed Water Main Extension in
Timberwood Road Vicinity, Boulder Creek,**

Dear Mr. Mueller,

The Local Agency Formation Commission (LAFCO) has a policy that requires County Planning Commission review of any water main extension intended to serve property within the Mountain Residential, Open Space or Timber Production Zone Districts. This review is to focus on conformity with the County General Plan. LAFCO is now considering a request by about 10 property owners in the Timberwood Road area of Boulder Creek for water service from the San Lorenzo Valley Water District. All of the properties are designated as Mountain Residential.

Planning Department staff finds that all of the parcels that are proposed to be served by this extension have a Mountain-Residential (R-M) General Plan land use designation (10-40 net developable acres per dwelling unit) and that none of the parcels are larger than 20 acres. Since no additional lot splits would be feasible, staff finds that the proposed water main extension will not be growth inducing. Public water service is appropriate in certain instances in the rural areas. In this case, the proposed water main extension to serve existing properties in the Mountain Residential designation is consistent with the County General Plan.

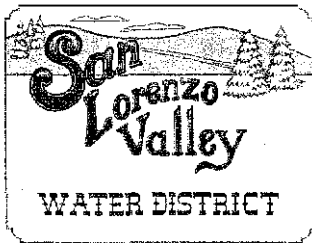
It is, therefore, **RECOMMENDED** that your Commission concur with these findings.

Sincerely,

Tom Burns
Planning Director

Attachment: James Mueller Letter of October 28, 2004 to Planning Commission

cc: LAFCO



SAN LORENZO VALLEY WATER DISTRICT

13060 Highway 9 • Boulder Creek, CA 95006-9119
(831) 338-2153 • FAX (831) 338-7985

October 28, 2004

Planning Commission
Santa Cruz County
701 Ocean Street
Santa Cruz, CA 95060

Subject: PLANNING COMMISSION REVIEW OF PROPOSED WATER MAIN
EXTENSION IN TIMBERWOOD ROAD VICINITY, BOULDER
CREEK

Dear Members of the Commission:

The San Lorenzo Valley Water District has received requests from approximately (10) property owners for water service in the general vicinity of Timberwood Road, Boulder Creek. The area is designated Mountain Residential on the General Plan for the San Lorenzo Valley. To provide the requested water it would be necessary for the District to extend new water distribution facilities into the area. The proposed project would involve the extension of approximately 600 lineal feet of new 8-inch water main and appurtenances. A map showing the proposed project location and a brief project description is enclosed. See Attachments.

According to the provisions of a policy required by LAFCO and in accordance with Section 65401 of the California Government Code, we are hereby submitting this proposed water main extension for a determination as to whether the provision of water service to this area is consistent with the Santa Cruz County General Plan. The LAFCO mandated policy states as follows:

“Submit any proposed future main extension which would service an area designated as Mountain Residential, Open Space, or Timber Preserve Zone to the County Planning Commission and Water District as to conformity to the General Plan. Where main extensions are not found to be in conformance, the Water District shall not construct the project unless specified findings can be made by the District to justify the project.

Discussion: Current State law requires that all public works including main extensions shall be submitted to the County for review as to conformity with the General Plan (Section 65401, Chapter 3, Article 7, Title 7, California Government

Code).

Specified Findings (situations where a water main extension may be permitted despite non-conformance with the General Plan) are:

- a) Where the loss of water supply to an existing use can be substantiated;
- b) Transport of water supply for the District from a new water source;
- c) Replacement of an existing main."

If you have any questions or need additional information regarding this matter please do not hesitate to contact me at (831)430-4625.

Sincerely,



James Mueller
District Manager

JAM/kas

cc: Pat McCormick, Executive Director LAFCO

ATTACHMENT A

SAN LORENZO VALLEY WATER DISTRICT TIMBERWOOD ROAD DISTRIBUTION SYSTEM PROJECT

PROJECT DESCRIPTION:

This proposed project consists of the installation of approximately 600 lineal feet of new 8-inch diameter High Density Polyethylene (HDPE) water mainline and appurtenances thereto. The proposed new water mainline would be installed within private rights-of-way which provide San Lorenzo Valley Water District with recorded easements for said purposes. The proposed project would extend the San Lorenzo Valley Water District distribution system from the District's existing Ralston Water Storage Tank Facility, generally located at 534 Ralston Way, Boulder Creek, northerly across the aforementioned easements, approximately 600 lineal feet to Timberwood Road. San Lorenzo Valley Water District facilities would terminate at Timberwood Road with a fire hydrant and individual water meters. See Attached Map. Individual property owners would be solely responsible for the extension of their individual customer service line from the District's water meter to their applicable property. The customer's service line is not the property or responsibility of the San Lorenzo Valley Water District. Each property owner would be responsible for the installation and maintenance of their service line beyond the District's water meter. The San Lorenzo Valley Water District would require each property owner to execute a "Long Service Line Agreement" relative to the provision of water service. The "Long Service Line Agreement" establishes terms and conditions of water service and requires the property owner to provide San Lorenzo Valley Water District with proof of rights-of-way for a customer service line traversing property which is not the assessor's parcel being provided water service.

The District has received requests to provide water service through the proposed project to the following parcels:

APN V089-431-02

✓ 089-431-08

✓ 089-431-16

✓ 089-431-19

✓ 089-431-35

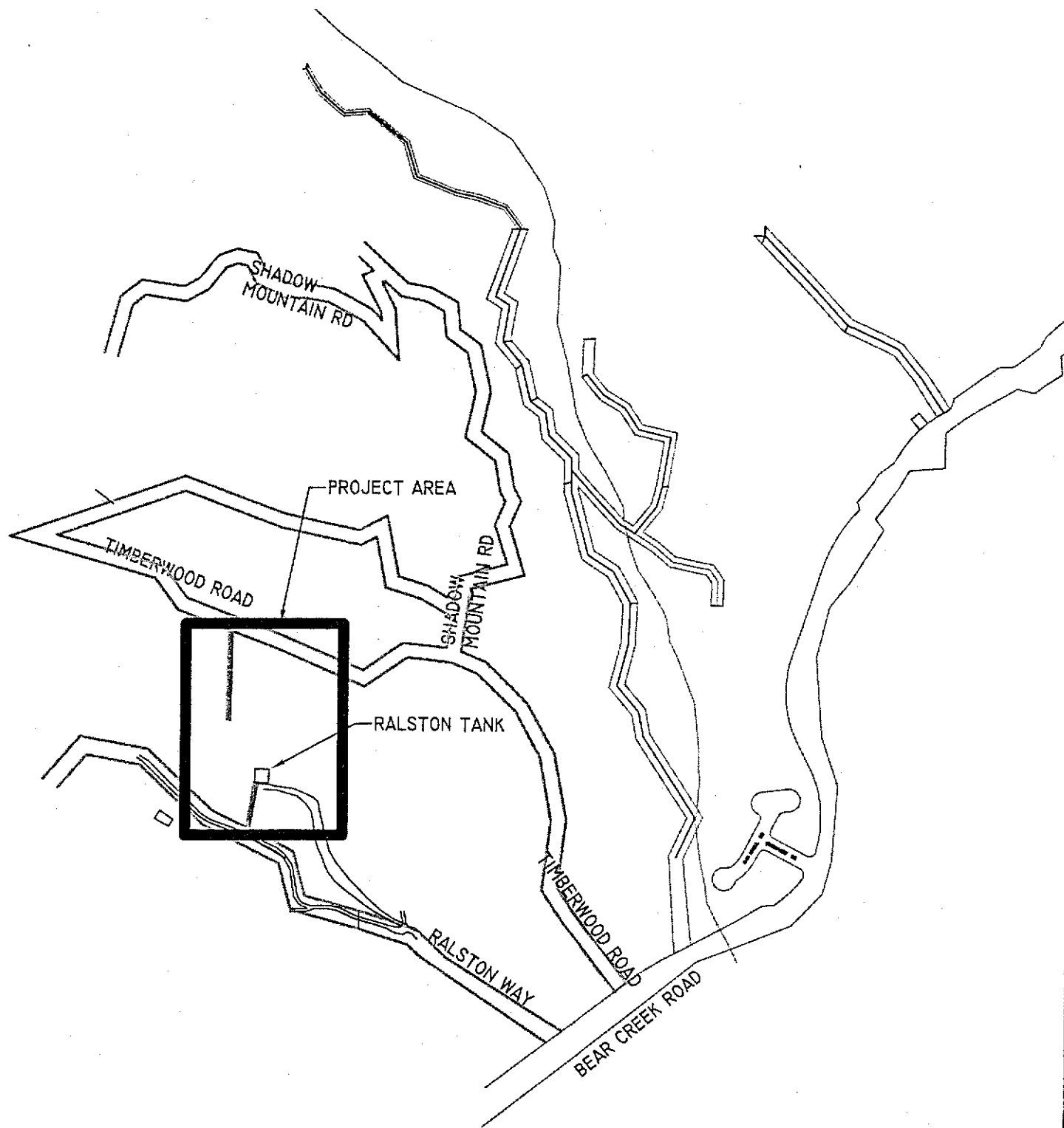
✓ 089-431-36

✓ 089-441-11

✓ 089-441-16

✓ 089-441-21

✓ 089-441-30



SCALE: 1" = 500'

San Lorenzo Valley

Water District

13060 HIGHWAY 9 • BOULDER CREEK • CALIFORNIA 95006

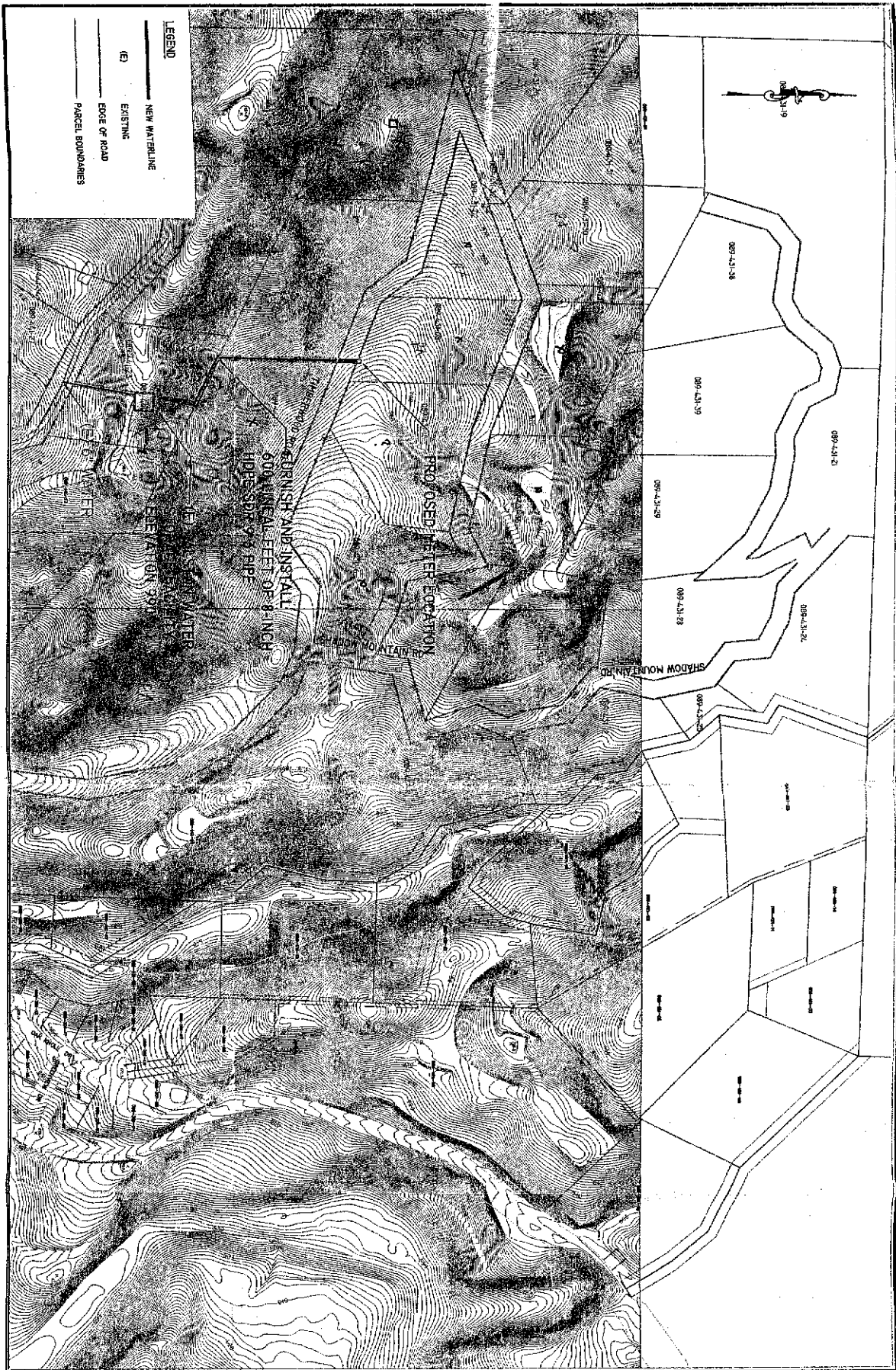
PROPOSED TIMBERWOOD WATER DISTRIBUTION
SYSTEM PROJECT (600 LF 8-INCH HDPE)

LOCATION MAP

DATE: 10/22/04

DWG. #2140-A

SHEET 1 OF 2



PROPOSED TIMBERWOOD RD WATER DISTRIBUTION SYSTEM PROJECT (800 LF 8-INCH HDPE) TIMBERWOOD ROAD, BOULDER CREEK 95008		PLAN	San Lorenzo Valley Water District 13000 HIGHWAY 9 • BOULDER CREEK • CALIFORNIA 95008 • (408) 338-0183	SHEET 2 OF 2 SHEETS
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