



County of Santa Cruz

0443

PARKS, OPEN SPACE & CULTURAL SERVICES

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BARRY C. SAMUEL, DIRECTOR

March 14, 2000

AGENDA: April 4, 2000

BOARD OF SUPERVISORS

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

SUBJECT: Harbor Beach Homes Subdivision Application Number 99-0538

Dear Members of the Board:

As part of the County's development 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 027-05 1-24,027-05 1-25 in the Live Oak Planning Area, subdivision application, Number 99-0538. The property is located on the east side of 7th Avenue, directly south of the railroad tracks (Exhibit 1). The property is 2.17 acres (94,314 square feet) in size. The Harbor Beach Subdivision application that is proposed for this potential park site would add eight new homes to the two existing homes on the site (Exhibit 2).

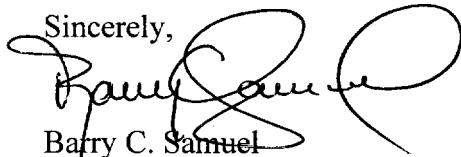
The proposed park site is adjacent to Twin Lakes County Park (Exhibit 3). Twin Lakes County Park is a Neighborhood Park and is 1.4 acres in size. The park contains a basketball court, restroom, play structure and tennis court (Exhibit 4). The parcels which make up the Harbor Beach Subdivision are just large enough to accommodate one little league sized ball field and a parking lot.

With the addition of the three ballfields at the Polo Grounds and the two new ballfields which will be developed at the Anna Jean Cummings County Park, in addition to the ballfield at Brommer County Park and the multiple ballfields available in the Live Oak School District, department staff feel that local ballfield needs are being met. Due to the current and planned number of ballfields, the acquisition of this site for the development of an additional ballfield is not being recommended. The Twin Lakes County Park is extremely popular and provides the neighborhood with an excellent recreational opportunity.

On March 13, 2000 the Parks Commission reviewed the staff report on the proposed subdivision (application # 99-0538) and recommended that your Board decline acquisition of these parcels.

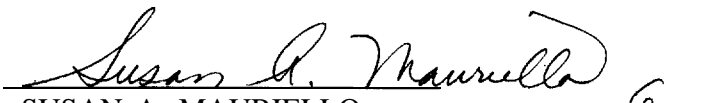
It is therefore RECOMMENDED that your Board decline the acquisition of the two parcels, numbered (027-05 1-24,027-05 1-25) into the County Park System; and permit the applicant to proceed with subdivision request numbered 99-0538.

Sincerely,



Barry C. Samuel
Director

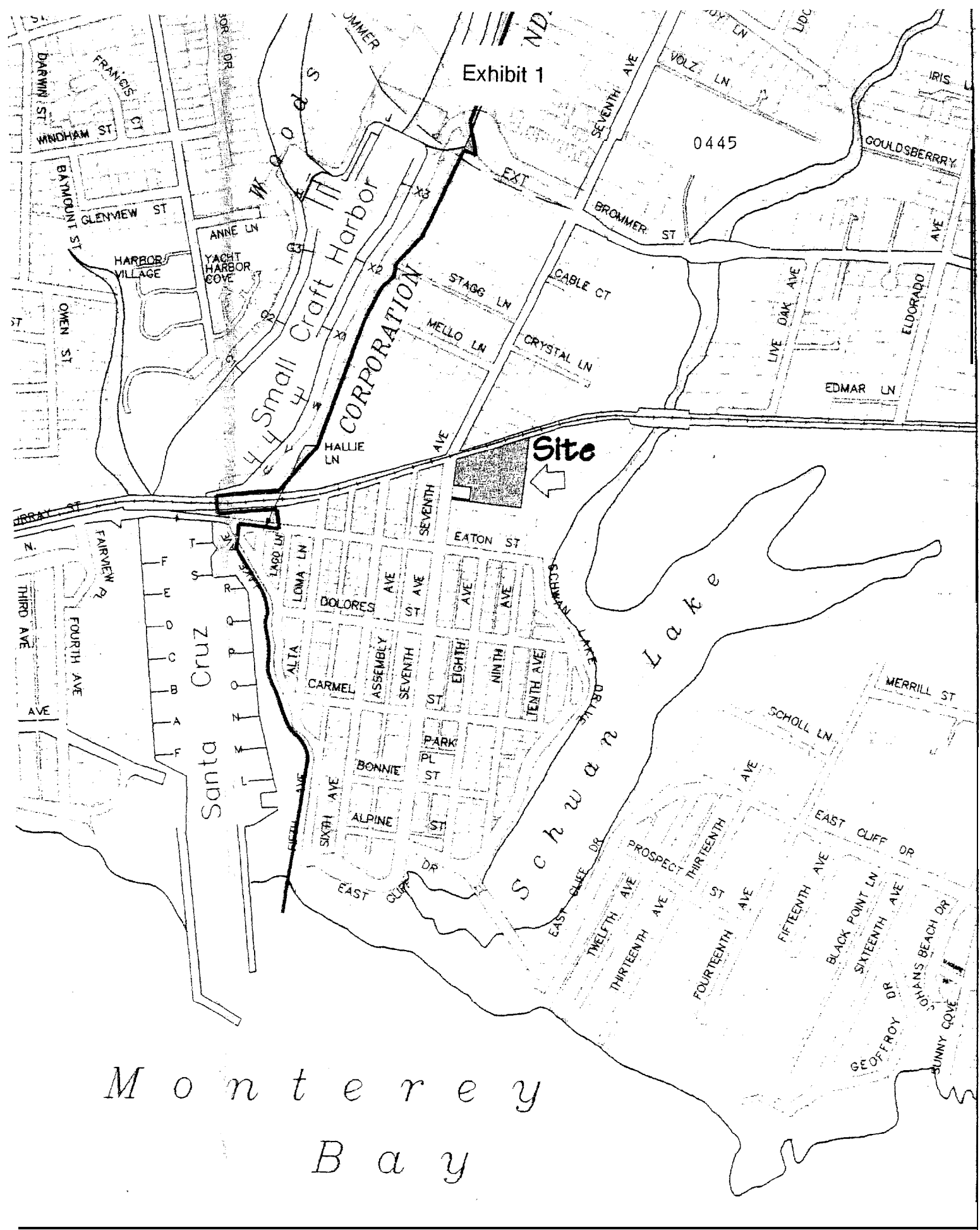
RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

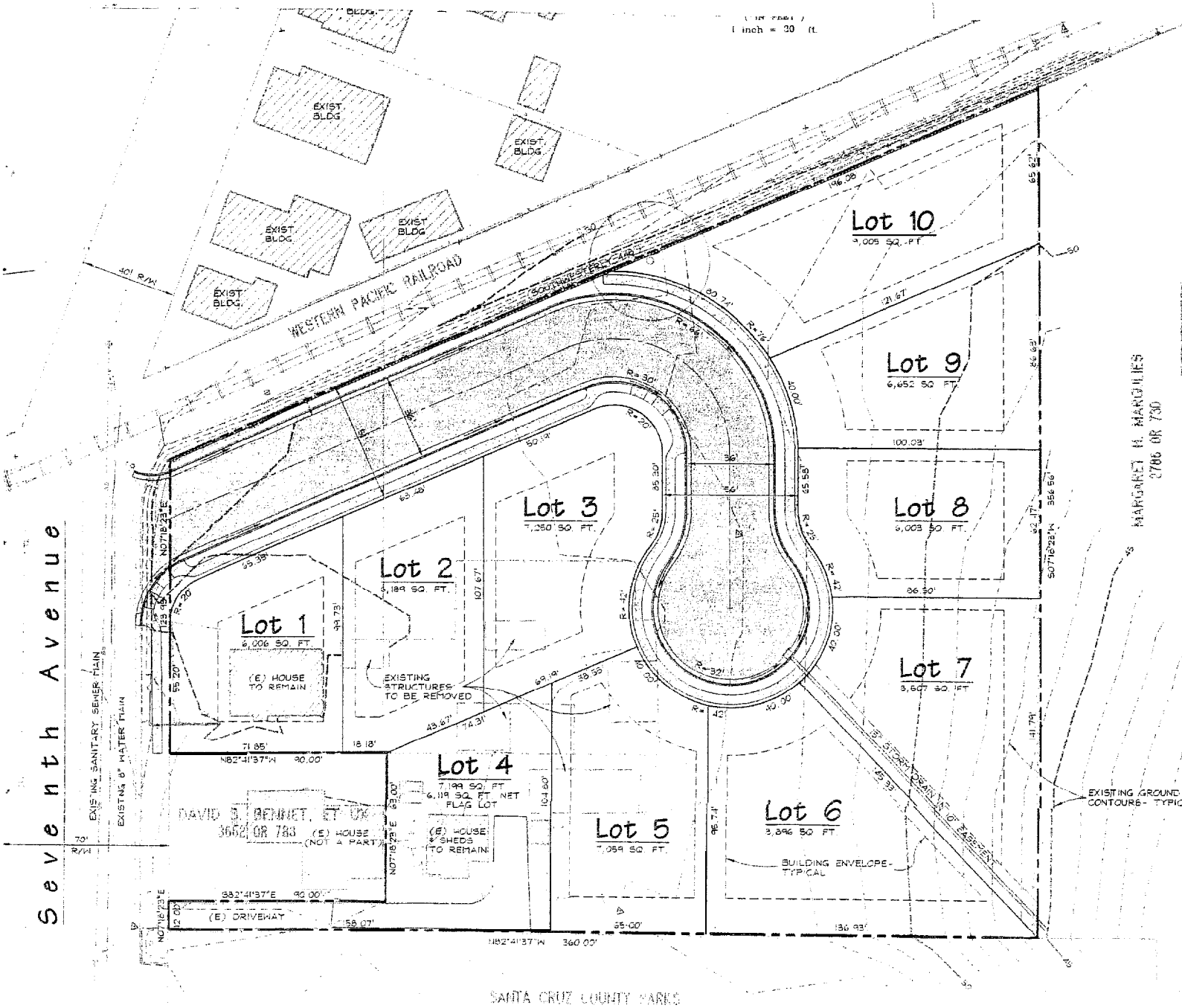
Attachments: Exhibits 1, 2, 3, 4

cc: CAO, Auditor-Controller, County Counsel, Planning Commission, Planning, Parks,
Parks Commission



Monterey
Bay

Vicinity Map



Seventh Avenue

WESTERN PACIFIC RAILROAD

SANTA CRUZ COUNTY PARKS

MARGARET H. MARGOLIES
2786 OR 730

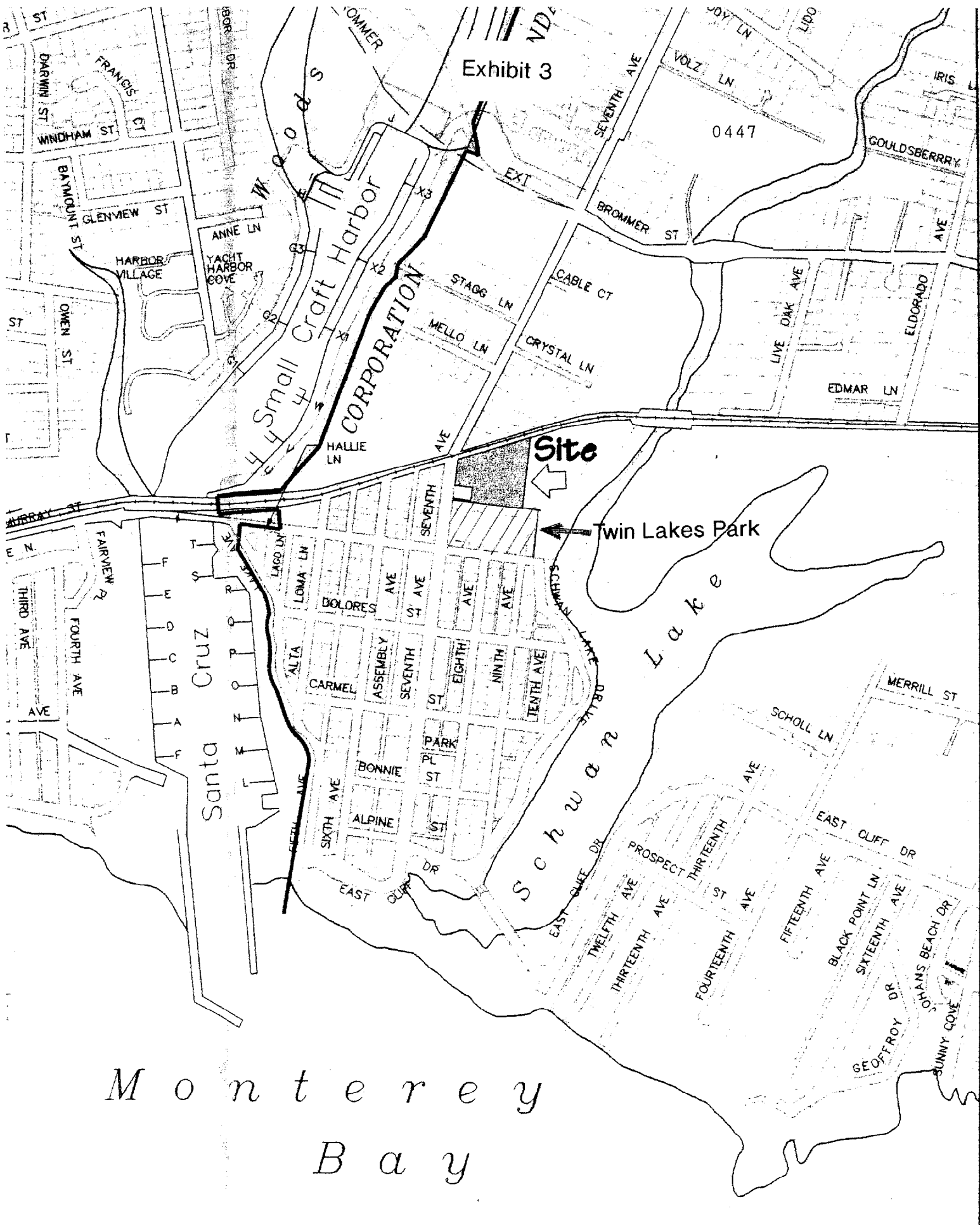


Exhibit 3

0447

Site

Twin Lakes Park

Monterey
Bay

29

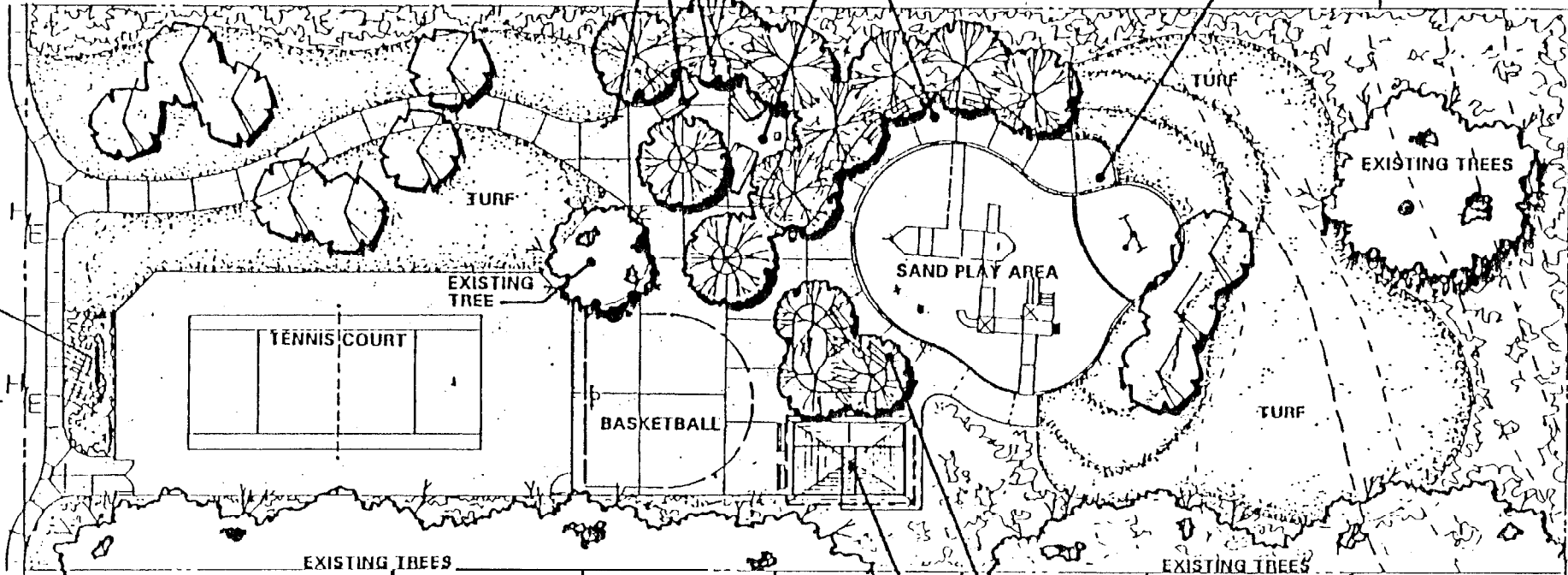
7th Avenue

SINGLE FAMILY RESIDENCES

BARBEQUES
PICNIC
BIKE RACK

CONCRETE PAVING
HANDICAP ACCESS TO SAND AND TURF
BENCH SEATING

PARK SIGN
HANDICAP/GOV.
VEHICLE PARKING



EXISTING TREES

EXISTING TREES

SINGLE FAMILY RESIDENCES

BENCH SEATING
RESTROOM

Exhibit 4

0448