

# Ultimatum On Live Oak Development

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An ultimatum was presented to county supervisors this week on development in Live Oak which says, in effect, a general plan or zoning "freeze" is needed there or future development may outstrip sewage capacity.

The freeze would be necessary until the sewer system is enlarged.

County public works officials presented a report which compares, for the first time, zoning figures with the actual sewer "hardware" available.

Though the report was only five pages long, it was impressive enough for county supervisors to order actual studies to begin on enlarging Live Oak's sewer line system as well as the East Cliff Sanitation District treatment plant.

The board's order asked for the following.

1. A schedule for sewer line construction and plant enlargement.
2. A long-term program for zoning procedures.
3. An "interim" procedure for handling current zoning applications.
4. A study of ways to finance the new sewer lines needed.

The public works study was done with the help of the county planning staff, and analyzed what the total population could be under present zoning and what the total capacity of sewer lines are.

The study concluded present zoning would allow Live Oak's population to jump from about 17,000 to 51,500 at full development.

## Santa Cruz Sentinel

Thursday, July 9, 1970

In virtually every area checked the developed zoning would exceed the capacity of the sewer system by a factor of 1.5 to three times.

Worse yet, the county's General Plan calls for even higher densities in some areas, particularly south of the railroad line in the area.

Live Oak's system already is "right on" its peak treatment plant capacity, and the county already has the plans and funds to double the plant itself. But any major zoning changes could throw plans awry.

Rezoning could add another 8000 to 10,000 people to the figures, the public works staff warned.

Don Chamberlin, former deputy director of public works who is now acting planning director, put in a strong plug for following general plans, not ignoring them. "A general plan is the best guess of what the future will be. We can take that plan and design in a capacity to a system. But if you change the plan, by spot zoning or otherwise, you change our planning."

But Supervisors' Chairman Dan Forbus interjected that, as a practical matter, sewer systems and other services are always brought along after an area begins to develop, such as 41st Avenue.

Chamberlin said that such an idea "always will produce deficiencies."

He was backed by Public Works Director Don Porath. "I don't adhere to the policy of playing 'catch-up' with problems," Porath said.

Doubling of the treatment plant capacity to eight million gallons daily from the present four million gallons, as planned, would probably outstrip the sewer line's ability to carry sewage. Terry Holzworth, senior engineer, estimated total line ca-

capacity at about seven million gallons.

The study goes much further than that and identifies the peak capacity of each sewer line. Now the public works staff will begin detail work to identify the bottlenecks.

So an expansion program for the five Live Oak trunk lines carrying sewage to the plant must be planned "in the near future," according to the report.

Trunk lines north of Capitola Road are "generally adequate" for the present zoning in the

area, the study says, but between Capitola Road and the railroad, and from the railroad to Monterey Bay, full development would result in sewage flows 2.5 to three times the line capacity.

Only two exceptions were noted. One is the 41st Avenue line north of the railroad which was termed "adequate," and a new oversize line north of Soquel Drive near Harbor High School.

Because the general plan density is even higher than the present "on-the-land" zoning south of the railroad, some kind of firm county policy is needed. "In order to develop a proper design for any sanitation system, it is necessary to establish a design population and distribution based upon stable zoning or a general plan," the reports say.

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