

Notes simplifying Outside City of Watsonville Water Connections Policy

Objective 1: Santa Cruz County Designated URBAN AREAS within City's water service area.

Policy 1.1: for existing parcel (vacant or otherwise) that fronts a water main that **cannot be further subdivided**, water may be provided to serve a principal dwelling unit and/or deed-restricted accessory dwelling unit.

Policy 1.2: for an existing parcel, *within* a County Sanitation District, **that can be further subdivided**, water may be provided if:

- project has a net density of 12 dwelling units per acre; and
- project is consistent with WMC 14-46 (affordable housing stuff); or
- project is 100% ag worker housing; or
- if special approval is granted by Council (staff must recommend)

Policy 1.3: for an existing parcel that fronts a water main, *outside* the County Sanitation District, **that can be further subdivided**, water may be provided for a deed-restricted accessory dwelling unit:

- if the parcel (under County Environmental Health regs.) can contain only one primary dwelling unit and one accessory dwelling unit; or
- if special approval is granted by Council (staff must recommend)

Policy 1.4: connections, main extensions, & expanded services may be granted to schools with capacity of 25 children or more.

Objective 2: Santa Cruz County Designated RURAL AREAS within the City's water service area.

Policy 2.1: water may be provided for a deed-restricted accessory dwelling unit on a parcel that fronts a water main.

Policy 2.2: water may be provided to a *vacant* parcel that fronts a water main if the connection is for a single family residence, and if the meter and service line sizing are limited in construction to serve only a single family residence and accessory dwelling.

Policy 2.3: water connections and main extensions may be provided to serve new development if it is 100% agricultural housing.

Policy 2.4: except for 2.1, 2.2, and 2.3, no connections or main extensions will be made to service divisions of land.

Policy 2.5: connections, main extensions, & expanded services may be granted to schools with capacity of 25 children or more.

Objective 3: connections to parcels with failing wells - no changes to policy

Policy 3.1: water connections may be made to parcels with failing wells provided:

- evidence of well failure is shown;
- well is abandoned or plumbing modified to ensure protection of City water supply;
- there is legal access to City water main; and
- all applicable fees are paid.

Objective 4: Continue dialogue with Santa Cruz County - no changes to policy

Policy 4.1: discuss growth related issues

Policy 4.2: monitor development and make appropriate changes to policies

Policy 4.3: City staff participate in County General Plan update and EIR process