



County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

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BARRY C. SAMUEL, DIRECTOR

April 11, 2002

AGENDA: April 16, 2002

BOARD OF SUPERVISORS

County of Santa Cruz

701 Ocean Street

Santa Cruz, California 95060

SUBJECT: **McGREGOR COUNTY SERVICE AREA**

Dear Members of the Board:

On January 15, 2002, your Board directed Parks Staff to return on this date with a recommendation on a strategy for the purchase and development of the McGregor Property in Seacliff.

Staff has explored many avenues for the purchase of this property. Most recently, the repeal of the utility tax has eliminated any chance of the County purchasing the property utilizing General Funds. There are ongoing investigations into foundation funding but, to date, nothing has materialized from this source. The community organization, Seacliff Needs A Park (SNAP), has conducted its first fund-raising event and was successful in raising approximately \$25,000. This is a great step forward – but there is still a long way to go to secure the funds required for purchase and development of the property. The other method of raising funds for the acquisition of the property is to levy a special tax on the property owners in a County Service Area (CSA) which would be specifically formed for the purpose of purchasing and developing a park in Seacliff.

The proposed new CSA for the purchase and development of the McGregor Property (CSA 11M) would be defined by Highway 1 on the north, the ocean on the south, the Porter-Sesnon property on the west, and the Moosehead Creek on the east (Exhibit 1). There are approximately 1788 residential parcels within this proposed new CSA 11M. The purchase and development cost for the property is in the range of \$2.5 million to \$3.25 million depending upon the actual cost of the property and amount of development at the park.

The Mission of the Santa Cruz County Department of Parks, Open Space and Cultural Services is to provide safe, well designed and maintained parks and a wide variety of recreational and cultural opportunities for our diverse community

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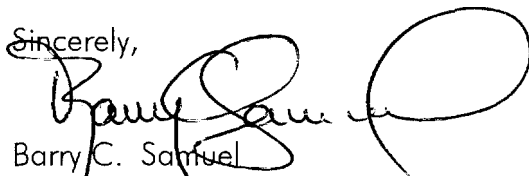
There is \$250,000 of proposition 12 funds put aside for the acquisition of the property and additional funds will probably be available from Proposition 40 funds. Assuming an equal amount is made available from Proposition 40, approximately an additional \$2,000,000 to \$2,750,000 would need to be raised to purchase and develop the property. If the estimated 1788 residential parcels (CSA 11M) were taxed equally, each parcel would pay \$70-\$100 per year.

The mechanics of levying a special tax is time-consuming and costly. Prior to undertaking all the steps required for this strategy, it would be prudent to determine if the individuals living in the proposed County Service Area would be willing to support the concept of taxing themselves to pay for the proposed park at the McGregor site. Staff is investigating the cost of hiring a professional to conduct a poll which would determine whether the residents of the Seacliff community are willing to tax themselves specifically for the purchase and development of the McGregor property into a park.

If the results of the poll indicate that the community is supportive of a tax to acquire the property, the County could then initiate the process required to form a County Service Area for this purpose. This effort would culminate in a vote of the residents living within the boundaries of the proposed County Service Area. A two-thirds majority of the voters would need to support the tax in order to move forward with purchase and development of the property for a park site. We will be working with the community group to develop a strategy for funding the costs of a poll. Staff will return with further information on these matters once additional material is available.

IT IS THEREFORE RECOMMENDED that your Board accept and file this report.

Sincerely,



Barry C. Samuel
Director

RECOMMENDED



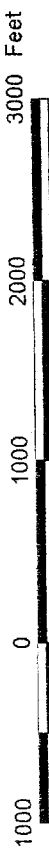
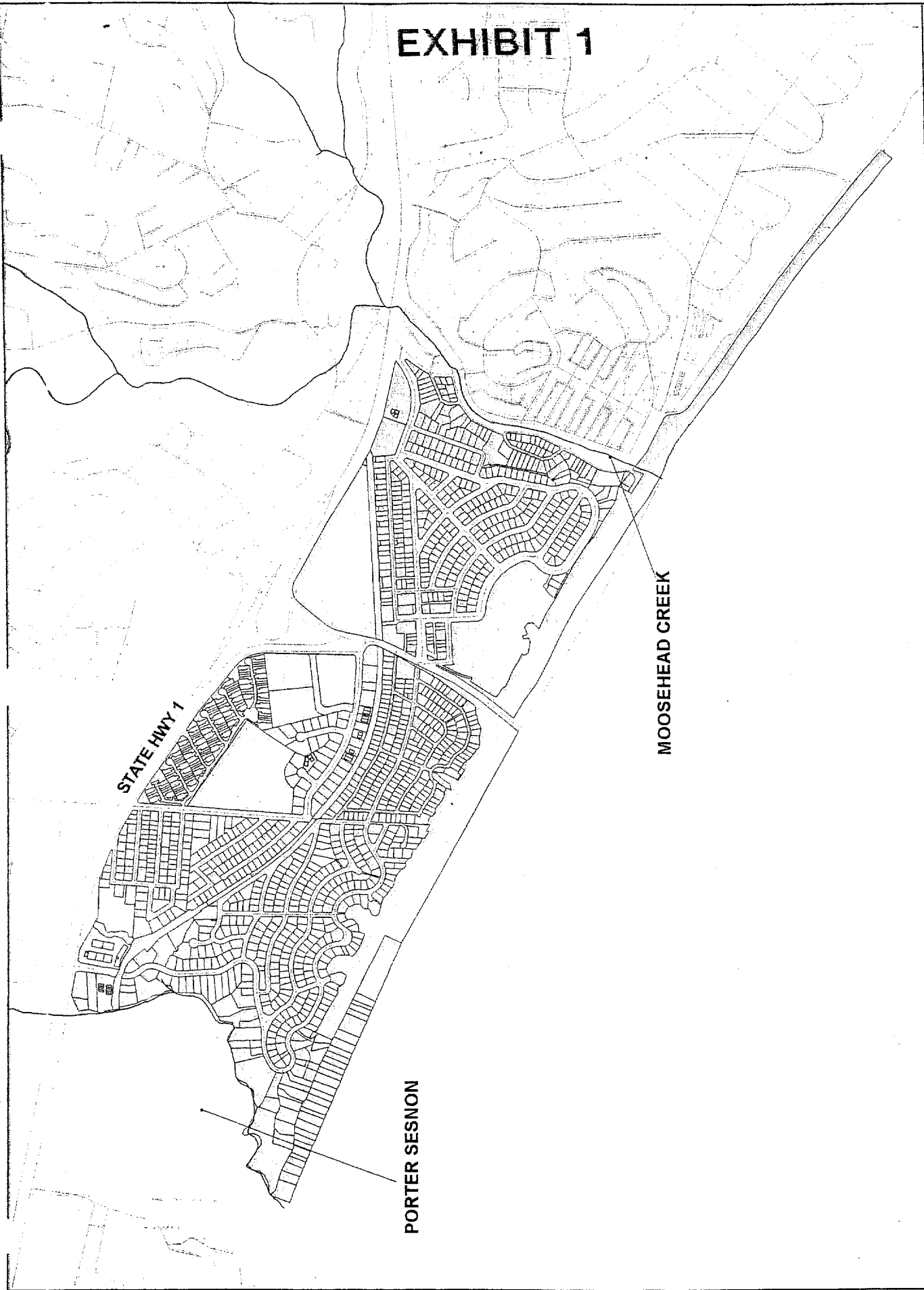
SUSAN A. MAURIELLO
County Administrative Officer

BCS/cms

Attachments: Map/Legend

cc: CAO, County Counsel, Auditor/Controller, Parks

EXHIBIT 1



097 - 02 - March 2002
Prepared by the County of Santa Cruz GIS Staff