



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

March 30, 2001

AGENDA: April 17, 2001

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

**SUBJECT: CONSIDERATION OF THE PLANNING COMMISSION'S
 RECOMMENDATION REGARDING GENERAL PLAN/LOCAL COASTAL
 PROGRAM AND ZONING AMENDMENTS TO DESIGNATE APN 038-081-36
 AS A PARK SITE**

Members of the Board:

On February 13, 2001, your Board directed the Planning Department to initiate the required amendments to add the Designated Park Site Combining District (D) to APN

Program and to process these amendments prior to the expiration of the Seacliff Village Special Community moratorium on June 30, 2001.

recommendation to your Board to 1) amend the Aptos Area Land Use Map to add a neighborhood park symbol to the parcel, 2) amend Figure 7-2 of the General Plan/Local

acquisition, and 3) amend the zoning of APN 038-081-36 at the corner of McGregor and Searidge Drives in the Seacliff Special Community by adding the "D" Designated Park Site Combining District to the existing commercial zoning, (please see Attachments 1 and 2).

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Park Site Designation Process

The park site designation process involves both a General Plan/Local Coastal Program Land Use Plan amendment and a rezoning. The GP/LCP amendment would add the subject property to the list of existing and future park sites in Figure 7-2 (Exhibit b of Attachment 1) as well as add a Neighborhood Park symbol to the property on the Aptos Planning Area land use map.

The property would also be rezoned to add a “D” to the existing zoning of the property (C-2) to denote that the property is subject to the park site acquisition process (Attachment 2). This park site acquisition process would be initiated when an application for development is received by the County. It involves a review by County Parks staff of the future park site, followed by review before the County Parks Commission and your Board.

CEQA Review

The designation of the property as a future site for a local park is categorically exempt from CEQA (Attachment 3).

Discussion and Recommendation

The designation of this property as a future local park site is consistent with the County General Plan/Local Coastal Program Land Use Plan policies that promote the acquisition of open space by public agencies to provide for public recreation. The Seacliff Village Special Community is lacking in County parks. At approximately 2.9 acres, the subject parcel is one of the last large, undeveloped parcels in the community suitable for a County park. For that reason, it is appropriate for the County to designate this property as a site to be considered in the future for acquisition as a neighborhood park.

It is, therefore, RECOMMENDED that your Board:

1. Adopt the Resolution amending the General Plan/Local Coastal Program Land Use Plan and Implementation Plan relating to the designation of APN 038-081-36 as a Future County Park Site (Attachment 1); and
2. Adopt the Ordinance Amending Chapter 13.10 of the Santa Cruz County Code to rezone APN 038-08 1-36 from the C-2 (Community Commercial) zone district to the C-2-D (Community Commercial, designated park site overlay) zone district (Attachment 2); and
3. Certify the CEQA exemption (Attachment 3); and


4. Direct the Planning Department to include this amendment as a part of the next round of Local Coastal Program Land Use Plan amendments to be submitted to the California Coastal Commission for review and certification.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. Resolution Approving Amendment to the General Plan/Local Coastal Program Land Use Plan and Implementation Plan Relating to the Designation of Property as a Future Park Site

Exhibit A: Ordinance amending County Code Chapter 13.10 by changing the zoning of APN 038-081-36

Exhibit B: GP/LCP LUP Figure 7-2

2. Ordinance amending County Code Chapter 13.10 by changing the zoning of APN 03 8-08 1-36
3. CEQA Exemption
4. Map of subject parcel
5. Planning Commission Resolution
6. Planning Commission Staff Report
7. Planning Commission Minutes, March 28, 2001

cc: County Parks
California Coastal Commission
Seacliff Village Plan Committee

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following Resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION AMENDING
THE GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN AND
IMPLEMENTATION PLAN RELATING TO THE DESIGNATION OF PROPERTY
AS A FUTURE COUNTY PARR SITE

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) which designated certain properties as future County park sites and on December 19, 1994, the County General Plan/Local Coastal Program was certified by the California Coastal Commission; and

WHEREAS, on December 8 and December 15, 1998, the Board of Supervisors considered a report regarding the GP/LCP designation and zoning of the 'McGregor' property and referred the matter to the Planning Commission for a public hearing regarding the appropriate zoning for the property; and

WHEREAS, on April 28, 1999, the Planning Commission conducted a public hearing regarding the appropriate uses and zoning of the property and significant public testimony requested that the site be acquired for a park to serve the Seacliff community; and

WHEREAS, on May 25, 1999, the Board of Supervisors considered the recommendations of the Planning Commission and directed that 1) a community plan be prepared for the Seacliff Special Coastal Community and 2) that an Interim Ordinance be drafted to create a development moratorium while the community plan was being developed; and

WHEREAS, on April 4, 2000, the Board of Supervisors considered the proposed Seacliff Village Plan and continued the item to November 21, 2000 to allow the County's Housing Advisory and Parks and Recreation Commissions to review the Village Plan and provide recommendations to the Board on these issues. and

WHEREAS, on September 11, 2000, the Parks and Recreation Commission completed its review, recommending that the Board direct that the 2.9 acre McGregor property be designated as a potential park site and that the Board seek funding for the purchase of the McGregor property to be used as a County park; and

WHEREAS, on February 13, 2001, the Board of **Supervisors accepted a status** report on the Draft **Seacliff** Village Plan and directed the Planning Department to move forward with the appropriate zoning and land use document changes to add the “D” Designated Park Site Combining District to the existing Community Commercial (C-2) zoning on the McGregor parcel; and

WHEREAS, the Planning Commission, on March 28, 2001, following a duly noticed public hearing, recommended that the amendments to the General Plan/Local Coastal Program Land Use Plan and Implementation Plan relating to the designation of the property as a future park site, as set forth in Exhibits A and B, and the CEQA Categorical Exemption, incorporated herein by reference, the staff report, and all testimony and evidence received at the public hearing; and

WHEREAS, the Board of Supervisors finds that the proposed amendments are consistent with the California Coastal Act; and

WHEREAS, the proposed amendments to the General Plan/Local Coastal Program Land Use Plan and Implementation Plan have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors approves the amendment to the General Plan/Local Coastal Program Land Use Plan and the rezoning to the designate APN 038-081-36 as a future County park site as set forth in Attachment 1, Exhibits A and B, and the CEQA Categorical Exemption, incorporated herein by reference, and authorizes their submittal to the California Coastal Commission as part of the Local Coastal Program Update.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, 2001 by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board of Supervisors


COUNTY COUNSEL

APPROVED AS TO FORM:

cc: County Counsel
Planning Department

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY
CODE BY ADDING THE “D” DESIGNATED PARR SITE COMBINING DISTRICT
TO THE EXISTING ZONING ON A PROPERTY

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Plan to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the parcel listed below in Section III; finds that the zoning designated herein is consistent with all elements of the Santa Cruz County General Plan and the Local Coastal Program; and finds and certifies that the proposed action is categorically exempt from the California Environmental Quality Act .

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed addition of the combining zone district to the existing zoning will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General plan; and
2. The proposed addition of the combining zone district to the existing zoning is appropriate for the level of utilities and community services available to the land.

SECTION III

The County Zoning Plan is hereby amended by adding the “D” Designated Park Site Combining District to the following property to result in the property being zoned as follows:

| <u>Assessor’s Parcel #</u> | <u>Existing Zone District</u> | <u>New Zone District</u> |
|----------------------------|-------------------------------|---|
| 038-081-36 | C-2 (Community Commercial) | C-2-D (Community Commercial with Designated Park Site Combining District) |

This ordinance shall take effect immediately upon certification by the California Coastal Commission.

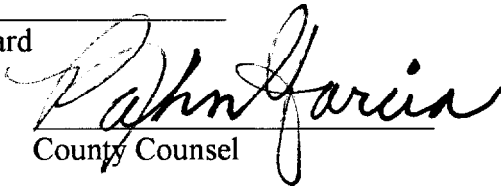
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2001, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



County Counsel

Copies to: Planning
County Counsel

**Figure 7-2 (page 1 of 5)
Santa Cruz County Public Parks and Recreation Facilities**

| Planning Area | Park Site | APN | Park Type | Status | Gross Acreage* | |
|---------------|----------------------------------|--|-----------|----------|----------------|----------|
| | | | | | Existing | Proposed |
| APTOS | Aptos Jr. High School | 041-221-01 | N | E/S | 4.0 | |
| | Aptos Village Park | 039-241-02 041-042-1 7 039-31 1-56 | N/C | E | 12.5 | |
| | Beaches | | R | B | | |
| | Jennifer/Haas Drives | 040-081-06 | N | P | | |
| | Hidden Beach | 043-131-39,-40,-41,-34 054-191-31,-57 | N | E/P | 6.1 | 5.5 |
| | Mar Vista Elementary School/Park | 039-1 81-1 5 039-1 91-65 | N N | E/S E | 5.0 1.8 | |
| | McGregor/Sea Ridge Drives | 038-081-36 | C | P | | 3.0 |
| | Rio Del Mar Elementary School | 053-011-11 | N | E/S | 5.0 | |
| | Polo Grounds | 041-201-04 | N/C/R | A | 61.5 | |
| | Porter <i>Sesnon</i> | 038-051-03 038-041-04 | C | P | | 15.0 |
| | Seascape Benchlands | 054-261-1 0,-21 | N | E | 10.1 | |
| | Valencia Elementary School | 041-061-01,-02 | N | E/S | 3.5 | |
| APTOS HILLS | Aptos High School | 041-291-37 041-28146 | L | E/S | 8.0 | |
| | Freedom Boulevard | 041-291-39 | L | P | | 6.0 |
| | Freedom Lake | 049-071-23,-39 | L/R | E | 34.0 | |
| | Scott Park | 049-051-08,-09,-20 | L | E | 4.2 | |
| | Valencia Hall | 105-1 71-05 105-21.1-06 | L | E/H | 1.4 | |
| BONNY DOON | Beaches | | R | B | | |
| | Bonny Doon Area | site to be determined | L | P | | 5.0 |
| | Bonny Doon Elementary School | 080-352-01,-02 | L | E/S | 3.0 | |
| CARBONERA | Graham Hill Showgrounds | 061-321-39 | R | P | | 14.8 |
| | M. Grey Memorial Field | 061-371-16 | L | E | 3.0 | |
| | Happy Valley Elementary School | 101-161-12 | L | E/S | 3.0 | |

* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed as gross acres.

KEY

| Park Type | Status |
|------------------|-----------------------------------|
| C - Community | A - Acquired |
| L - Local/Rural | N/A - Not Available |
| N - Neighborhood | S - School Facility |
| R - Regional | B - Public & Private Beaches |
| | P - Proposed Acquisition |
| | E - Existing Developed Facility |
| | RD - Recreation District Facility |
| | C - City Facility |
| | H - Historic Facility |

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ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE BY ADDING THE “D” DESIGNATED PARK SITE COMBINING DISTRICT TO THE EXISTING ZONING ON A PROPERTY

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Plan to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the parcel listed below in Section III; finds that the zoning designated herein is consistent with all elements of the Santa Cruz County General Plan and the Local Coastal Program; and finds and certifies that the proposed action is categorically exempt from the California Environmental Quality Act

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed addition of the combining zone district to the existing zoning will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General plan; and
2. The proposed addition of the combining zone district to the existing zoning is appropriate for the level of utilities and community services available to the land.

SECTION III

The County Zoning Plan is hereby amended by adding the “D” Designated Park Site Combining District to the following property to result in the property being zoned as follows:

| <u>Assessor’s Parcel #</u> | <u>Existing Zone District</u> | <u>New Zone District</u> |
|----------------------------|-------------------------------|---|
| 038-081-36 | C-2 (Community Commercial) | C-2-D (Community Commercial with Designated Park Site Combining District) |

This ordinance shall take effect immediately upon certification by the California Coastal Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2001, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



County Counsel

Copies to: Planning
County Counsel

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

0692

Application No. n/a

Assessor Parcel No. 038-081-36

Project Location: Corner of McGregor and Sea Ridge Drives, Seacliff Area

Project Description: Amend Figure 7-2 of the General Plan/Local Coastal Program to add the property as a future park site and add the "D" Designated Park Site Combining District to the existing zoning

Person or Agency Proposing Project: County of Santa Cruz (S. Guiney)

Phone Number: (83 1) 454-3 172

A. _____ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.

B. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.

C. _____ Statutory Exemption other than a Ministerial Project.

Specify type:

D. _____ Categorical Exemption

- 1. Existing Facility
2. Replacement or Reconstruction
3. New Construction of Small Structure
4. Minor Alterations to Land
5. Alterations in Land Use Limitations
6. Information Collection
7. Actions by Regulatory Agencies for Protection of the Environment
8. Actions by Regulatory Agencies for Protection of Nat. Resources
9. Inspection
10. Loans
11. Accessory Structures
12. Surplus Govt. Property Sales
13. Acquisition of Land for Wild-Life Conservation Purposes
14. Minor Additions to Schools
15. Minor Land Divisions
16. Transfer of Ownership of Land to Create Parks
17. Open Space Contracts or Easements
18. Designation of Wilderness Areas
19. Annexation of Existing Facilities/Lots for Exempt Facilities
20. Changes in Organization of Local Agencies
21. Enforcement Actions by Regulatory Agencies
22. Educational Programs
23. Normal Operations of Facilities for Public Gatherings
24. Regulation of Working Conditions
25. Transfers of Ownership of Interests in Land to Preserve Open Space
26. Acquisition of Housing for Housing Assistance Programs
27. Leasing New Facilities
28. Small Hydroelectric Projects at Existing Facilities
29. Cogeneration Projects at Existing Facilities

E. Lead Agency Other Than County:

Date: _____

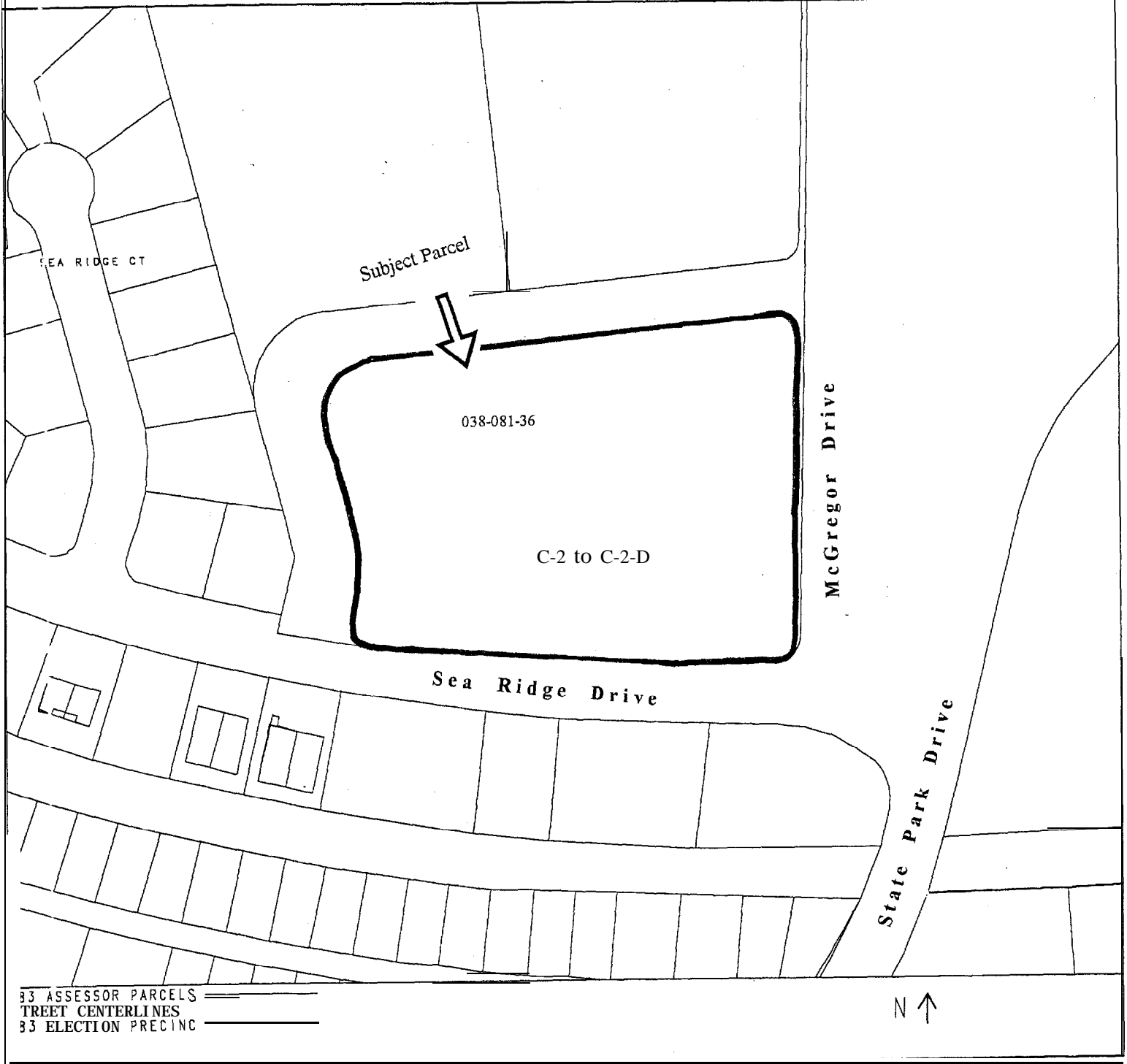
Steve Guiney, Project Planner



0693

REQUEST ID: Mc

AL: (FT/INCH) = 132
DT: IN FEET = 1,049.24
PT: IN FEET = 931.73



BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0694

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING
AMENDMENT TO THE GENERAL PLAN/LOCAL COASTAL PROGRAM LAND
USE PLAN AND IMPLEMENTATION PLAN RELATING TO THE DESIGNATION
OF PROPERTY AS A FUTURE COUNTY PARR SITE

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) which designated certain properties as future County park sites and on December 19, 1994, the County General Plan/Local Coastal Program was certified by the California Coastal Commission; and

WHEREAS, on December 8 and December 15, 1998, the Board of Supervisors considered a report regarding the GP/LCP designation and zoning of the 'McGregor' property and referred the matter to the Planning Commission for a public hearing regarding the appropriate zoning for the property; and

WHEREAS, on April 28, 1999, the Planning Commission conducted a public hearing regarding the appropriate uses and zoning of the property and significant public testimony requested that the site be acquired for a park to serve the Seacliff community; and

WHEREAS, on May 25, 1999, the Board of Supervisors considered the recommendations of the Planning Commission and directed that 1) a community plan be prepared for the Seacliff Special Coastal Community and 2) that an Interim Ordinance be drafted to create a development moratorium while the community plan was being developed; and

WHEREAS, on April 4, 2000, the Board of Supervisors considered the proposed Seacliff Village Plan and continued the item to November 21, 2000 to allow the County's Housing Advisory and Parks and Recreation Commissions to review the Village Plan and provide recommendations to the Board on these issues. and

WHEREAS, on September 11, 2000, the Parks and Recreation Commission completed its review, recommending that the Board direct that the 2.9 acre McGregor property be designated as a potential park site and that the Board seek funding for the purchase of the McGregor property to be used as a County park; and

WHEREAS, on February 13, 2001, the Board of Supervisors accepted a status report on the Draft Seacliff Village Plan and directed the Planning Department to move forward with the appropriate zoning and land use document changes to add the "D" Designated Park Site Combining District to the existing Community Commercial (C-2) zoning on the McGregor parcel; and

WHEREAS, on March 28, 2001, the Planning Commission held a duly noticed public hearing to consider the amendments to the General Plan/Local Coastal Program Land Use Plan relating to the designation of the property as a future park site, the staff report, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed General Plan/Local Coastal Program amendment and rezoning of the property to add the "D" designation will be consistent with the policies of the General Plan and Local Coastal Program, and will be consistent with the objectives and land-use designations of the adopted General Plan and Local Coastal Program; and

WHEREAS, the proposed amendments to the General Plan/Local Coastal Program Land Use Plan have been found to be categorically exempt, consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

WHEREAS, the Planning Commission finds that the proposed amendments are consistent with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendment to the General Plan/Local Coastal Program Land Use Plan and the rezoning to the designate APN 038-081-36 as a future County park site (Attachments 1 and 2) be approved by the Board of Supervisors and submitted to the Coastal Commission as part of the Local Coastal Program Update.

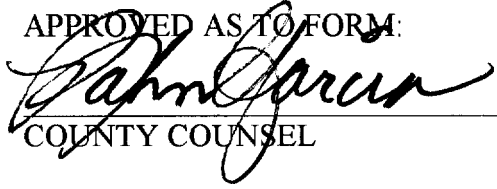
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2001 by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
Cathy Graves, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

cc: County Counsel
Planning Department



County of Santa Cruz 0697

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

March 15, 2001

AGENDA: March 28, 2001

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

SUBJECT: PROPOSAL TO 1) AMEND THE ZONING OF APN 038-081-36 AT THE CORNER OF MCGREGOR AND SEA RIDGE DRIVES IN THE APTOS AREA BY ADDING THE "D" DESIGNATED PARK SITE COMBINING DISTRICT TO THE EXISTING COMMERCIAL ZONING, 2) AMEND THE APTOS AREA LAND USE MAP TO ADD A NEIGHBORHOOD PARK SYMBOL TO APN 038-081-36, AND 3) AMEND FIGURE 7-2 OF THE GENERAL PLAN/LOCAL COASTAL PROGRAM BY ADDING APN 038-081-36 AS A PROPOSED NEIGHBORHOOD PARK ACQUISITION

Commission Members:

On February 13, 2001, the Board of Supervisors accepted a status report on the Draft Seacliff Village Plan and directed staff to move forward with the appropriate zoning and land use document changes to add the "D" Designated Park Site Combining District to the existing Community Commercial (C-2) zoning on the McGregor parcel (See Exhibit B). For purposes of internal consistency, the parcel should also be added to General Plan/Local Coastal Program Figure 7-2, Santa Cruz County Public Parks and Recreation Facilities, as a proposed neighborhood park acquisition. The first step in this process is review and approval of the proposal by your Commission.

BACKGROUND

In 1998, the Seacliff community became aware of preliminary plans to develop the vacant 2.9 acre "McGregor" parcel, APN 38-081-36 (See Exhibit C), as a community commercial retail

use including an organic food market. Some community members feared a “strip mall” was imminent and expressed their concern to their District Supervisor. A petition with 1500-2000 signatures requesting a zoning change of the site from the C-2 (Community Commercial) district to the VA (Visitor Accommodations) zone district was also submitted. In response to the public concern, the District Supervisor brought this matter to the Board of Supervisor’s attention in November 1998 and the Board directed Planning Department staff to prepare a report on the issues surrounding the McGregor property. This report was reviewed in December 1998 and referred to your Commission to study the existing zoning and to consider the appropriateness of rezoning the site to the VA (Visitor Accommodations) or other appropriate zone district.

In April 1999, your Commission considered the matter before a large audience. Approximately half of the persons who spoke favored rezoning the site to VA (Visitor Accommodations) and half favored designating the site for a park. Most of the people favored preparation of a community plan and requested a moratorium on new uses until such a plan was prepared. Your Commission recommended that the Board rezone the site to the VA (Visitor Accommodations) zone district, direct Planning staff to prepare a **Seacliff** Community Plan, and adopt an interim ordinance that would require review of any large project that might impede the efforts or recommendations of the **Seacliff** Community Plan.

In May 1999, the Board considered the recommendations of your Commission, again before a large audience. Of those who spoke, many still preferred a rezoning to the VA (Visitor Accommodations) zone district, but there were a larger number of people who now favored a park use on the site. The Board continued the matter to August 1999 and directed staff to return with a Resolution of Intention to rezone the site to the VA (Visitor Accommodations) zone district, directed staff to include the preparation of a **Seacliff** Village Plan (with the boundaries to be that of the **Seacliff** Beach Special Community) as part of the Planning Department’s 1999/2000 Work Program for Advanced Planning, and directed staff to return with information regarding park site development.

Planning staff returned to the Board in August 1999 with the requested information, The Board adopted an interim ordinance prohibiting new uses in the **Seacliff** Village Plan area for 45 days, and deferred initiation of a rezoning for the McGregor site until preparation of the **Seacliff** Village Plan.

On April 4, 2000, the Board considered the draft **Seacliff** Village Plan, Several outstanding issues were identified in staffs report on the proposed Plan, including the potential displacement of 46 low-income households from the **Seacliff** Center Trailer Park and the Adobe Hacienda and the designation of the McGregor parcel for future park purposes. The Board continued this matter to November 21, 2000 to allow the County’s Housing Advisory and Parks and Recreation Commissions to review the Village Plan and provide recommendations to the Board on these issues. To facilitate this continuing review of the **Seacliff** Village Plan, the Board also extended the development moratorium in the **Seacliff** Village area to June 30, 2001.

On September 11, 2000, the Parks and Recreation Commission completed its review, recommending that the Board direct that the 2.9 acre McGregor property be designated as a

potential park site and that the Board seek funding for the purchase of the McGregor property to be used as a County park.

The Housing Advisory Commission (HAC) discussed the Seacliff Village Plan in May and September 2000 but made no recommendation to the Board and scheduled further consideration for January 2001. On November 21, 2000, the Board accepted and filed a status report from the Planning Department on the draft Seacliff Village Plan that recommended that further review of the Plan by the Board occur on February 13, 2001, after the HAC's scheduled action on the Plan in January 2001. On January 10 and January 24, 2001, the Housing Advisory Commission considered the issues raised by the Seacliff Center Trailer Park and the Adobe Hacienda but made no recommendation. The HAC has not yet concluded its review of these items and has continued further consideration until March of this year.

DISCUSSION

The Board originally established a moratorium in the Seacliff Village Special Community to preclude potentially inappropriate commercial development in the Village Plan Study Area and, specifically, on the McGregor site, while the Seacliff Village Plan was being developed. The moratorium has been extended to June 30, 2001; it cannot be extended beyond that date. As mentioned above, the Parks and Recreation Commission has recommended that the McGregor site be designated for a park.

On February 13, 2001, the Board of Supervisors accepted a status report on the Draft Seacliff Village Plan (See Exhibit B). The Board also directed the Planning Department to 1) return to the Board with the Draft Plan for conceptual approval 30 days after the HAC completes its consideration and 2) to move forward with the appropriate zoning and land use document changes to add the "D" Designated Park Site Combining District to the existing Community Commercial (C-2) zoning on the McGregor parcel. This would ensure that any future proposed development on the site would trigger the park site acquisition review procedure that would suspend processing of a development application for up to a year pending County determination of whether or not to purchase the site for use as a County park. This would also reflect the desire of the majority of those who appeared at previous public hearings on this matter that the site be designated for a park. In addition, for internal consistency, the Land Use map for the Aptos Area should be amended to add a neighborhood park symbol and the parcel should also be added to General Plan/Local Coastal Program Figure 7-2, Santa Cruz County Public Parks and Recreation Facilities as a proposed neighborhood park acquisition (See Exhibit D).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

These actions are categorically exempt from the provisions of CEQA because they are an action by the County for the protection of natural resources (See Exhibit E). They would simply 1) add a combining zone district that would trigger a potential future review of the site for acquisition for public park purposes upon submittal of a complete application for a building permit, development permit, or land division approval on the site; 2) add a neighborhood park symbol to the Land Use map, and 3) add the site as a proposed neighborhood park acquisition to the list of

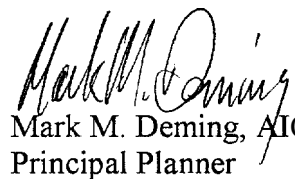
0700

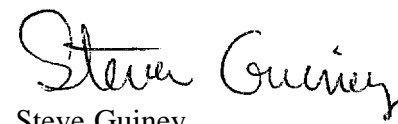
Santa Cruz County Public Parks and Recreation Facilities. Full environmental review would occur when actual development is proposed for the site.

RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission adopt the attached resolution (Exhibit A) recommending that the Board of Supervisors approve an LCP amendment to designate APN 038-08 1-36 (the McGregor parcel) as a future neighborhood park site, to add APN 038-08 1-36 as a proposed neighborhood park acquisition to Figure 7-2 (Santa Cruz County Public Parks and Recreation Facilities) of the General Plan/Local Coastal Program, and to rezone the property from C-2 (Community Commercial) to C-2-D (Community Commercial-Designated Park Site).

Sincerely,


Mark M. Deming, AICP
Principal Planner


Steve Guiney
Advanced Planner

- Exhibits:
- A. Resolution
 - B. Status Report to Board, February 13, 2001
 - C. Map
 - D. GP/LCP Figure 7-2
 - E. Notice of Exemption from CEQA

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA 0701

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING
AMENDMENT TO THE GENERAL PLAN/LOCAL COASTAL PROGRAM LAND
USE PLAN AND IMPLEMENTATION PLAN RELATING TO THE DESIGNATION
OF PROPERTY AS A FUTURE COUNTY PARK SITE

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) which designated certain properties as future County park sites and on December 19, 1994, the County General Plan/Local Coastal Program was certified by the California Coastal Commission; and

WHEREAS, on December 8 and December 15, 1998, the Board of Supervisors considered a report regarding the GP/LCP designation and zoning of the 'McGregor' property and referred the matter to the Planning Commission for a public hearing regarding the appropriate zoning for the property; and

WHEREAS, on April 28, 1999, the Planning Commission conducted a public hearing regarding the appropriate uses and zoning of the property and significant public testimony requested that the site be acquired for a park to serve the Seacliff community; and

WHEREAS, on May 25, 1999, the Board of Supervisors considered the recommendations of the Planning Commission and directed that 1) a community plan be prepared for the Seacliff Special Coastal Community and 2) that an Interim Ordinance be drafted to create a development moratorium while the community plan was being developed; and

WHEREAS, on April 4, 2000, the Board of Supervisors considered the proposed Seacliff Village Plan and continued the item to November 21, 2000 to allow the County's Housing Advisory and Parks and Recreation Commissions to review the Village Plan and

WHEREAS, on September 11, 2000, the Parks and Recreation Commission completed its review, recommending that the Board direct that the 2.9 acre McGregor purchase of the McGregor property to be used as a County park; and

0702

WHEREAS, on February 13, 2001, the Board of Supervisors accepted a status report on the Draft Seacliff Village Plan and directed the Planning Department to move forward with the appropriate zoning and land use document changes to add the "D" Designated Park Site Combining District to the existing Community Commercial (C-2) zoning on the McGregor parcel; and

WHEREAS, on March 28, 2001, the Planning Commission held a duly noticed public hearing to consider the amendments to the General Plan/Local Coastal Program Land Use Plan relating to the designation of the property as a future park site, the staff report, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed General Plan/Local Coastal Program amendment and rezoning of the property to add the "D" designation will be consistent with the policies of the General Plan and Local Coastal Program, and will be consistent with the objectives and land-use designations of the adopted General Plan and Local Coastal Program; and

WHEREAS, the proposed amendments to the General Plan/Local Coastal Program Land Use Plan have been found to be categorically exempt, consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

WHEREAS, the Planning Commission finds that the proposed amendments are consistent with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendment to the General Plan/Local Coastal Program Land Use Plan and the rezoning to the designate APN 038-08 1-36 as a future County park site (Attachments 1 and 2) be approved by the Board of Supervisors and submitted to the Coastal Commission as part of the Local Coastal Program Update.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2001 by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

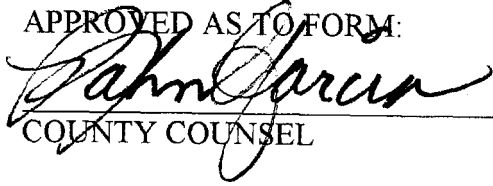
Chairperson

ATTEST: _____
Cathy Graves, Secretary

83

0703

APPROVED AS TO FORM:


COUNTY COUNSEL

cc: County Counsel
Planning Department

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY
CODE BY ADDING THE “D” DESIGNATED PARK SITE COMBINING DISTRICT
TO THE EXISTING ZONING ON A PROPERTY

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Plan to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the parcel listed below in Section III; finds that the zoning designated herein is consistent with all elements of the Santa Cruz County General Plan and the Local Coastal Program; and finds and certifies that the proposed action is categorically exempt from the California Environmental Quality Act

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed addition of the combining zone district to the existing zoning will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General plan; and
2. The proposed addition of the combining zone district to the existing zoning is appropriate for the level of utilities and community services available to the land.

SECTION III

The County Zoning Plan is hereby amended by adding the “D” Designated Park Site Combining District to the following property to result in the property being zoned as follows:

| <u>Assessor’s Parcel #</u> | <u>Existing Zone District</u> | <u>New Zone District</u> |
|----------------------------|-------------------------------|---|
| 038-081-36 | C-2 (Community Commercial) | C-2-D (Community Commercial with Designated Park Site Combining District) |

This ordinance shall take effect immediately upon certification by the California Coastal

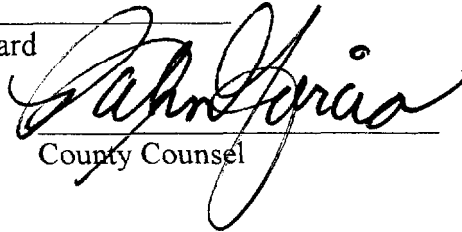
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this
_____, _____, 2001, by the following vote:

NOES: SUPERVISORS

ABSTAIN: SUPERVISORS

ATTEST:

Clerk of the Board



County Counsel

Copies to: Planning

0706



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

February 1, 2001

AGENDA: February 13, 2001

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

SEACLIFF VILLAGE PLAN STATUS REPORT

Members of the Board:

BACKGROUND

On April 4, 2000, your Board considered the draft Seacliff Village Plan. Several outstanding issues were identified in staffs report on the proposed Plan, including the potential displacement of 46 low-income households from the Seacliff Center Trailer Park and the Adobe Hacienda and the designation of a commercially designated parcel for future park purposes. Your Board continued this matter to November 21, 2000 to allow the County's Housing Advisory and Parks and Recreation Commissions to review the Village Plan and provide recommendations to your Board on these issues. To facilitate this continuing review of the Seacliff Village Plan, your Board also extended the development moratorium in the Seacliff Village area to June 30, 2001.

On September 11, 2000, the Parks and Recreation Commission completed its review, recommending that your Board direct that the 2.9 acre McGregor property be designated as a potential park site and that your Board seek funding for the purchase of the McGregor property to be used as a County park.

The Housing Advisory Commission (HAC) discussed the Seacliff Village Plan in May and September 2000. The Commission had not finished its review of the housing issues in the Seacliff Village by November, but had scheduled the matter for further review in January 2001.

On November 21, 2000, your Board accepted and filed a status report on the draft **Seacliff** Village Plan that recommended that further review by your Board occur on February 13, 2001, after the HAC's scheduled action on the Plan in January 2001.

Based on the HAC completing its review in January and in order for Plan adoption to occur prior to expiration of the development moratorium, the following schedule for continued processing of the **Seacliff** Village Plan was presented to your Board at the November 21, 2000 hearing:

| | |
|--|------------------------|
| Conceptual Board Review | February 13, 2001 |
| CEQA review initiated (45 day review) | February 26, 2001 |
| Planning Commission public hearing(s) | April 25, 2001 (May 9) |
| Board of Supervisors public hearing(s) | June 5, 2001 (June 12) |

STATUS OF HOUSING ADVISORY COMMISSION REVIEW

On January 10 and January 24, 2001, the Housing Advisory Commission considered the issues raised by the **Seacliff** Center Trailer Park and the Adobe Hacienda. The HAC has not yet concluded its review of these items and has continued further consideration until March of this year.

MORATORIUM AND MCGREGOR SITE

Your Board originally established a moratorium in the **Seacliff** Village Special Community to preclude potentially inappropriate commercial development in the village Plan Study Area and, specifically, on the McGregor site, while the **Seacliff** Village Plan was being developed. The moratorium has been extended to June 30, 2001; it cannot be extended beyond that date. As mentioned above, the Parks and Recreation Commission has recommended that the McGregor site be designated for a park. Even though the entire Village Plan is not complete, the Planning Department could move forward with the appropriate zoning and land use designation changes to add the Designated Park Site Combining District (D) to the McGregor site. This would ensure that any future proposed development on the site would trigger the park site acquisition review procedure that would suspend processing of the development application for up to a year pending County determination of whether or not to purchase the site.

FURTHER PROCESSING OF THE SEACLIFF VILLAGE PLAN

Since the HAC needs additional time to complete its consideration of the **Seacliff** Village Plan, staff recommends that your Board defer action on the **Seacliff** Village Plan until the HAC has completed its recommendations.

Seacliff Village Plan Conceptual Review

RECOMMENDATION

It is, therefore, RECOMMENDED that your Board:

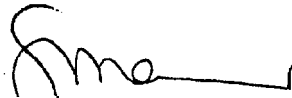
1. Direct the Planning Department to initiate the required amendments to add the Designated Park Site Combining District (D) to the McGregor site as an amendment to the General Plan/Local Coastal Program and to process these amendments prior to the expiration of the moratorium on June 30, 2001; and
2. Defer further consideration of the Seacliff Village Plan pending final review by the Housing Advisory Commission and direct staff to return within 30 days of the Housing Advisory Commission's action on the Seacliff Village Plan,

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

cc: Mailing list

Attachment: 1. Minutes of Parks and Recreation Commission meeting of September 11, 2000



County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17 Th AVENUE, SANTA CRUZ, CA 95062

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

BARRY C. SAMUEL, DIRECTOR

PARKS AND RECREATION COMMISSION MINUTES

Monday, September 11, 2000
7:15 p.m.
Regular Meeting

County Government Center
701 Ocean Street; Room 525
Santa Cruz, CA 95060

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:15 p.m.

Present: Tim Jenkins, Michael Rosenberg, Dave Mercer, Jess Brown

Excused Absence: Janet Doten

Staff: Barry Samuel, Christina Mowrey-Riggs, Gretchen Iliff, Joyce Alderman

II. AGENDA MODIFICATIONS OR APPROVAL

item VI. B will come before A.

III. CONSENT AGENDA

A. Minutes- August 21, 2000 were approved (Rosenberg/Mercer MSC)

B. Information and Reports (Accept and File)

- 1) Park Planning - Status Report
- 2) Maintenance Division - Status Report
- 3) Facility Division - Status Report
- 4) Recreation & Cultural Services - Status Report

All information and Reports were accepted and filed

V. ORAL COMMUNICATIONS

Leo Bedard asked the Parks Commission to expedite the clearing of the Hestwood Park property.

Barbara Lawrence and Marilyn Garrett requested that the Parks Commission ask the Board of Supervisors to consider a moratorium on pesticide use in County Parks.

V. DIRECTOR'S REPORT

0710

Director Samuel reported that the SuperKid Traithlon was a huge success with more than 300 children participating. In addition to the race itself, booths were set up on the athletic field in order to make the day a festival.

0159

Fall hours at the Swim Center have started. The pool opens early on Monday, Wednesday and Friday and recreation swim begins later in the afternoon to accommodate youngsters after school.

After School Recreation sites are open and going well at Mar Vista, La Selva Beach and Highlands Park.

At the last Commission meeting staff was asked to provide information about the distance between the proposed site for the skate facility at Highlands and the neighboring houses. This information was illustrated on a chart provided for the Commission.

Director Samuel asked that the issue of alcohol in County Parks be an agenda item for next months meeting. Staff will provide a report for consideration of banning alcohol at all County Parks except for special events and private receptions.

VI. REGULAR AGENDA (DISCUSSION ITEMS)

A. Seacliff Village Plan

Glenda Hill, Planning Department, gave a brief overview of the Seacliff Village Plan, the Board of Supervisors request for a recommendation from the Parks Commission, and the overwhelming response from the community for a park on the MacGregor Property. Residents would like play equipment, a community building, basketball courts, and other forms of recreation. There were no strong objections for anything specific.

Three members from the community spoke, Richard Stoker, Clayton Ross and Pepper Goulash. They asked the Parks Commission to recommend to the Board of Supervisors that the MacGregor Property be purchased for a park, that the Proposition 12 Funds be used to purchase the property and that the park should include as many amenities as it can accommodate.

MOTION: A motion was made to recommend to the Board of Supervisors that the 2.9 acres of the MacGregor Property in Aptos be designated as a potential park site. (Brown/Jenkins 4/0)

MOTION: A motion was made to urge the Board of Supervisors to find funding to immediately purchase the MacGregor Property to be used as a County Park. (Rosenberg/Jenkins 4/0)

0 7 1 1

B. Deputy John Scanlon Report

Deputy John Scanlon gave a brief report regarding his duties with the Parks Department. His use of a bike has allowed him access to many areas within a general vicinity as well as being very public oriented. The Parks Department is able to contact Deputy Scanlon by pager or cell phone and he meets with staff during the week. The biggest issues at the present are Pinto Lake and the use of alcohol, and the use of the skate bowl at Jose Avenue Park after hours.

C. Proposition 12 Funds discussion

Director Samuel briefly summarized Proposition 12 Funds. At the last Commission meeting, staff gave a report on suggestions for use of the funds in each district. A list was presented and Commissioners added to the list. District 1 & 3: land acquisition; District 2: a skate park element in Aptos; District 3: a Teen Center in Davenport and completing and improving the bike path to Wilder Ranch; District 4: additional playing fields; District 5: a water structure at Felton Covered Bridge Park. Staff was asked to come up with a price for each item. Discussion will continue next month.

VII. **AGENDA / MEETING FOR : October 16, 2000**

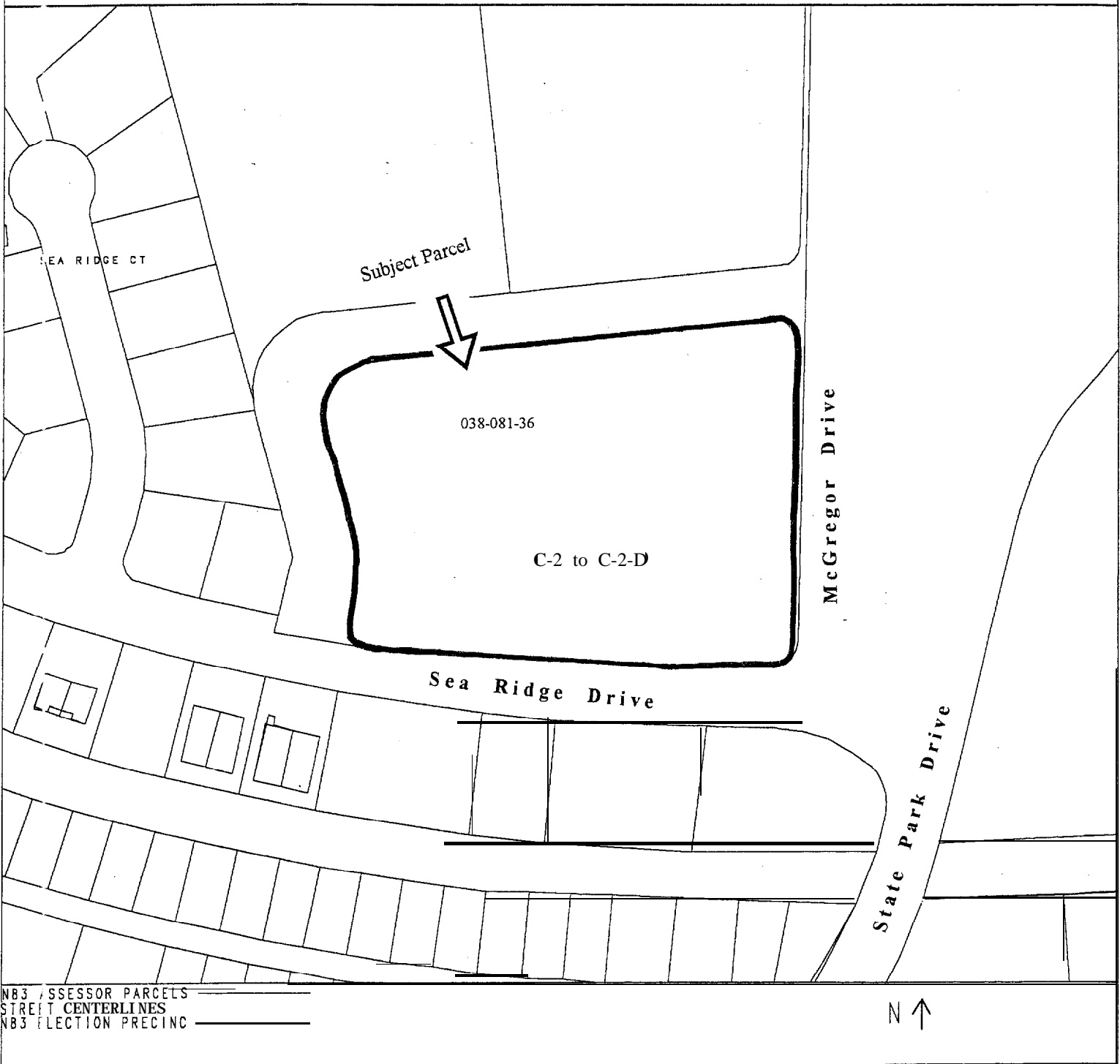
- a. Skate Park Update
- B. Pesticide Use in County Parks - Update and Discussion
- C. Use of Alcohol in County Parks - Staff Report
- D. Proposition 12 Funds Discussion

VIII. **ADJOURNMENT** - Meeting was adjourned at 8:25 p.m.

0712

REQUEST ID: Mc

SCALE (FT/INCH) = 1/32
WIDTH IN FEET = 1,049.24
DEPTH IN FEET = 931.73



| Flaming Area | Park Site | APN | Park Type | Status | Gross Acreage* | |
|--------------|----------------------------------|--|-----------|----------|----------------|----------|
| | | | | | Existing | Proposed |
| APTOS | Aptos Jr. High School | 041-221-01 | N | E/S | 4.0 | |
| | Aptos Village Park | 039-241-02 041-042-17 039-31 I-56 | N/C | E | 12.5 | |
| | Beaches | | R | B | | |
| | Jennifer/Haas Drives | 040-081-06 | N | P | | 6.0 |
| | Hidden Beach | 043-131-39,-40,-41,-34 054-191-31,-57 | N | E/P | 6.1 | 5.5 |
| | Mar Vista Elementary School/Park | 039-181-15 039-191-65 | N N | E/S E | 5.0 1.8 | |
| | McGregor/Sea Ridge Drives | 038-081-36 | M | P | | 3.0 |
| | Rio Del Mar Elementary School | 053-011-11 | N | E/S | 5.0 | |
| | Polo Grounds | 041-201-04 | N/C/R | A | 61.5 | |
| | Porter Sesnon | 038-051-03 038-041-04 | C | P | | 15.0 |
| | Seascape Benchlands | 054-261-10,-21 | N | E | 10.1 | |
| | Valencia Elementary School | 041-061-01,-02 | N | E/S | 3.5 | |
| APTOS HILLS | Aptos High School | 041-291-37 041-281-46 | L | E/S | 6.0 | |
| | Freedom Boulevard | 041-291-39 | L | P | | 6.0 |
| | Freedom Lake | 049-071-23,-39 | L/R | E | 34.0 | |
| | Scott Park | 049-051-08,-09,-20 | L | E | 4.2 | |
| | Valencia Hall | 105-171-05 105-211-06 | L | E/H | 1.4 | |
| 30NNY DOON | Beaches | | R | B | | |
| | Bonny Doon Area | site to be determined | L | P | | 5.0 |
| | Bonny Doon Elementary School | 080-352-01,-02 | L | E/S | 3.0 | |
| CARBONERA | Graham Hill Showgrounds | 061-321-39 | R | P | | 14.8 |
| | M. Grey Memorial Field | 061-371-16 | L | E | 3.0 | |
| | Happy Valley Elementary School | 101-161-12 | L | E/S | 3.0 | |

* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed as gross acres.

KEY

| Park Type | Status |
|------------------|--|
| C - Community | A - Acquired N/A - Not Available S - School Facility |
| L - Local Rural | B - Public & Private Beaches P - Proposed Acquisition |
| N - Neighborhood | E - Existing Developed Facility RD - Recreation District Facility |
| R - Regional | C - City Facility H - Historic Facility |

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No. n/a

Assessor Parcel No. 038-08 1-36

Project Location: Corner of McGregor and Sea Ridge Drives, Seacliff Area

Project Description: Amend Figure 7-2 of the General Plan/Local Coastal Program to add the property as a future park site and add the "D" Designated Park Site Combining District to the existing zoning

Person or Agency Proposing Project: County of Santa Cruz (S. Guiney)

Phone Number: (83 1) 454-3 1 72

- A. _____ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
- C. _____ Statutory Exemption other than a Ministerial Project.
Specify type:
- D. Categorical Exemption
 - 1. Existing Facility
 - 2. Replacement or Reconstruction
 - 3. New Construction of Small Structure
 - 4. Minor Alterations to Land
 - 5. Alterations in Land Use Limitations
 - 6. Information Collection
 - 7. Actions by Regulatory Agencies for Protection of the Environment
 - xx 8. Actions by Regulatory Agencies for Protection of Nat. Resources
 - 9. Inspection
 - 10. Loans
 - 11. Accessory Structures
 - 12. Surplus Govt. Property Sales
 - 13. Acquisition of Land for Wild-Life Conservation Purposes
 - 14. Minor Additions to Schools
 - 15. Minor Land Divisions
 - 16. Transfer of Ownership of Land to Create Parks
 - 17. Open Space Contracts or Easements
 - 18. Designation of Wilderness Areas
 - 19. Annexation of Existing Facilities/Lots for Exempt Facilities
 - 20. Changes in Organization of Local Agencies
 - 21. Enforcement Actions by Regulatory Agencies
 - 22. Educational Programs
 - 23. Normal Operations of Facilities for Public Gatherings
 - 24. Regulation of Working Conditions
 - 25. Transfers of Ownership of Interests in Land to Preserve Open Space
 - 26. Acquisition of Housing for Housing Assistance Programs
 - 27. Leasing New Facilities
 - 28. Small Hydroelectric Projects at Existing Facilities
 - 29. Cogeneration Projects at Existing Facilities
- E. _____ Lead Agency Other Than County:

Date: _____

83 Steve Guiney, Project Planner