

REDEVELOPMENT AGENCY

GOVERNMENTAL CENTER
TOM BURNS
AGENCY ADMINISTRATOR



COUNTY OF SANTA CRUZ

701 OCEAN STREET, ROOM 510 SANTA CRUZ, CALIFORNIA 95060-4000
PHONE (831) 454-2280 FAX (831) 454-3420 TDD (831) 454-2123

July 23, 1998

Agenda: August 11, 1998

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

ANNA JEAN CUMMINGS PARK DRAFT RECREATIONAL MASTER PLAN

Dear Members of the Board:

As your Board may recall, Anna Jean Cummings Park, formerly known as O'Neill Ranch, has been the focus of Redevelopment Agency planning efforts since 1989. Over the years a variety of alternatives for the use of the property have been considered and numerous community meetings and public hearings have been held to gather community input. These efforts culminated with the adoption of the O'Neill Ranch Conceptual Plan and certification of the O'Neill Ranch Environmental Impact Report by your Board, as the Redevelopment Agency Board of Directors, on August 27, 1996. Since the adoption of the concept plan, staff has gathered additional community input and prepared a draft recreational master plan which further defines the proposed recreational uses. On June 1, 1998 the Parks and Recreation Commission conducted a public hearing and approved the Anna Jean Cummings Park Draft Recreational Master Plan. This plan is now before your Board for consideration (see Attachment 1).

Draft Recreational Master Plan

The O'Neill Ranch Conceptual Plan preserves the majority of the property for open space and future park uses and designates the remainder of the property, known as the upper and lower benches, for active recreational and neighborhood park uses. The primary focus of the Anna Jean Cummings Park Draft Recreational Master Plan is the planning and design of these facilities on about 25 of the total 97 acres of the site.

The draft recreational master plan was prepared with the input of organized sports leagues representing youth soccer, football, baseball and softball, as well as the community at a series of meetings in the spring of 1997. In general, the lower bench is dedicated to traditional neighborhood park facilities, while a series of fields on the upper bench accommodates a wide variety of opportunities for active recreation to serve the mid-county area.

As described in the master plan report, the main entrance and vehicular access to the park

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is planned from Soquel-San Jose Road just north of Soquel High School. The park access road will serve park facilities on both the lower bench and upper bench. The neighborhood park facilities will be located on the lower bench and will include a children's play area, gazebo, informal turf areas, restrooms, park maintenance facilities, and a 60 space parking lot. The park access road then leads from the lower bench, up a slope to the upper bench area. Here a series of three terraced field areas will accommodate a multipurpose field with two infields-- suitable for soccer, youth baseball and adult softball play, as well as two smaller turf areas suitable for soccer or other activities. A restroom building with a concession area, informal picnicking and parking for 100 vehicles will complete the planned facilities. A minimum 40 foot wide landscaped setback along the north property line will buffer adjacent residences from the park noise and encroachment (see Attachment 2-Corrections to the Draft Master Plan).

This plan reflects modifications made over the years in response to issues raised by the community. In response to concerns about the accessibility of the neighborhood park facilities to the general community, these uses were moved from the upper bench to the lower bench. Early plans included a large parking area, but it was located some distance from the majority of park facilities. In response to concerns that park users would choose to park on Valera and Ranchero Drives rather than the parking lot, and the suggestion that locked park gates were needed to control parking on these neighborhood streets, access and parking for up to 200 vehicles is now located in parking lots on both levels of the park, within close proximity to the park facilities. The infield for one of the ball diamonds on the upper bench was also re-oriented to help minimize park noise adjacent to residences. Lastly, the O'Neill Ranch Environmental Impact Report identified noise along the north property line of the upper bench area as a significant impact. The recommended mitigation is a six foot high solid board fence along the property line. Because of residents' concerns that fencing could block views, the Redevelopment Agency has agreed to set aside this issue for now and wait until the park is operational for a year before meeting again with the adjacent residents to consider implementation of a fencing plan.

Environmental Review

As stated earlier, this recreational master plan further refines the design of park facilities planned for the lower and upper benches at Anna Jean Cummings Park. The plan is consistent with the park uses described in the O'Neill Ranch Conceptual Plan and the O'Neill Ranch Environmental Impact Report previously certified in 1996. This plan does not create any new environmental impacts or exacerbate any previously identified impacts. Thus the previous certification is still valid and no further action is required by your Board.

Parks and Recreation Commission

On June 1, 1998, the Parks and Recreation Commission held a public hearing to consider the Anna Jean Cummings Park Draft Recreational Master. At that hearing, community members expressed support for the preservation of open space and the proposed recreational facilities. Questions and comments were primarily focused on neighborhood

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issues such as the treatment of the landscape setback and noise buffer adjacent to the residences that back up to the park on Valera and Ranchero Drives. Redevelopment Agency staff have committed to meeting with these neighbors once preliminary grading, planting and fencing plans have been prepared to ensure that neighborhood issues regarding views and buffers are addressed in the park development plans. Soquel residents also requested, and the Parks Commission voted to recommend to the Board, that a plaque recognizing the contributions of Anna Jean Cummings and the organization Save Soquel be included in the plans for the park development. Finally, the Parks and Recreation Commission voted to approve the Anna Jean Cummings Park Draft Recreational Master Plan and to forward it to your Board for consideration.

Next Steps

With the adoption of the Anna Jean Cummings Park Draft Recreational Master Plan, the master planning process for this important property will be concluded. Funding has been set aside in the Redevelopment Agency budget for the design and construction of the recreational facilities. However, before construction can begin, a number of additional steps must be taken.

With the completion of the master planning process, an appropriate step at this juncture would be to turn the ownership of the property over to the County and the Parks Department for their management. In a separate letter on today's agenda the Board of Directors of the Redevelopment Agency is being requested to direct the Agency Administrator to take the necessary actions to transfer all of the property to the County, with the exception of the commercial parcel fronting on Soquel Drive.

Consistent with the Percent for the Arts Policy, the Arts Commission is moving forward with establishing an Artist Selection Committee. Recommendations for the art project concept and a contract with a selected artist will then come to your Board for consideration.

Following Board approval of the draft recreational master plan, preliminary improvement plans will be prepared and submitted to the Planning Department for development permits. At that time Redevelopment Agency staff will also meet with adjacent residents to review preliminary grading, planting and fencing plans for the landscape setback and noise buffer along the north property line. Once development permits are approved, construction documents will be prepared and brought to your Board for approval and authorization to bid the project. Construction will begin following award of the project by your Board, and is anticipated to being in the spring of 2000.

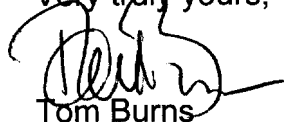
In consideration of the above, it is therefore RECOMMENDED that your Board:

1. Conduct a public hearing on the Anna Jean Cummings Park Draft Recreational Master Plan;

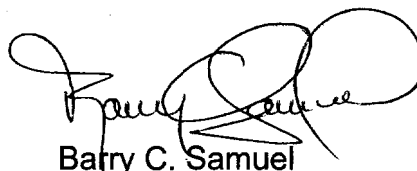
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2. Approve the Anna Jean Cummings Park Draft Recreational Master Plan;
3. Direct Redevelopment Agency staff to prepare preliminary plans necessary for development permits and to return to the Board of Supervisors for approval of final plans and authorization to bid after completion of the permit process;
4. Direct Redevelopment Agency staff to meet with adjacent residents to review preliminary plans with regards to resolution of landscape setback and noise mitigation issues; and
5. Direct the Chairperson to sign documents required for the County to accept title of the property from the Redevelopment Agency.

Very truly yours,



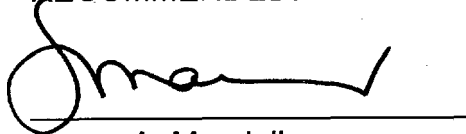
Tom Burns
Redevelopment Agency Administrator



Barry C. Samuel
Director of Parks, Open Space and
Cultural Services

TB:bl

RECOMMENDED:



Susan A. Mauriello
County Administrative Officer

Attachment 1- Anna Jean Cummings Park Draft Recreational Master Plan
Attachment 2- Corrections to the Draft Master Plan

cc. RDA
POSCS

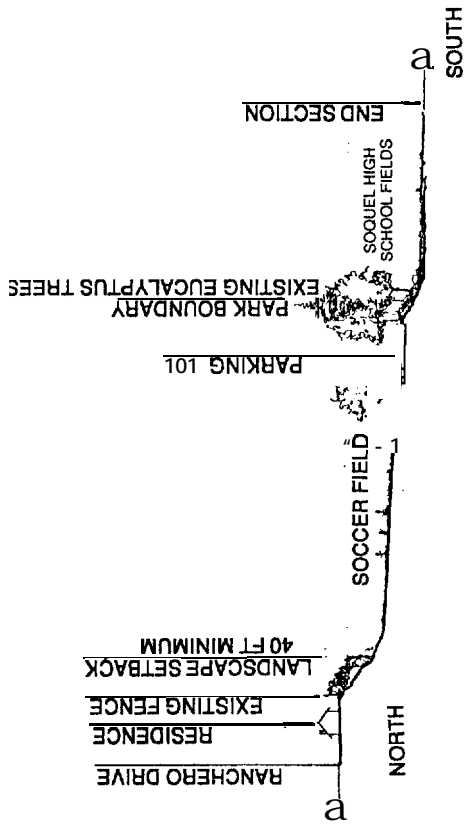
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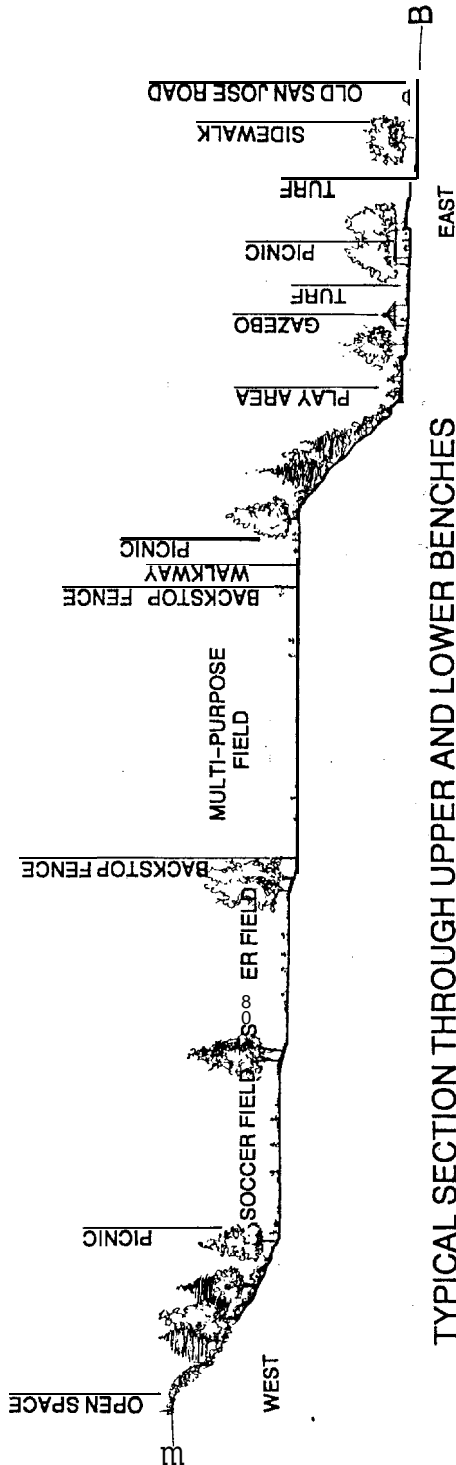
REVISED AUGUST 1998

ANNA JEAN CUMMINGS PARK
UPPER & LOWER BENCHES

PRELIMINARY MASTER PLAN



TYPICAL SECTION ACROSS THE UPPER BENCH



TYPICAL SECTION THROUGH UPPER AND LOWER BENCHES

FAX TRANSMISSION:

538

TO: Santa Cruz County Board of Supervisors

FROM:

Don Burklo

P.O. Box 115

Soquel, Ca 95073

DATE: 7128198

SUBJECT: The O'Neil Ranch Plan.. , , (Cummings Park)

Regarding the Aug. 11 board meeting on the above subject, I am asking again, Where is the provision promised for a future roadway from 41st Ave. to Old San Jose Rd.?

For that matter, Where is the access to the playing fields from Soquel Drive at 41st Ave?

As I recall, something like \$200,000 was spent (wasted?) on two EIR's, one of which spoke to the overload of traffic at Porter St. and Soquel Drive, and that the above bypass should be included in the plan. Can it be that your board is going to vote to make this daily traffic situation **Worse**, and ignore a logical solution? Any more use of playing fields, especially if there are spectator sports involved, is going to add a lot more traffic in surges, than would have happened if that land had been used for housing. The county once said to potential developer that he would have to connect a road from 41st Ave. to Old San Jose Rd. at the developer's expense if that plan for housing (about 100 homes'?) had been approved. Now the county is in total reverse of that thinking, and more than 100 auto trips per event at the proposed fields is likely to be the norm.

Alas, the death of common sense!

But surely, this park plan can be revised to include the provision for a future and emergency roadway bypass of the flood-prone area of downtown Soquel. Just as in the case of Fishhook Curve, it is never too late to keep changing the plan!

I will not be able to attend the Aug. 11 meeting so please use this letter as my "official" input.

Respectfully,

Don Burklo

Don Mosegaard
3639 Paper Mill Road • Soquel, CA 95073
(408) 479-7033

Santa Cruz County Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060-4000

8/4/98

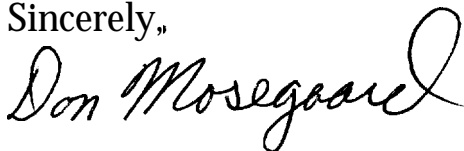
This letter is regarding the need of a sound barrier wall across the street from the entrance to the future Anna Jean Cummings park. It is needed because the home owners who Live directly across the street from the entrance will be suffering the biggest impact from the traffic going into and out of the park.

We were able to get a copy of the Traffic Analysis, which was compiled for the Redevelopment Department concerning the Anna Jean Cummings Park. Betsey Lynberg, (Urban Designer) was kind enough to send me this report. The Traffic Analysis was done by the Crane Transportation Group of San Francisco. According to this traffic analysis, and per my conversation with Mark Crane (Crane Transportation Group), the projected peak traffic will be approximately 200 cars per hour entering the park.

This amount of traffic will strongly increase the level of noise which will lower the quality of life for those who live across the street from the entrance and must listen to it all day long. In similar situations the solution has been to build a sound barrier wall, which greatly reduces the noise pollution.

Thank you for your serious consideration and approval on this matter.

Sincerely,,



Don Mosegaard

To: Jan Beautz; First District Supervisor

6/28/98

This letter is being written to you because I may not be able to attend the August 11th meeting because I may be out of town. Therefore I am writing this letter ahead of time so that all members on the board of supervisors can see it before the August 11 meeting.

* On 5/20/98 I called the Redevelopment Agency and voiced my concerns with Gary Carlson (park planner), followed by a letter on 5/27 (attatched).

* On 6/1 I brought up concerns at the public hearing of the Parks and Recreation Commision, But it seemed to fall on deaf ears, and the biggest reason was that Tom Burns (redevelopment agency administrator) said, "The EIR (environmental Impact Report) makes no indication that there will be any **noticable** impact on those of us who live across from the future entrance to the park."

* The three owners of the properties which will be most effected by the park's entrance and therefore are most concerned are as follows: Kimberly Dawn 3007 Papermill Rd., Mary Ann Louis 3655 Papermill Rd and myself, Don Mosegaard 3639 Papermill Rd..

* On 6/16 I once again spoke with Gary Carlson requesting a copy of the EIR report, he promptly sent me a copy of all pages pertaining to the noise impact.

* After reading the materials I called back on 6/22 to point out that the report dealt with all other surrounding neighborhoods, but it doesn't address the issue of noise impact on the residences across from the future-entrance to the park. (No wonder Tom Burns pointed out that the EIR didn't indicate a problem) Neither did the EIR attempt to estimate the volume of traffic entering or exiting the park.

* Gary Carlson didn't know the answers so he referred me to Betsy Lindberg (urban designer for the redevelopment agency) at 454-2216. Upon speaking with her, she acknowledged that the O'Neil Ranch Master Plan EIR doesn't address the issue of noise impact on the residences across from the future entrance, but she was going to send me a copy of an older EIR when the county was considering extending 41st Ave through to Old San Jose Road coming out at the same location. She believed that the issue of noise impact at our location would be addressed in this older EIR report.

* She also acknowledged that the report of estimated traffic entering the park was not included in the current EIR. Studies and estimates have been done; and that she would send me a copy of those, also.

* As of 6/27 I haven't **recieved** those copies and tomorrow I will be leaving town for 6 - 7 weeks.

We realize that it is the best choice for its location (entrance). However, we feel that now is the appropriate time to bring up the issue of unfair and excessive road noises, from the proposed entrance. We feel the need for a sound barrier wall as seen along some similar situations or along the highways.

Thank you for your time and attention to this matter.

Yours Truly,

Don Mosegaard
3639 Papermill Road
479-3077

Don Mosegaard
3639 Paper Mill Road • Soquel, CA 95073
(408) 479-7033

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Tom Bums
Administrator
Redevelopment Agency of Santa Cruz County
701 Ocean Street, Room 510
Santa Cruz, CA 95060

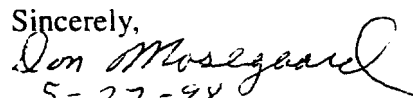
Dear Mr. Bums,

Wanting to bring to your attention a reasonable concern and request on behalf of property owners living on Paper Mill Road whose lots rear up to Old San Jose Road across the street from the future Anna Jean Cummings Park.

We feel that now is the appropriate time to bring up the issue of unfair and excessive road noise from the purposed entrance to the park. We realize it is the best choice for its location but we feel the need for a sound barrier wall as seen along some similar situations or along the highways.

The following are some of our reasons:

- The properties directly across from the entrance area will be subject to continuous noise from braking vehicles entering the park and accelerating vehicles leaving the park. all hours of the day, especially on weekends.
- There will no doubt be a left turn lane extending all the way back to the high school stop lights, affecting all properties adjacent to it.
- The lot directly across the street from the entrance has a danger of runaway vehicle entering up in his backyard, aside from being most affected by added road noise,
- The Anna Jean Cummings Park will have 190 parking spaces plus endless numbers of cars just cruising in to drop off or pick up people at the many sporting events, etc.
- This should be done before park construction begins since crews and equipment will be extremely abusive during construction: and this is of a higher priority than waiting until the final phases of the project.

Sincerely,

5-27-98
Don Mosegaard

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