



County of Santa Cruz

BOARD OF SUPERVISORS

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JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 3/13/01

March 7, 2001

BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: GIFT OF REAL PROPERTY FROM THE SAVE-THE-REDWOODS LEAGUE

Dear Members of the Board:

I am pleased to be able to announce that the Save-the-Redwoods League Board of Directors has voted to make a gift of a 410 acre property owned by it on Kings Creek Road known as the "Miller" property to the County of Santa Cruz. The property, bisected by Kings Creek Road and Kings Creek, contains both extensive old growth redwood forests and open meadows.

The property in question was purchased by the Save-the-Redwoods League in 1994 to protect it from being timber harvested. The prior owner, the UC Regents, included in the deed to the Save-the-Redwoods League the following language:

"This grant is subject to the conditions subsequent that this real property and the timber thereon be protected as a natural preserve for use as a public park in perpetuity, notwithstanding any future change in use of any surrounding properties, and notwithstanding that increased population and other causes may bring about such changed uses in future years, that no trees on the property shall be cut unless they present a clear and eminent safety hazard and that this real property and the timber thereon shall be held in trust for park purposes on behalf of the people of the State of California."

It would be a lovely site for an outdoor education facility of some type serving the students of Santa Cruz County. At the

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present time, and for many years, the County Office of Education has run a wonderful fifth grade Outdoor Education program but has always operated out of leased private camp facilities which require that all staff and users vacate the premises on weekends. The San Lorenzo Valley Unified School District also operates similar programs through its elementary schools and has an incredible watershed academy program at the High School which at present has no permanent field facility adjacent to a stream for use in its monitoring projects. Any of these educational institutions would be a valuable partner in carrying out the development of such a facility and each has expressed some interest in doing so.

In our discussions with Barry Samuel, the Director of Parks, Open Space and Cultural Services, it appears that an outdoor education facility or similar use would fall within these restrictions.

In any event, this represents a significant and extraordinary gift to the people of the County of Santa Cruz and preserves an outstanding part of our redwood forest. The property contains many of the most typical habitats found in Santa Cruz County and would be an incredible resource to enhance the understanding of young people of our natural resources.

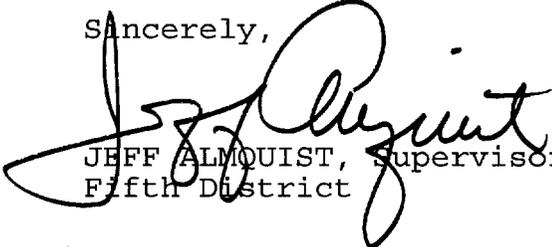
A request has been made of us by the Save-the-Redwoods League that we endeavor to conclude this transaction no later than March 30, 2001, the end of their fiscal year. In discussions with representatives of the Planning Department, it seems that the only determination that must precede the acceptance of the gift is one by the Planning Director that the potential uses of the property are consistent with the General Plan. It appears that the gift transaction is categorically exempt from CEQA requirements under both Section 1816 of the County's Environmental Review Guidelines and under the provisions of CEQA, Public Resources Code Section 15316.

Accordingly, I would recommend that the Board of Supervisors take the following actions:

1. Accept this gift on behalf of the County and authorize appropriate County representatives to execute any documents necessary to conclude the transaction no later than March 30, 2001;
2. Direct that any appropriate findings be made in order to determine that the acceptance of the gift is categorically exempt under the provisions of the California Environmental Quality Act;

3. Direct the Director of Parks, Open Space and Cultural Services to report back to the Board during budget hearings with recommendations regarding a master planning process that would incorporate public input from the community and move the County's use of the property in the direction anticipated by the donor; and
4. Direct the Chairman of the Board to convey the Board's thanks and recognition to Kate Anderton, Executive Director of the Save-the-Redwoods League, and its officers and council members, for their extraordinary generosity in making this gift to the County.

Sincerely,



JEFF ALMQUIST, Supervisor
Fifth District

JA:pmp

cc: Susan Mauriello, County Administrative Officer
Barry Samuel, Director, Parks, Open Space and Cultural
Services Department
Alvin James, Planning Director
Scott Loichinger, Real Property Division
Samuel Torres, County Counsel
Save-the-Redwoods League
Dr. Diane Siri, County Superintendent of Schools
Dr. Drew Meyer, Superintendent, San Lorenzo Valley
Unified School District
San Lorenzo Valley Water District
Bruce Oneto
Sierra Club
Valley Women's Club

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County of Santa Cruz

COUNTY ADMINISTRATIVE OFFICE

701 OCEAN STREET, SUITE 520, SANTA CRUZ, CA 95060-4073
(831) 454-2100 FAX: (831) 454-3420 TDD: (831) 454-2123

SUSAN A. MAURIELLO, J.D., COUNTY ADMINISTRATIVE OFFICER

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

Dear Members of the Board:

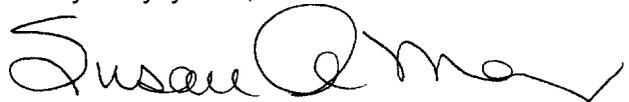
Staff has received a copy of the March 7, 2001 letter of Supervisor Jeff Almquist advising the County of the extraordinary gift offered by the Save the Redwoods League of the 410 acre property known as the Miller Property. I have reviewed the letter with County Counsel, Real Property, Planning and the Parks Department to assure all appropriate reviews are conducted by staff in order to facilitate your Board's consideration of this most generous offer. Attached please find the required Notice of Exemption from the California Environmental Quality Act prepared by the Environmental Coordinator and two memos of the Planning Director advising that the acquisition is consistent with the General Plan. In order to effectuate the acceptance of the gift by the county, the staff from the various offices are suggesting changes to the recommendations offered by Supervisor Almquist as follows:

1. ~~Accept this gift~~ **the gift of real property from Save the Redwoods League on Kings Creek Road known as the Miller Property** on behalf of the County and authorize appropriate County representatives to execute any documents necessary to conclude the transaction **upon receipt of an acceptable title report and** no later than March 30, 2001;
2. ~~Direct that any appropriate~~ **Approve the findings** ~~be made in order to determine~~ **of the Planning Department** that the acceptance of the gift is categorically exempt under the provisions of the California Environmental Quality Act;
3. **Accept the memo of the Planning Director of March 7, 2001 concluding that the acquisition is consistent with the General Plan;**

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4. **Authorize Real Property to pay all costs associated with the acceptance of this gift;**
- 3.5. Direct the Director of Parks, Open Space and Cultural Services to report back to the Board during budget hearings with recommendations regarding a master planning process that would incorporate public input from the community and move the County's use of the property in the direction anticipated by the donor; and
- 4.6. Direct the Chairman of the Board to convey the Board's thanks and recognition to Kate Anderton, Executive Director of the **Save-the-Redwoods League**, and its officers and council members, for their extraordinary generosity in making this gift to the County.

Very truly yours,



SUSAN MAURIELLO
County Administrative Officer

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County of Santa Cruz
PLANNING DEPARTMENT
INTER-OFFICE CORRESPONDENCE

DATE: March 7, 2001

TO: Scott Loichinger, Department of Public works

FROM: Alvin D. James, Planning Director

SUBJECT: Acquisition of APN's 085-092-08; 085-152-05; 085-153-03

You have requested a determination as to whether the acquisition of the three parcels referenced above by the County is consistent with the General Plan, pursuant to Government Code Section 65402 and County Code Section 13.01.130(b). The three properties will be donated to the County for open space and park purposes, including environmental educational facilities.

The three properties share identical General Plan designations of Mountain Residential and zoning of "SU" (Special Use). The Objective of the Mountain Residential designation state, in part, ".and to maintain a large proportion of the County in open space to retain the existing rural scenic character and a sustainable environment." Under this designation and zoning, all uses allowed by the General Plan and by those zone districts which implement the General Plan are allowed uses. County parks and open space uses are allowed in land designated Mountain Residential, as are ancillary uses such as nature centers and environmental education facilities. Therefore, the acquisition of these parcels is consistent with the County General Plan.

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