

Permit rules altered

By BUD O'BRIEN

New county rules dealing with building applications within the Soquel Creek County Water District were adopted this morning.

Because the water district has clamped a moratorium on new water connections within the district, with certain exceptions, the county decided it was necessary to adopt rules concerning the issuance of building permits and other development permits in the district for the duration of the moratorium.

Planning Director Kris Schenk told the Board of Supervisors this morning that both county and state regulations "require that specific legal findings be made for the adequacy of services prior to the approval of new projects." So it was necessary, he said, for the county to take the district's moratorium into account in its building permit procedures.

In essence, the board this morning approved a policy to deny "all pending building permit applications requiring water service from the Soquel Creek County Water District," except those permits:

—That were included on the 1979 building permit allocation list and which will actually receive building permits by Dec. 31 of this year.

—That have an alternate approved water supply.

—That are otherwise exempt or excepted from the requirements of the water district ordinance imposing the moratorium.

—That were for any reason issued prior to Dec. 31 of this year.

The board also agreed that any applicant whose building permit was denied "solely on the basis of lack of water service" within the district be eligible for a refund of the otherwise non-refundable \$500 application fee if the application for refund is made before the end of this fiscal year.

The board adopted policies dealing with four categories of development projects: (1) New projects; (2) already-approved projects; (3) pending projects, and (4) projects not yet reviewed.

No new applications for projects requiring water service will be accepted by the Planning Department "unless such applications can demonstrate that water service is available..."

Already-approved projects will be granted automatic extensions of their tentative subdivision maps for a 24-month period. If no water is available by then, the projects will be "denied without prejudice" and given a three-year period in which to reapply.

Similar rules were applied to pending projects and projects not yet

reviewed. At the suggestion of Supervisor Robley Levy, Planning Director Schenk agreed to confer with representatives of the water district and the Regional Coastal Commission staff to make sure that applicants within the coastal zone don't get "all snarled up" in a three-way process.

Supervisors this morning also approved changes in the regulations having to do with the appointment of planning commissioners and other commissioners and committee members.

Brought on by the refusal of the planning commissioners of former supervisors Pat Liberty and Marilyn Liddicoat to step down voluntarily when new supervisors replaced those two, the new rules make it clear that supervisors have the absolute power to appoint or remove planning commissioners and other board appointees at their discretion.

The board also delayed for three weeks action on a recommendation by its Fish and Game Advisory Commission that hunting restrictions along the Pajaro River be eased.

Supervisor E. Wayne Moore, who represents the area, and other board members agreed that they wanted more information, including the views of residents in the area, before taking any action on the matter.