



# County of Santa Cruz

## Health Services Agency ♦ Environmental Health



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### New Development Standards

New OWTS is an onsite wastewater treatment and dispersal system that is installed to serve a new structure or new use on a parcel where there are no pre-existing legal structures or legal OWTSs

Santa Cruz County has a number of restrictions on parcel size for new development. For creation of parcels served by an OWTS, the General Plan and Code requires a minimum parcel size of at least one acre. The State OWTS Policy specifies an allowable subdivision density based on average annual rainfall. With the annual average rainfall in areas of Santa Cruz County varying from 25 inches in Watsonville to 60 inches above Boulder Creek, the allowable density would be 0.5 to 1.0 acre per dwelling unit. Other limits on parcel size for new development include:

- 1-acre minimum parcel size required for new development on existing lots of record in San Lorenzo and North Coast/Bonny Doon water supply watersheds.
- 2 ½ acre minimum parcel size required for new development on existing lots in North Coast/Bonny Doon water supply watersheds where the parcel is located within 1 mile of the water supply intake (designated as Water Quality Constraint Areas).
- Pursuant to policies in the General Plan, new parcels created must be 1 to 40 acres in size, depending on zoning and presence of resources and constraints.
- Any new lot created must be demonstrated to be capable of meeting requirements for onsite sewage disposal. Previously, only conventional systems were allowed, but it is proposed that enhanced treatment systems will be acceptable for creation of new lots, if requirements are met.

#### Types of Systems, Requirements, and Building Allowances

System Type	Conditions	Requirements	Building Allowed
New	Conventional: meets standards	Minimum Parcel size (7.38.045)	New residence; Possible ADU
	Enhanced Treatment for: reduced groundwater separation, fast or slow soil percolation	Minimum Parcel size Maintenance Contract Deed recordation Annual Inspection/Report Annual Fee	

Groundwater Separation Based on Stream Setback, Treatment, and Soil Percolation (MPI)

Horizontal Setback to Stream	25-50 Feet	50 - 100 Feet	> 100 Feet
<b>Conventional Systems:</b>			
New System on undeveloped parcel	Not Permitted	Not Permitted	<1 MPI – Not Permitted 1-5 MPI Not permitted in nitrate concern area 1-5 MPI =20 feet outside nitrate concern area 5-29.9 MPI = 8 feet 30-60 MPI = 5 feet >60 MPI – Not Permitted
<b>Enhanced Treatment System</b> <sup>a,b</sup> (BOD, TSS, TN <30 mg/L;-Fecal coliform/E.coli Reduction to 200 MPN/100 ml)			
New System on undeveloped parcel	Not Permitted	Not Permitted	2 feet

<sup>a</sup> Enhanced treatment with nitrogen reduction is required for all new, repaired, and replacement OWTS with soils that percolate faster than 5 MPI in nitrate concern areas (see Figure 3-1, Sec.3.2.6)

<sup>b</sup> Groundwater separation less than 2 ft can only be approved by Regional Water Boar