



SANTA CRUZ LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

LAFCO APPLICATION NO. 930
BROOK KNOLL SCHOOL EXTRATERRITORIAL SEWER SERVICE
FROM COUNTY SERVICE AREA 10 (ROLLING WOODS SEWER)

Date: July 30, 2009 for August 5th Agenda
To: Santa Cruz LAFCO Commissioners
From: Patrick M. McCormick, Executive Officer

Summary: The Commission will consider the application from the Scotts Valley Unified School District, which owns the Brook Knoll Elementary School, to receive sanitary sewer service from County Service Area 10 (Rolling Woods Sewer).

Recommendation: Authorize County Service Area 10 to provide sanitary sewer service to Brook Knoll Elementary School.

The Scotts Valley Unified School District, which operates the Brook Knoll Elementary School at 151 Brook Knoll Drive, Santa Cruz, has applied to receive sanitary sewer service from County Service Area 10 (Rolling Woods). The school site is adjacent to, and outside, the current boundary and service area of CSA 10. The school utilizes a septic tank and leach field to dispose of its wastewater. As documented in a letter dated June, 16, 2009 from John A. Ricker of the Santa Cruz County Health Services Agency, the septic system at the school has failed and constitutes a public health hazard and environmental threat. The school district has evaluated their options and would prefer to hook up to the sanitary sewer system being operated by County Service Area 10, which serves a portion of the Rolling Woods area along Treetop Drive east of Graham Hill Road. The school abuts the County Service Area 10 boundary; and the County Service Area's sanitary sewer main is located in Brook Knoll Drive, adjacent and downhill from the school's current septic system.

To drive to the site from the County Governmental Center, go north on Ocean Street, turn left at Denny's onto Graham Hill Road. 2/10ths of a mile after the Sims Road intersection, turn right from Graham Hill Road onto Treetop Drive. Proceed up Treetop Drive, which becomes Brook Knoll Drive. The school is on the right (south) side of Brook Knoll Drive. The school site is variously identified as 155 Treetop Drive, 151 Brook Knoll Drive, Assessor's Parcel Number 067-351-01 (old), and Assessor's Parcel Number 067-351-14 (new).

County Service Area 10 serves approximately 37 homes with sanitary sewer collection mains and a treatment plant located adjacent to Graham Hill Road. The treated waste water is disposed of in a leach field. The CSA's treatment plant has deteriorated over many years and is not expected to function satisfactorily much longer. The property owners and the County Public Work Department, which operates the CSA 10 sewer system, have studied options for treatment and disposal, and have chosen to pursue abandoning the treatment plant and leach field, and connecting to the sanitary sewer transmission line located in Graham Hill Road near Sims Road. The property owners in CSA 10 have approved a assessment that will pay for connecting to the Graham Hill transmission main as well as connection fees to the City of Santa Cruz, which treats the sewage at its Neary Lagoon plant and disposes of the treated wastewater in the Pacific Ocean. In early 2009, the Board of Supervisors passed a resolution confirming the successful assessment vote. Each parcel was charged an assessment of \$28,378, due with interest over 30 years.

In order to connect to the County Service Area sewer system, the Brook Knoll School would need to pay a variety of fees:

Connection (one time)

- County Service Area 10 (Rolling Woods collection)
- County Service Area 57 (Graham Hill transmission)
- City of Santa Cruz (treatment and disposal)

Annual Operating

- County Service Area 10 (Rolling Woods collection)
- County Service Area 57 (Graham Hill transmission)
- City of Santa Cruz (treatment and disposal)

The school district would also have some one-time, on-site costs to abandon the septic system and construct a lateral to the CSA 10 main in Treetop Drive/Brook Knoll Drive.

Agency Comment

In response to LAFCO staff's letter requesting public agency comments, three written communications have been received:

- July 28, 2009 email from Santa Cruz County Environmental Health Services strongly supporting the extraterritorial service application;
- July 28, 2009 letter from Santa Cruz County Department of Public Works expressing willingness to provide service and conditions under which they will provide service;
- July 29, 2009 letter from City of Santa Cruz Department of Public Works expressing willingness to provide service.

Environmental Review

As lead agency, the Scotts Valley Unified School District has executed a categorical exemption from further review of this project under the California Environmental Quality Act. The District is on record that the sewer service is intended to serve the existing school facility and is not intended to facilitate any expansion or intensification of their use of the site.

Alternatives

The Commission may take any of the following actions at its August 5, 2009 meeting:

1. Approve the application for County Service Area 10 (Rolling Woods) to provide sanitary sewer service to Brook Knoll Elementary School.
2. Deny the application.
3. Continue the matter to a future LAFCO meeting.

Discussion and Recommendation

The County Environmental Health Services have confirmed that the school's septic system has failed. The school district has evaluated its alternatives and costs, and believes that a connection to the County Service Area 10 (Rolling Woods) sanitary sewer is the best long-term solution. With the successful County Service Area 10 assessment to connect the Rolling Woods collection system to the Graham Hill transmission main, there is adequate transmission and treatment capacity to serve the school. LAFCO staff, therefore, RECOMMENDS that the Commission authorize County Service Area 10 to provide sanitary sewer service to Brook Knoll Elementary School.

cc: Scotts Valley Unified School District
County of Santa Cruz
Public Works Department
Environmental Health Services
Planning Department
City of Santa Cruz Public Works Department

Attachments:

- County Service Area 10 Map
- Brook Knoll School Site Map
- June 16, 2009 letter of John A. Ricker, County Environmental Health Services
- July 28, 2009 email of John A. Ricker, County Environmental Health Services
- July 28, 2009 letter of John Presleigh, County Public Works Department
- July 29, 2009 letter of Steve Wolfman, City of Santa Cruz Public Works
- Categorical Exemption from Further Environmental Review