



County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17th AVENUE, SANTA CRUZ, CA 95062

(831) 454-7900 FAX: (831) 454-7940 TDD: (831) 464-7978

BARRY C. SAMUEL, DIRECTOR

December 21, 1999

AGENDA: January 25, 2000

BOARD OF SUPERVISORS

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

SUBJECT: Pinewood Subdivision Application Number 99-03 18

Dear Members of the Board:

As part of the County's review process, when considering a development or subdivision application on a parcel of land indicated in the General Plan as a potential park site, the Parks Commission is required to advise your Board and the Planning Commission regarding the possible acquisition of such land into the County's park system. If your Board determines that the acquisition would benefit the County, and the County has the resources to acquire the property, then the owner of said parcel shall be compensated based on the fair market value of the property. If your Board decides to acquire only part of the parcel, which would allow the project to proceed in the proposed form or a modified form, your decision is forwarded to the Planning Commission for consideration of incorporation into the final design of the project. If your Board determines that acquiring such a site is not appropriate or feasible, then the proposed project shall be subject only to the regulation of the basic zone district.

Parks Department staff prepared a Park Site Review Report for the Parks Commission's consideration for inclusion of parcels of land into the County Park system known as APN 026-121-13, 026-121-14 in the Live Oak Planning Area (see exhibits 1 & 2). Subdivision application, Number 99-03 18 has been filed with the County proposing 6 residential unit parcels totaling 76,290 square feet.

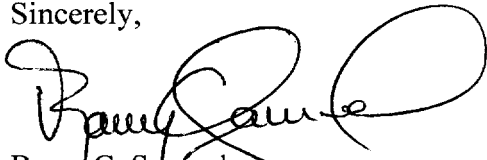
The parcels proposed for residential development on the potential park site currently have two houses located on them. Four new homes would be built as part of the proposed subdivision. The proposed park site is not adjacent to an existing park. The applicant's property is surrounded by single family houses.

While this area could use a neighborhood park this particular location is very difficult to locate and would serve only those houses immediately surrounding the site. There are other parcels which have "Parks Designations" in this immediate vicinity and when they become available they would lend themselves to providing a more accessible and available park site for the neighborhood. At the present time residents in the area can use the play structure at the Green Acres School and the new Jose Ave Park (see exhibit 3).

The Parks Commission considered the staff report on the Pinewood Subdivision and determined that it would not recommend that your Board include this site in the County Park System.

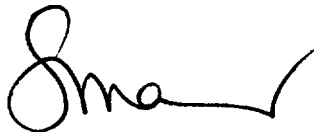
It is therefore RECOMMENDED that your Board, due to the location of the site and the existence of other more desirable designated Park properties in the immediate vicinity decline acquisition into the Park System and permit the applicant to proceed with subdivision request numbered 99-03 18.

Sincerely,



Barry C. Samuel
Director

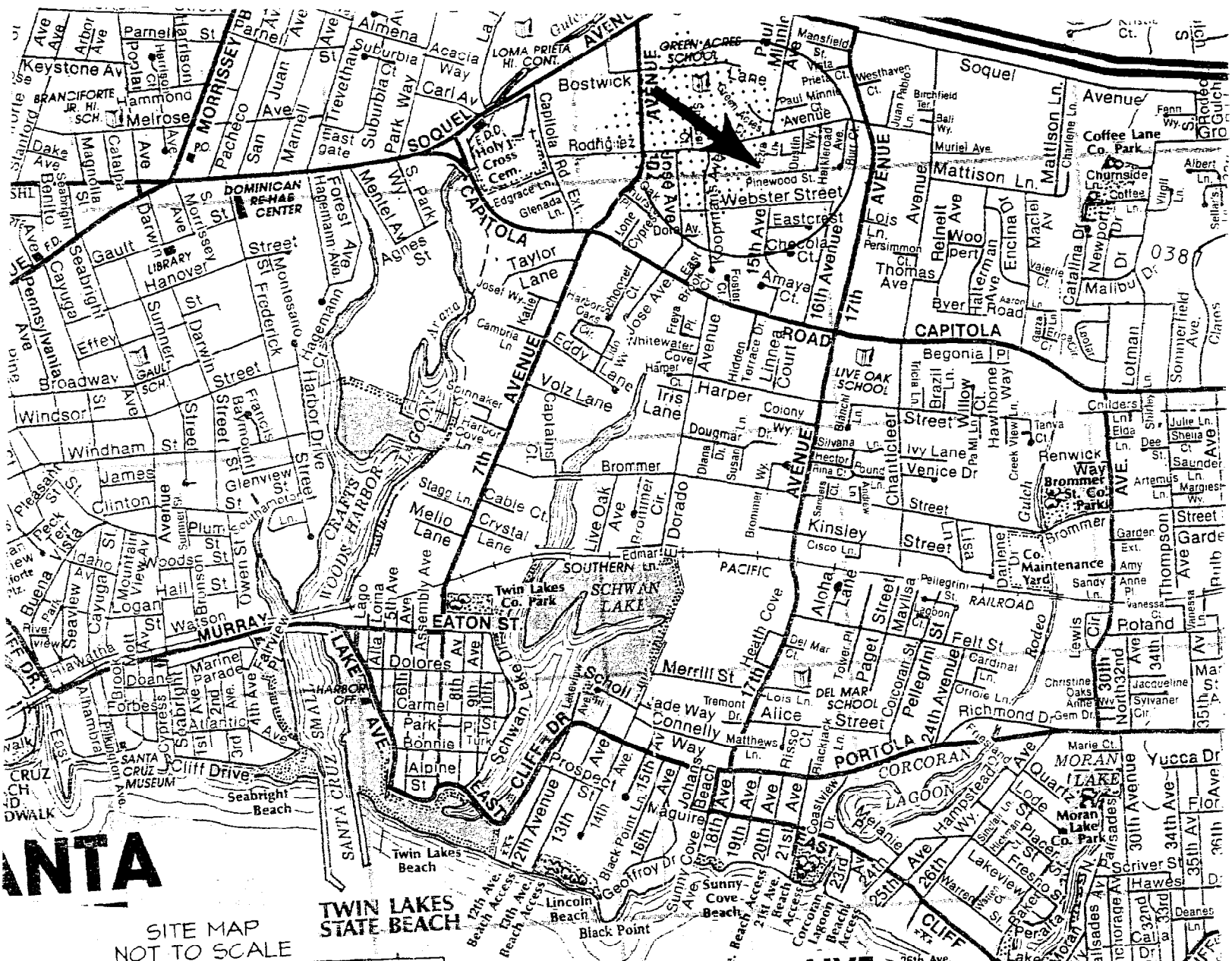
RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

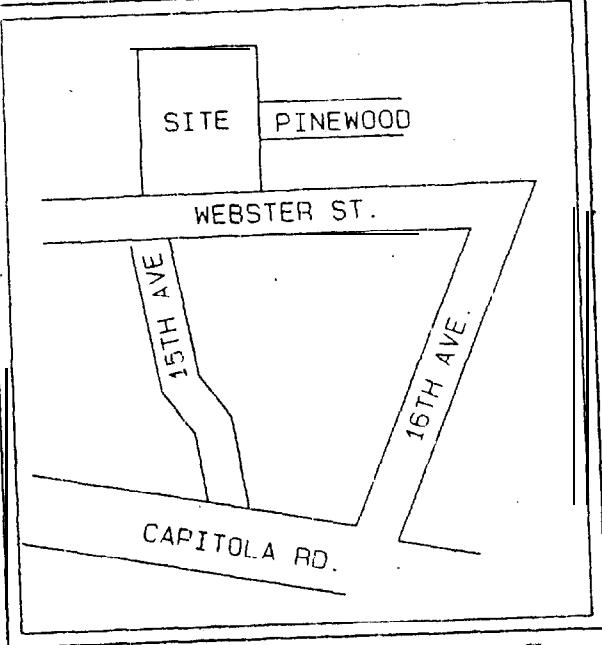
Attachments: Exhibits A, B, C

cc: CAO, County Counsel, Parks Commission, Parks, Planning



SANTA

SITE MAP
NOT TO SCALE



TWIN LAKES STATE BEACH

LIVE OAK

MONTEREY B.

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11

12

Exhibit 1

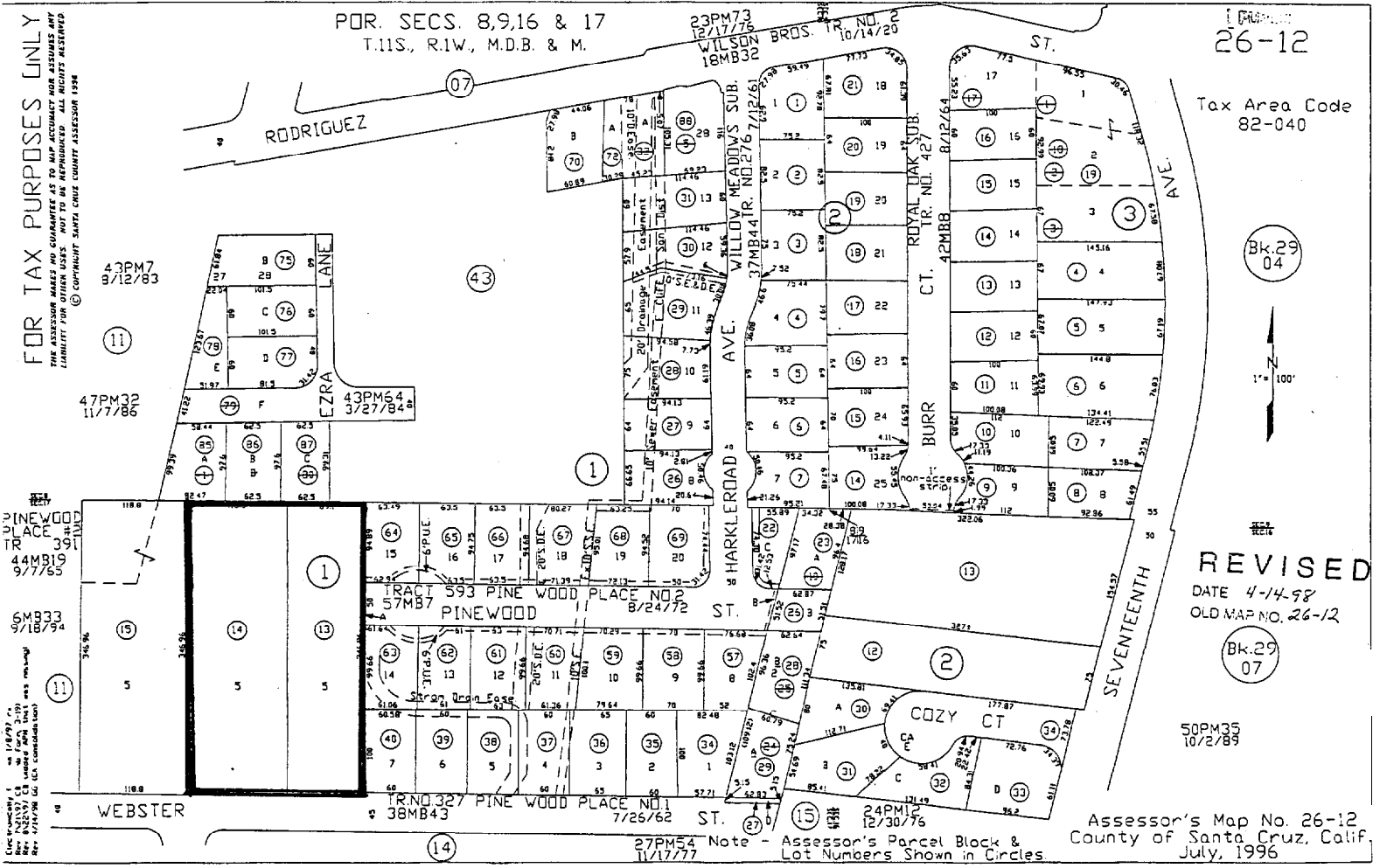
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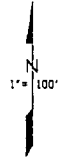
POR. SECS. 8,9,16 & 17
T.11S., R.1W., M.D.B. & M.

26-12

Tax Area Code
82-040



Bk. 29
04



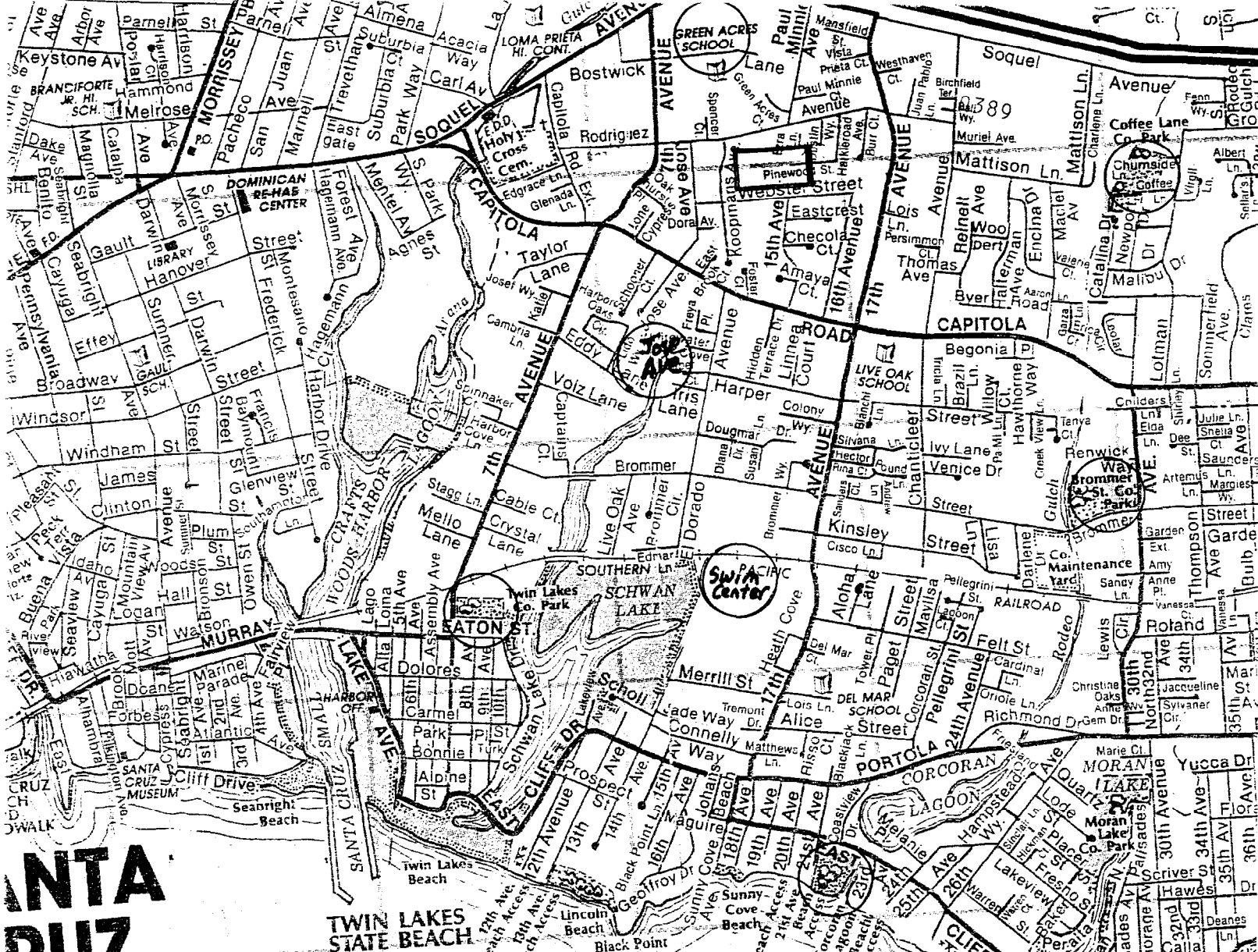
REVISED
DATE 4-14-98
OLD MAP NO. 26-12

Bk. 29
07

50PM35
10/2/89

Assessor's Map No. 26-12
County of Santa Cruz, Calif.
July, 1996

Note - Assessor's Parcel Block & Lot Numbers Shown in Circles



SANTA CRUZ

TWIN LAKES STATE BEACH

LIVE OAK

MONTEREY BAY

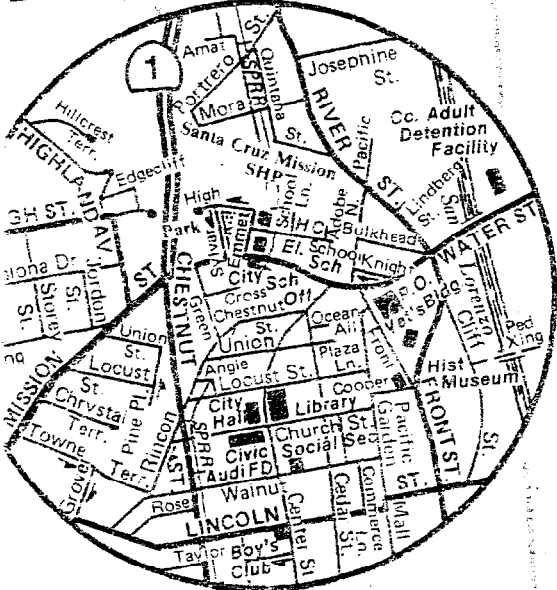


Exhibit 3 11

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