



# COUNTY OF SANTA CRUZ

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## PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 20, 2006

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

Agenda Date: November 8, 2006

Item #: 10

Time: After 9 AM

APN: 038-081-36

Application: 06-0452

Subject: Proposal **to** amend the General Plan – Local Coastal Program, Seacliff Village Plan, and County Code Chapter **13.10** **to** change the land use designation and zoning **of** APN **038-081-36**; amend the General Plan – Local Coastal Program Coastal Priority Site chart regarding APNs **038-081-34, 35, and 36**; and **to** divide APN **038-081-36** into **two** separate parcels

### Members of the Commission:

Early this year the Board of Supervisors, acting as the Board of Directors for the Redevelopment Agency, authorized a predevelopment agreement with South County Housing Corporation, a non-profit developer of affordable housing, to provide initial funding to acquire all 2.9 acres of APN 038-081-36. The Board also authorized the Parks Director to sign an option to purchase a 1.25 acre portion of APN 038-081-36 for park uses and directed the Planning Department to initiate a County-sponsored application to make the changes necessary to the General Plan – Local Coastal Program, Seacliff Village Plan, and zoning ordinance, and for a minor land division **to** allow for the future development of park uses and affordable housing on the site.

### Background

In 1998, the Seacliff community became aware of preliminary plans **to** develop APN 038-081-36 as a community commercial retail use including a supermarket, consistent with the then existing GP-LCP designation. Community members requested the County change the zoning of the site from the C-2 (Community Commercial) district to the VA (Visitor Accommodations) zone district. Subsequent public comments and testimony indicated there was also sentiment for a park on the site and this was endorsed when the Board of Supervisors adopted the Seacliff Village Plan in 2003 and rezoned the site to the VA-D (Visitor Accommodations – Designated Park Site) district, which would allow for either visitor accommodations or a park, or both.

Since the adoption of the Seacliff Village Plan in 2003, no visitor accommodations development occurred on APN 038-081-36, nor did the County have the necessary funds to purchase the site for a park. In the spring of 2005, the community voted on whether **to** assess themselves \$98.00 per year to finance the purchase of the property for a park, but the measure did not receive the required two-thirds vote.

APN 038-081-36 is one of three parcels (the other two are 038-081-34 and 35) that constitute a coastal priority site as listed in the General Plan-Local Coastal Program known as McGregor Drive at Searidge Avenue (see Exhibits J & L). According to the General Plan-Local Coastal Program, 4 to 5 acres of that priority site are to be developed with affordable housing. Recently, South County Housing Corporation developed affordable housing on adjacent APN 038-081-34, approximately 2.5 acres, and sought additional land in the same area for additional affordable housing.

The actions of the Board of Supervisors and the Board of Directors of the Redevelopment Agency, as mentioned in the first paragraph of this letter, will allow for both the future development of additional affordable housing and a park for the Seacliff area. Although the Seacliff area is not in the Redevelopment Area, Redevelopment Agency funds are available for affordable housing projects anywhere in the County. Here, the funds will be used to purchase the entire parcel, with a portion then sold to the County for a park.

Specifically, South County Housing Corporation will develop affordable housing on 1.70 acres of the 2.95 acre site, which, added to the recently completed 2.5 acres of affordable housing, will result in just over 4 acres of affordable housing, thereby meeting the priority site requirement for 4 to 5 acres of affordable housing. County Parks will purchase and develop for park uses 1.25 acres of the site, thereby providing the community with a badly needed park.

#### Site Location and Description

Assessor's Parcel Number 038-081-36 and the other two parcels associated with it are in the Seacliff community of Aptos and lie just to the south and west of Highway One and State Park Drive. Direct access is off of Canterbury Drive, which connects with Searidge Road and McGregor Drive (see Exhibit L). All three of the parcels are relatively level, with an overall slope of approximately 5 percent from the highest part in the northwest corner to the lowest part along the southeast edge. Portions of the parcels are covered with fill material. Vegetation on the two vacant parcels (APNs 038-081-35 and 36) is typical grasses and weeds with some oak and pine trees on APN 038-081-36. As mentioned above, one of the parcels, APN 038-081-34, is currently developed with affordable housing. A development permit application has been approved for a church on APN 038-081-35, the northeasterly of the three parcels.

#### Precise Proposal

In order to ensure that those actions are consistent with the General Plan – Local Coastal Program (GP-LCP), a number of changes to the GP-LCP, including the Seacliff Village Plan, and the zoning ordinance, are necessary. The proposal consists of four parts:

1. A GP – LCP - Seacliff Village Plan amendment to change the land use designation of APN 038-081-36 from Visitor Serving Commercial (C-V) to Residential – Urban High (R-UH) and Open Space Recreation (O-R) (see Exhibits F & G) and to amend the text of the Seacliff Village Plan relating to APN 038-081-36 (see Exhibit K).

2. An amendment to the Zoning Ordinance to rezone APN 038-081-36 from Visitor Accommodations - designated park site (VA-D) to Multi-Family Residential (RM-2.5) and Park, Recreation and Open Space (PR) (see Exhibit H & I).
3. An amendment to the GP – LCP Coastal Priority Site chart (see Exhibit C) to add as designated uses the proposed residential and park uses on APN 038-081-36, and, as cleanup items, correct the parcel numbers listed and add residential uses on adjoining parcel 038-081-35.
4. A minor land division and coastal development permit to separate APN 038-081-36 into two parcels, one of 1.7 acres and one of 1.25 acres (see Exhibit E).

The proposal is discussed in detail below.

#### General Plan – LCP – Seacliff Village Plan Amendment Findings

County Code Sections 13.01.090 and 13.03.080 require GP - LCP amendments to be approved by your Commission by resolution recommending the amendment to the Board of Supervisors for approval. That resolution is required to include the reasons for the amendment, findings of consistency with the GP and all components of the LCP, findings of compliance with the California Environmental Quality Act, and findings of compliance with the California Coastal Act.

The two proposed changes to the GP – LCP – Seacliff Village Plan involve changing land use designations and amending the text of the Seacliff Village Plan relating to APN 038-081-36.

#### Land Use Designation Changes

The proposed land use designation changes affect only APN 038-081-36. The current designation is Visitor Serving Commercial (C-V). This is proposed to be changed to Residential – Urban High (R-UH) and Open Space Recreation (O-R). The R-UH designation will be applied to the new 1.7 acre parcel created by the proposed land division. The O-R designation will be applied to the new 1.25 acre parcel created by the proposed land division (see Exhibits F & G). The proposed changes in land use designation will facilitate future development of affordable housing and a neighborhood park. Affordable housing is desperately needed in the County and the Seacliff area is lacking in neighborhood parks. Future development of a park is likely to include a children's play area and picnic area, and possibly a community garden, skate park, and/or a half basketball court.

#### Seacliff Village Plan Text Changes

Sections 3.2.1 and 3.2.3.a of the Seacliff Village Plan are proposed to be amended to be consistent with the other proposed changes to the GP – LCP regarding APN 038-081-36. Please see Exhibit K for the proposed changes.

## **Zoning Plan Amendment Findings**

County Code Subsection 13.10.215(d) requires that your Commission determine that the rezoning will allow density and types of uses consistent with the General Plan, that the proposed zone district is appropriate in relation to available utilities and services, and that your Commission find that a) the character of development in the vicinity has changed or is changing such that the public interest will be better served by a different zone district; or b) the proposed rezoning is necessary to provide for a community-related use not anticipated when the Zoning Plan was adopted; or c) the present zoning is the result of an error; or d) the present zoning is inconsistent with the designation shown on the General Plan. We believe that the zoning plan amendment findings can be made because the proposed zoning is consistent with the proposed General Plan land use designation change, all utilities and services are present, and development in the area is changing such that the proposed zone district will better serve the public interest. The rezoning will also support a community related use not anticipated when the Zoning Plan was adopted, namely, the park site. Please refer to Exhibit C, incorporated herein by reference, for the determinations and findings, and to Exhibits H and I for the proposed zoning changes.

## **GP - LCP Priority Sites Amendment**

### Designated Priority Site Uses

APN 038-081-36 is one of three parcels (the other two are 038-081-34 and 35) that constitute the Coastal Priority Site known as McGregor Drive at Searidge Avenue (see Exhibit L). The current designated uses, established with the adoption of the Seacliff Village Plan, are as follows (see Exhibit J):

- 34, -35: "Urban High Density Residential": Affordable housing
- 36: "Visitor Accommodations" and "Proposed Park, Recreation and Open Space:" Development of visitor accommodations or a neighborhood park

Currently, about 2.5 acres of the priority site have been developed with affordable housing, on parcel 038-081-34. Parcels 038-081-35, and 36 are currently vacant, although the proposed church on parcel 038-081-35 has received a development permit.

### Proposed Changes to Designated Land Uses

Two changes are proposed to the existing designated land uses, as follows:

1. The visitor accommodations designated use on APN 038-081-36 is proposed to be changed to high density affordable housing and park use.
2. The urban high density affordable residential designated use on APN 038-081-35 is proposed to be changed to residential uses.

### Editing Changes

The Site Name and Assessor's Parcel Number column for this priority site in the Coastal Priority Site chart, GP-LCP Figure 2-5 (see Exhibit J) lists incorrect parcel numbers. This proposal will change those numbers to the current, correct numbers. (It is recognized that the Assessor's Office will assign separate, new parcel numbers to the current APN 038-081-36 once the land division is final and that the numbers of the other two parcels might change also).

### Minor Land Division and Coastal Development Permit

Parcel 038-081-36 is proposed to be divided into two separate parcels of 1.7 acres for the purpose of constructing affordable housing in the near future and 1.25 acres for construction of a park in the near future (see Exhibit E). No development or other improvements are proposed on either parcel at this time. Any future development that is proposed will be subject to all applicable County Codes and additional Development and Building Permits will be required prior to the construction of improvements on either parcel.

The proposed land division is in conformance with the County's certified Local Coastal Program as amended, in that it will allow the use of a portion of the property as a park and will provide affordable housing within the coastal zone. The project site is not located between the shoreline and the first public road. Consequently, the proposed land division will not interfere with public access to the beach, ocean, or other nearby body of water.

The application for the minor land division includes a request to waive the submittal of architectural plans for future improvements. The land division will divide a parcel along the proposed zone district boundary and no physical development is proposed; therefore, architectural or landscape plans are not necessary for this review. Any future development proposal will be required to comply with all applicable ordinances, including the design review ordinance, at the time an application is made.

No off-site improvements are required. APN 038-081-36 is surrounded on all sides by existing streets, none of which require any dedications of land. Future development will of course be required to install appropriate curb cuts and sidewalks and other on-site improvements.

### Environmental Review

The proposed rezoning and General Plan land use designation amendments are subject to environmental review under the California Environmental Quality Act (CEQA). Staff prepared an initial study pursuant to CEQA, which was reviewed by the Environmental Coordinator on September 25, 2006. The Environmental Coordinator determined that the proposed changes will not have any adverse environmental effects and issued a negative declaration (see Exhibit B). The negative declaration was duly circulated with a public comment period expiration date of November 1<sup>st</sup>; no comments have been received.

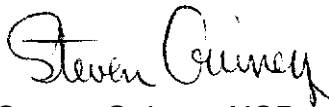
## Conclusion and Recommendation

Actions earlier this year by the Board of Supervisors, including direction **to** the Planning Department **to** process the amendments contained in this proposal, will facilitate the future development of a park and additional affordable housing, both needed in the community, on APN 038-081-36. Additionally, the text **of** the Seacliff Village Plan, a part **of** the General Plan, and the GP-LCP Priority Site chart need to be amended **to** facilitate the proposed changes and the minor land division and coastal development permit.

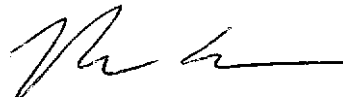
It is, therefore, RECOMMENDED that your Commission take the following action:

Adopt the Resolution attached as Exhibit A recommending that the Board of Supervisors certify the negative declaration and approve the proposed amendments, the minor land division, and the coastal development permit as described in this report and the attached exhibits.

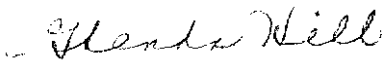
Sincerely,



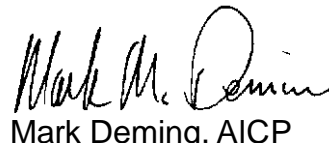
Steven Guiney, AICP  
Planner IV  
Policy Section



Randall Adams  
Planner IV  
Development Review Section



Glenda Hill, AICP  
Principal Planner  
Policy Section



Mark Deming, AICP  
Assistant Director

## Exhibits:

- A. Resolution
- B. Negative Declaration
- C. Findings
- D. Minor Land Division Conditions of Approval
- E. Project Plans
- F. Existing GP-LCP land use designations map
- G. Proposed GP-LCP land use designations map
- H. Existing Zoning map
- I. Proposed Zoning map
- J. GP-LCP Figure **2-5** (portion), Priority Site chart

- K. Proposed Seacliff Village Plan text amendments
- L. Assessor's Parcel Map
- M. Parcel and Services Information
- N. Comments and correspondence

cc: South County Housing  
Julie Conway

Supplementary reports and information referred to in this report are ~~on~~ file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan-Local Coastal Program, as well as hearing agendas and additional information, are available online at: **[www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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

RESOLUTION NO. \_\_\_\_\_

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

PLANNING COMMISSION RESOLUTION RECOMMENDING CERTIFICATION OF A  
NEGATIVE DECLARATION, AMENDMENT OF THE GENERAL PLAN/LOCAL COASTAL  
PROGRAM LAND USE PLAN, INCLUDING THE SEACLIFF VILLAGE PLAN, AND COUNTY  
CODE CHAPTER 13.10, AND RECOMMENDMG APPROVAL OF A MINOR LAND DIVISION  
AND COASTAL DEVELOPMENT PERMIT TO FACILITATE THE FUTURE DEVELOPMENT  
OF AFFORDABLE HOUSING AND A PARK

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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 coastal priority use sites, and on December 19, 1994, the County General Plan/Local Coastal Program was certified by the California Coastal Commission; and

WHEREAS, on May 20, 2003 the Board of Supervisors adopted the Seacliff Village Plan, which described and established certain land uses for APN 038-081-36, and on July 10, 2003 the Seacliff Village Plan was certified by the California Coastal Commission; and

WHEREAS, on January 24, 2006, the Board of Supervisors directed the Planning Department to initiate a County-sponsored application for amendments to the GP-LCP and Zoning amendments along with a related land division to facilitate future development of affordable housing and a park on existing APN 038-081-36; and

WHEREAS, on January 24, 2006, the Board of Supervisors, acting as the Board of Directors of the Redevelopment Agency, entered into a predevelopment agreement with South County Housing Corporation to provide funds to purchase APN 038-081-36; and

WHEREAS, on January 24, 2006, the Board of Supervisors directed the Parks Director to enter into an option with South County Housing Corporation to purchase 1.25 acres of APN 038-081-36 for future development of a park; and

WHEREAS, the Planning Commission has held a duly noticed public hearing and has considered the proposed amendments, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed GP-LCP amendments and proposed amendments to the Zoning Plan contained in County Code Chapter 13.10 and the proposed minor land division and associated coastal development permit will be consistent with the policies of the GP-LCP and other provisions of the County Code; and

WHEREAS, the Environmental Coordinator issued a Negative Declaration with No



Mitigations associated with these amendments and minor land division, the Planning Commission has reviewed the environmental document and finds that the proposed amendments and minor land division have been processed consistent with applicable provisions of the California Environmental Quality Act (CEQA) and the County of Santa Cruz environmental guidelines; and

WHEREAS, Chapter 13.10 of the County Code is an implementing ordinance of the Local Coastal Program (LCP) and the proposed amendments to Chapter 13.10 constitute an amendment to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the California Coastal Act; and

WHEREAS, the proposed changes in land use designations are amendments to the Local Coastal Program Land Use Plan and as such constitute amendments to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the Land Use Plan Amendment Criteria of County Code Section 13.03.110.

NOW; THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the negative declaration be certified by the Board of Supervisors and that the amendments to the General Plan-Local Coastal Program Land Use Plan, including the Seacliff Village Plan, the amendments to the Zoning Plan, and the minor land division and associated coastal development permit be approved by the Board of Supervisors and that the amendments to the General Plan-Local Coastal Program Land Use Plan, including the Seacliff Village Plan, and the amendments to the Zoning Plan be 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 \_\_\_\_\_, 2006 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

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123  
TOM BURNS, PLANNING DIRECTOR

### NOTICE OF ENVIRONMENTAL REVIEW PERIOD

#### SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz. for South County Housing Corporation

APPLICATION NO.: 06-0452

APN: 038-081-36

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration

(Your project will not have a significant impact on the environment.)

\_\_\_\_\_ Mitigations will be attached to the Negative Declaration.

XX No mitigations will be attached.

\_\_\_\_\_ Environmental Impact Report

(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **November 1, 2006**

**Steven Guiney**  
Staff Planner

Phone: 454-3172

Date: September 28, 2006



# Environmental Review Initial Study

Application Number: **06-0452**

**Date:** September 27, 2006

**Staff Planner:** Steven Guiney

## **I. OVERVIEW AND ENVIRONMENTAL DETERMINATION**

**APPLICANT:** County of Santa Cruz

**APN:** 038-081-36

**OWNER:** ~~Kumar Vimal & Tara HW Co All~~  
~~To Etal~~ South County Housing

**SUPERVISORIAL DISTRICT:** 2<sup>nd</sup>

**LOCATION:** Northwest corner of intersection of McGregor Drive and Searidge Road, Aptos.

### **SUMMARY PROJECT DESCRIPTION:**

This proposal consists of five parts: 1) a land division to split the 2.95 acre parcel into a 1.7 acre residential parcel and a 1.25 acre park parcel, 2) a General Plan – Seacliff Village Plan amendment from Visitor Serving Commercial (C-V) to Residential – Urban High (R-UH) and Open Space Recreation (O-R), 3) a rezoning from Visitor Accommodations with park designation (VA-D) to Multi-Family Residential (RM-2.5) and Park and Recreation (PR), 4) add as a priority use the proposed residential and park uses on the subject parcel and the proposed church use on adjoining parcel 038-081-35, and 5) Correct three parcel numbers that are incorrectly listed in the Coastal Priority Site chart (Figure 2-5) of the GP – LCP . The latter is an editing change only.

**ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.**

<input type="checkbox"/> Geology/Soils	Noise
<input type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Energy & Natural Resources	Public Services & Utilities
<input type="checkbox"/> Visual Resources & Aesthetics	X Land Use, Population & Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Hazards & Hazardous Materials	Growth Inducement

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

\_\_\_\_ Transportation/Traffic

Mandatory Findings of Significance

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED**

☒ General Plan Amendment

Use Permit

☒ Land Division

Grading Permit

☒ Rezoning

Riparian Exception

\_\_\_\_ Development Permit

Other:

☒ Coastal Development Permit

**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations:  
California Coastal Commission

**ENVIRONMENTAL REVIEW ACTION**

On the basis of this Initial Study and supporting documents:

\_\_\_\_ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

\_\_\_\_ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Paia Levine

Sept 26 06  
Date

For: Ken Hart  
Environmental Coordinator

**II. BACKGROUND INFORMATION****EXISTING SITE CONDITIONS**

Parcel Size: 2.95 acres

Existing Land Use: Vacant

Vegetation: Ruderal

Slope in area affected by project: 2.95 acres 0 - 30%      31 – 100%

Nearby Watercourse: Aptos Creek

Distance To: 0.5 mile

**ENVIRONMENTAL RESOURCES AND CONSTRAINTS**

Groundwater Supply: No

Liquefaction: No

Water Supply Watershed: No

Fault Zone: No

Groundwater Recharge: No

Scenic Corridor: Yes, northeast 518 of  
parcel (see Attachment 9)

Timber or Mineral: No

Historic: No

Agricultural Resource: No

Archaeology: No

Biologically Sensitive Habitat: No

Noise Constraint: No

Fire Hazard: No

Electric Power Lines: No

Floodplain: No

Solar Access: Yes

Erosion: No

Solar Orientation: Open all directions

Landslide: No

Hazardous Materials: No

**SERVICES**

Fire Protection: Aptos – La Selva

Drainage District: 6

School District: Pajaro Valley

Project Access: Seacliff Drive, Searidge  
Road, McGregor DriveSewage Disposal: Santa Cruz County  
Sanitation DistrictWater Supply: Soquel Creek Water  
District**PLANNING POLICIES**Zone District: Visitor Accommodations –  
Designated Park Site (VA-D)Special Designation: Coastal Priority  
Site, visitor servingGeneral Plan: Visitor-serving Commercial  
(C-V)Urban Services Line:   X   Inside        OutsideCoastal Zone:   X   Inside        Outside**PROJECT SETTING AND BACKGROUND:**

The parcel is located at the northwest corner of the intersection of McGregor Drive and Searidge Road in the Seacliff neighborhood of Aptos. To the north, across Canterbury Drive, are a vacant parcel and recently constructed affordable housing. The vacant parcel has received discretionary approvals for the development of a church and a building permit application is expected soon. To the west is an established residential

neighborhood. Across Searidge Road to the south are commercial uses. Across McGregor Drive to the east is the Highway One - State Park Drive off ramp and a church.

The subject property was zoned for high density residential uses for many years (SU-H until 1994, then RM-3-H). In 2003, with the adoption of the Seacliff Village Plan, the parcel was rezoned to the Visitor Accommodation – Designated Park Site (VA-D), allowing for either visitor accommodations or park uses, or both.

In the last election, a measure was defeated that would have raised money in the Seacliff area for the purchase of parcel 038-081-36 for park uses. Subsequently, an agreement was reached between the County and South County Housing, a non-profit housing developer, to split the parcel with one new parcel for park use and the other for affordable housing. The proposed rezoning and land division are to facilitate the future development of a park and affordable housing.

Earlier this year the Board of Supervisors authorized the Planning Director to finalize and sign a predevelopment loan agreement with South County Housing, a non-profit housing developer, to facilitate the purchase of the parcel, authorized the Parks Director to sign a purchase option agreement for 1.25 acres of the parcel for park purposes, and directed the Planning Department to initiate a county-sponsored application for a General Plan – LCP amendment, rezoning, and land division.

South County Housing will develop the proposed residential part of the site with approximately 20 units of affordable housing. Because the maximum residential density allowed under the proposed RM-2.5 zoning is one unit per 2,500 square feet of net developable area or 17 units per acre, a maximum total of 30 units on the proposed residential part of the site was analyzed for potential impacts. The potential impact of 30 units will be compared to impacts from projects reasonably foreseeable at the baseline General Plan and zoning, which are commercial visitor serving uses such as a hotel and restaurant.

Finally, the parcel is a coastal priority site reserved for coastal priority uses as indicated in the GP-LCP. The parcel is currently designated for the development of visitor accommodations or a neighborhood park.

#### **DETAILED PROJECT DESCRIPTION:**

This is a proposal to change the General Plan–Local Coastal Program (GP-LCP) land use designation and the zoning on a single parcel in the Seacliff Village area and to divide the 2.95 acre parcel into two parcels, one of 1.7 acres on the westerly side and one of 1.25 acres on the easterly side, to facilitate development of affordable housing and a neighborhood park, respectively.

There is one existing GP-LCP land use designation: Visitor-serving Commercial (C-V). The C-V designation is proposed to be changed to Urban High Density Residential (R-UH) on the proposed new 1.7 acre parcel and to Parks and Recreation (O-R) on the proposed new 1.25 acre parcel.

The existing parcel is located entirely within the VA-D (Visitor Accommodations – Designated Park Site) zone district. To accommodate the future uses, the proposed 1.7 acre parcel is to be rezoned to the RM-2.5 (Multi-family residential, 2,500 square feet/unit) zone district while the proposed 1.25 acre parcel is to be rezoned to the PR (Parks, Recreation and Open Space) zone district.

No physical development is proposed at this time. However, it is reasonably foreseeable that a park will be developed on 1.25 acres and that affordable housing will be developed on 1.7 acres. At this point, approximately 20 units are envisioned. It is appropriate to note, however, that up to 30 units potentially could be located on the 1.7 acres at the proposed new density of one unit per 2,500 square feet (see also Project Setting, above).

Finally, the coastal priority site language will be amended to acknowledge new parcel numbers and the proposed new uses on this parcel and the one immediately to the north, where a church is proposed.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. Geology and Soils

*Does the project have the potential to:*

1. *Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:*

- A. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?*

X

- B. *Seismic ground shaking?*

X

- C. *Seismic-related ground failure, including liquefaction?*

X

- D. *Landslides?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed. The rezoning will not have any effect on human exposure to seismic events.*

*However, in general, all of Santa Cruz County is subject to some hazard from earthquakes. The project site is not located within or adjacent to a county or State mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements, whatever ultimately proposed, will be designed in accordance with the Uniform Building Code, which will mitigate the hazards of seismic shaking and liquefaction to a less than significant level. There is no indication that*



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*landsliding is a significant hazard at this site.*

2. *Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed. Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards.*

*In 2000, a geotechnical report was prepared for what are now APNs 038-081-34 and 35, which are located approximately 60 feet from the subject parcel, across Canterbury Drive. The three parcels share the same two soil types. The 2000 report stated that fill material consisting "of loose silty sand with gravel to soft sandy gravelly clay" covered APNs 038-081-34 and 35 and "varied in depth from approximately 3 feet to non-existent, depending on location on the site." The report goes on to state that the native soils below the fill "consisted of sands interlayered with silts, clays and gravels. The laboratory testing of the near surface cohesive soils (clays and silts) indicates that these clays and silts have low to moderate expansive properties." The report also stated "that the liquefaction potential is low" and that landslide hazard potential is low because the site is gently sloped with no significant slopes nearby. There is no reason to expect any different conditions to occur on the subject site that would subject people or improvements to damage from soil instability.*

3. *Develop land with a slope exceeding 30%?*

X

*There are no slopes that exceed 30% on the property.*

4. *Result in soil erosion or the substantial loss of topsoil?*

X

*As noted, no physical development is proposed at this time. The proposal will not have any effect on erosion or loss of topsoil.*

*The most likely projects that will occur on the resulting parcels are 20 units of housing and a neighborhood park. The maximum development that could occur would be 3C housing units and a neighborhood park. There is no reason to conclude that impacts from erosion would be greater for this maximum development than they would be for a*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*development that would be expected under the existing commercial zoning and GP-LCP.*

*Some potential for erosion will exist once a project is defined and there is construction, however, this potential is minimal because the site is relatively flat and standard erosion controls will be a requirement of any approvals for future development.*

5. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to property?*

X

*No physical development is proposed. See #2, above.*

6. *Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?*

X

*The rezoning, GP-LCP amendment, and land division will not have any effect on sewage disposal. Future development projects will connect to the Santa Cruz County Sanitation District.*

7. *Result in coastal cliff erosion?*

X

*The rezoning GP-LCP amendment, and land division will not have any effect on coastal cliff erosion. The site is approximately 900 feet inland from the nearest coastal Cliff.*

## **B. Hydrology, Water Supply and Water Quality**

*Does the project have the potential to:*

1. *Place development within a 100-year flood hazard area?*

X

*According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 100-year flood hazard area.*

2. *Place development within the floodway resulting in impedance or redirection of flood flows?*

X

*See B.1*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. *Be inundated by a seiche or tsunami?* \_\_\_\_\_ **X**

*The site lies from 130 to 150 above sea level and some 1,000 feet inland from the waters of Monterey Bay. It is unlikely that a seiche or tsunami would reach the site.*

4. *Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?* \_\_\_\_\_ **X**

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. future housing development would have to obtain water from the Soquel Creek Water District and will not rely on private well water. The same is true for park development on the smaller parcel. Prior to any future development, Soquel Creek Water District will have to indicate that adequate supplies are available to serve the project. The project is not located in a mapped groundwater recharge area.*

*Average daily water use for 30 residential units totals approximately 9,000 gallons/day (GPD), assuming 4 residents/unit @ 75 gpd). A visitor serving commercial use such as a hotel of 115 units, the maximum intensity hotel use that could be allowed under the current zoning, would use approximately 218 gallons per occupied room per day or up to 25,000 gallons/day. Therefore, any impact on water supplies of future development under the proposed zoning is likely to be significantly less than that under the current zoning.*

*Further, the water district is likely to apply regulations that require a conservation offset for whatever amount of water is ultimately used.*

5. *Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).* \_\_\_\_\_ **X**

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Runoff from future development may*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute a significant amount of contaminants to a public or private water supply. Potential siltation from future development will be mitigated through implementation of erosion control measures. This is a positive change from the exiting GP-LCP and zoning, which would allow commercial use of the parcel. Commercial uses tend to have higher chances of using contaminants and chemicals than do residences. Lastly, see response B-4. Reduced water demand will lead to reduced contribution to seawater intrusion of the aquifer.

6. Degrade septic system functioning? X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. There is no indication that existing septic systems in the vicinity, if there are any, would be affected by the project.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site? X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. The parcel is not located near any watercourses, and any future physical development will be reviewed by Department of Public Works Drainage Section staff for compliance with drainage requirements. Further, future development will be required to comply with GP-LCP policy 7.23.1, which requires that the post-development run-off rate not exceed the pre-development rate.

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff? X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Department of Public Works Drainage staff will review future project plans for determination of adequacy of storm water

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*facilities. If existing infrastructure is found to be inadequate, the developer of any future housing will be required to provide any necessary upgrades.*

*Further, the maximum number of units on the residential parcel would likely create less runoff than projects allowed under the commercial zoning, which tend to have larger parking and more uninterrupted impermeable space than residences do.*

9. *Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?*

**X**

*No new impervious surfaces are proposed as part of the project, which is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses. Future physical development will have to address this issue. See also B-7 and B-8.*

10. *Otherwise substantially degrade water supply or quality?*

**X**

### **C. Biological Resources**

*Does the project have the potential to:*

1. *Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?*

**X**

*According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity.*

2. *Have an adverse effect on a sensitive biotic community (riparian corridor, wetland, native grassland, special forests, intertidal zone, etc.)?*

**X**

*There are no mapped or designated sensitive biotic communities on or adjacent to the project site.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. *Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?* \_\_\_\_\_ X

*The proposed rezoning, lot split, and priority site language amendment, as well as any development that will follow, will not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.*

4. *Produce nighttime lighting that will illuminate animal habitats?* \_\_\_\_\_ X

*The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. Development that might follow the rezoning, lot split, and priority site language amendment will incrementally add to this existing light, however there are no sensitive animal habitats within or adjacent to the site. Further, the light associated with commercial uses allowed under the current zoning would be much greater than that from future residential uses.*

5. *Make a significant contribution to the reduction of the number of species of plants or animals?* \_\_\_\_\_ X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.*

6. *Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?* \_\_\_\_\_ X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*physical development is proposed at this time. No biological resources occur on the site, the proposal will not affect the number of species and will not conflict with local policies or ordinances protecting biological resources.*

7. *Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?* \_\_\_\_\_ **X**

#### **D. Energy and Natural Resources**

*Does the project have the potential to:*

1. *Affect or be affected by land designated as "Timber Resources" by the General Plan?* \_\_\_\_\_ **X**

*The site is not on or adjacent to land designated as Timber Resource*

2. *Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?* \_\_\_\_\_ **X**

*The site is not currently being used for agriculture and no agricultural uses are proposed for the site or surrounding vicinity.*

3. *Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?* \_\_\_\_\_ **X**

*The proposed changes will result in additional residential uses and park uses. These are not activities that result in the use of large amounts of fuel, water, energy, or that would use these in a wasteful manner. Further, water uses will likely be less on the rezoned parcels than would be expected for development allowed under the current zoning.*

4. *Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?* \_\_\_\_\_ **X**

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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## **E. Visual Resources and Aesthetics**

*Does the project have the potential to:*

1. *Have an adverse effect on a scenic resource, including visual obstruction of that resource?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. While slightly over one-half of the site lies in the Highway One scenic corridor, commercial development under the current zoning allows building heights of up to 35 feet, whereas residential uses under the proposed zoning are limited to a maximum height of 28 feet. Further, between the site and Highway One, a church is proposed that earlier this year received discretionary approval, including a 53 foot tall vertical architectural feature. The church development will largely screen future development on this site from Highway One.*

2. *Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. The site is relatively level with trees along the south side, on the opposite side of the site from Highway One. There are no rock outcroppings or historic buildings on the site.*

3. *Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no*



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*physical development is proposed at this time. The site is relatively flat with no ridges. Future grading will be minimal. Future development will ultimately change the site from a vacant field, but new development will be visually compatible with neighboring parcels and will be designed according to County Code and policies.*

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Future residential development will produce less light than would a commercial development under the current zoning. Future park development could include some lighting, but the park would not include ball fields that could be lighted at night and whatever park lighting there could be would be less than that generated by commercial uses under the current zoning.*

5. Destroy, cover, or modify any unique geologic or physical feature?

X

*There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by this or a future development project.*

#### **F. Cultural Resources**

*Does the project have the potential to:*

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

X

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

X

*No archeological resources have been identified in the project area. Future physical development will be subject to County Code Section 16.40.040.*

3. Disturb any human remains, including those interred outside of formal cemeteries?

X

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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.*

4. *Directly or indirectly destroy a unique paleontological resource or site?* \_\_\_\_\_ **X**

*No unique paleontological resource exists on the site.*

**G. Hazards and Hazardous Materials**

*Does the project have the potential to:*

1. *Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?* \_\_\_\_\_

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. However, it is unlikely that future physical development, consisting of affordable housing and park uses, would involve the routine transport, storage, use, or disposal of hazardous materials.*

2. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* \_\_\_\_\_ **X**

*The project site is not included on the list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.*

3. *Create a safety hazard for people residing or working in the project area* \_\_\_\_\_ **X**

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	No, Applicable
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*as a result of dangers from aircraft using a public or private airport located within two miles of the project site?*

*The nearest airport is in Watsonville, approximately 6.5 miles away.*

4. *Expose people to electromagnetic fields associated with electrical transmission lines?*

X

5. *Create a potential fire hazard?*

X

*Future physical development will have to incorporate all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency. This is the same as the case with the existing zoning.*

6. *Release bio-engineered organisms or chemicals into the air outside of project buildings?*

X

*Future affordable housing and park uses will not involve use of bio-engineered organisms or hazardous chemicals.*

#### **H. Transportation/Traffic**

*Does the project have the potential to:*

1. *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. There will be no direct impact because no additional traffic will be generated. Future physical development of a park and affordable housing will create a small incremental increase in traffic on nearby roads and intersections. However, visitor serving accommodations (hotel) that could be developed under the current zoning would result in a greater number of trips than would be generated by residential and park development.*

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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. However, future development of affordable housing and a park will be required to provide on-site parking that meets County Code requirements. This is the same as for the existing zoning.*

3. Increase hazards to motorists, bicyclists, or pedestrians?

X

*future development will comply with applicable road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. Any impacts related to traffic are likely to be greater for the existing zoning than for the new zoning.*

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.. See response H-1 above.*

#### **i. Noise**

*Does the project have the potential to:*

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential [RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. future development will create an incremental increase in the existing noise environment. However, this increase will be*

**EXHIBIT B**

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*small, and will be similar in character to noise generated by the surrounding existing uses.*

2. *Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.. Average hourly noise levels and impulsive noise levels from future physical development must meet General Plan standards. As part of the approval of future development, an acoustic engineer will be required to measure actual noise levels at the project site and recommend construction techniques that will ensure compliance with noise standards.*

3. *Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Noise generated during future construction will increase the ambient noise levels for adjoining areas. Construction will be temporary, however, and given the limited duration of this impact it is considered to be less than significant.*

#### **J. Air Quality**

*Does the project have the potential to:  
 (Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).*

1. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. The North Central Coast Air Basin*

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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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does not meet State standards for ozone and particulate matter (PMIO). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust. Future development under the current zoning or under the proposed zoning will have to meet the current standards of the Monterey Bay Unified Air Pollution Control District (MBUAPCD)..

2. Conflict **with** or obstruct implementation of an adopted air quality plan?

**X**

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks (PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. The project will not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations?

**X**

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks (PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.

4. Create objectionable odors affecting a substantial number of people?

**X**

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks (PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.

#### **K. Public Services and Utilities**

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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a. Fire protection?

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Future development under the current or proposed zoning would require fire protection, but it is not foreseeable that future development would require construction of new fire facilities.*

b. Police protection?

X

*Future development under current or proposed zoning would require police protection, but it is not foreseeable that future development would require construction of new police facilities.*

c. Schools?

X

*Future development under the proposed zoning would consist of park uses and a maximum of approximately 30 residential units. This number of units would not require additional schools.*

d. Parks or other recreational activities?

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time, however a park will eventually be developed on 1.25 acres. Currently, the site is zoned for visitor serving commercial uses and is also a designated park site. This means that when an application is submitted for a commercial development, the County has up to one year to decide whether to buy some or all of the land for park use; purchase of some or all of the land and development of a park is not guaranteed. Under the proposed zoning, approximately 40% of the site will be set aside for park development.*

e. Other public facilities; including the maintenance of roads?

X

See K-1(d)

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause

X

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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significant environmental effects?

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Department of Public Works Drainage staff will review any future development for adequacy of drainage improvements proposed at that time. See also Section B responses.

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Future residential and park uses will connect to an existing municipal water supply, the Soquel Creek Water District, which will have to determine that adequate water supply exists prior to any development going forward. The Santa Cruz County Sanitation District will determine sewer service adequacy under either the existing or the proposed zoning, when physical development is proposed. See also B-4.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?

X

It is not foreseeable that future development will violate any wastewater treatment standards.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?

X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. However, at the maximum future use, 30 residences and a park could be developed. There is no indication that such development would create a situation in which water supplies are inadequate.

6. Result in inadequate access for fire

X



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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protection?

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Access to the property meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate for development on adjacent parcels.*

7. *Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. Future development of housing and a park will make an incremental contribution to the reduced capacity of regional landfills. However, this contribution will be relatively small and will be of similar magnitude to that created by existing land uses around the project.*

- a. *Result in a breach of federal, state, and local statutes and regulations related to solid waste management?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.*

## **L. Land Use, Population, and Housing**

*Does the project have the potential to:*

1. *Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?*

X

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. However, looking ahead to a housing project that could be developed under the new zoning and to a park, there do not appear to be any policies with which the two uses would conflict. The proposal includes amendment of the Seacliff Village Plan to ensure consistency of future*

**EXHIBIT B**

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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development

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel into two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time. However, looking ahead to a housing project that could be developed under the new zoning and to a park, there do not appear to be any policies with which the two uses would conflict. The proposal includes amendment of the Seacliff Village Plan to ensure consistency of future development.

3. Physically divide an established community?

X

The project will not include any element that will physically divide an established community, nor would future residential or park development..

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

X

The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.. Future development would consist in part of new homes, but the site is in an urban area with all services and existing adjacent residential and commercial development. Future development will not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of

X

EXHIBIT B

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*replacement housing elsewhere?*

*The current project is to rezone the property from Visitor Accommodations – Designated park site to residential (RM-2.5) and parks(PR), to divide the parcel in to two parcels, and to amend the coastal priority site parcel numbers and uses; no physical development is proposed at this time.*

### **M. Non-Local Approvals**

Does the project require approval of federal, state, or regional agencies?

*California Coastal Commission*

Yes **X** No

### **N. Mandatory Findings of Significance**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes \_\_\_\_\_ No   x  

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes \_\_\_\_\_ No   x  

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes \_\_\_\_\_ No   x  

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes \_\_\_\_\_ No   x

## **TECHNICAL REVIEW CHECKLIST**

	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
<b>Agricultural Policy Advisory Commission (APAC) Review</b>	<hr/>		<u>X</u>
<b>Archaeological Review</b>	<hr/>		<u>X</u>
<b>Biotic Report/Assessment</b>	<hr/>		<u>X</u>
<b>Geologic Hazards Assessment (GHA)</b>	<hr/>		<u>X</u>
<b>Geologic Report</b>	<hr/>		<u>X</u>
<b>Geotechnical (Soils) Report</b>	<hr/>		<u>X</u>
<b>Riparian Pre-Site</b>	<hr/>		<u>X</u>
<b>Septic Lot Check</b>	<hr/>		<u>X</u>
<b>Other:</b>	<hr/>		
	<hr/>		
	<hr/>		

### **Attachments:**

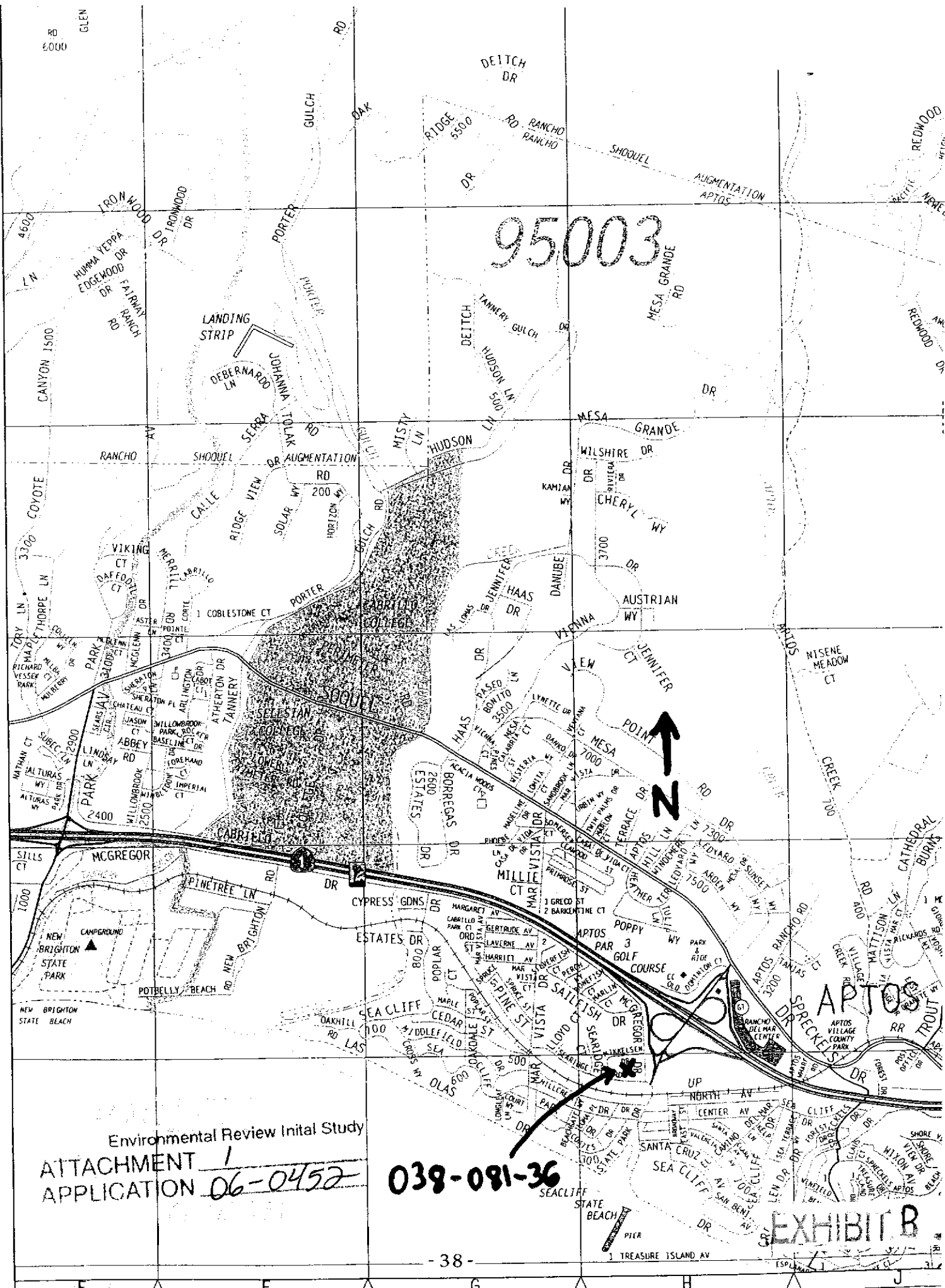
1. Vicinity Map
2. Location Map
3. Assessor's Parcel Map
4. Current Zone District map
5. Proposed Zone Districts map
6. Current General Plan Designation map
7. Proposed General Plan Designations map
8. Parcel Map
9. Mapped Scenic Area

### **Other technical reports or information sources used in preparation of this Initial Study**

Santa Cruz County Housing Authority Traffic Study McGregor Site, Ergo Engineering, March 1994  
Geotechnical Investigation for McGregor Project, Steven Raas & Associates, Inc., June 2000

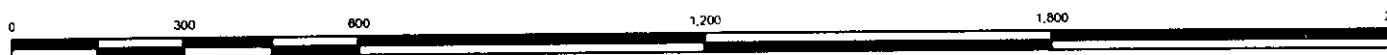
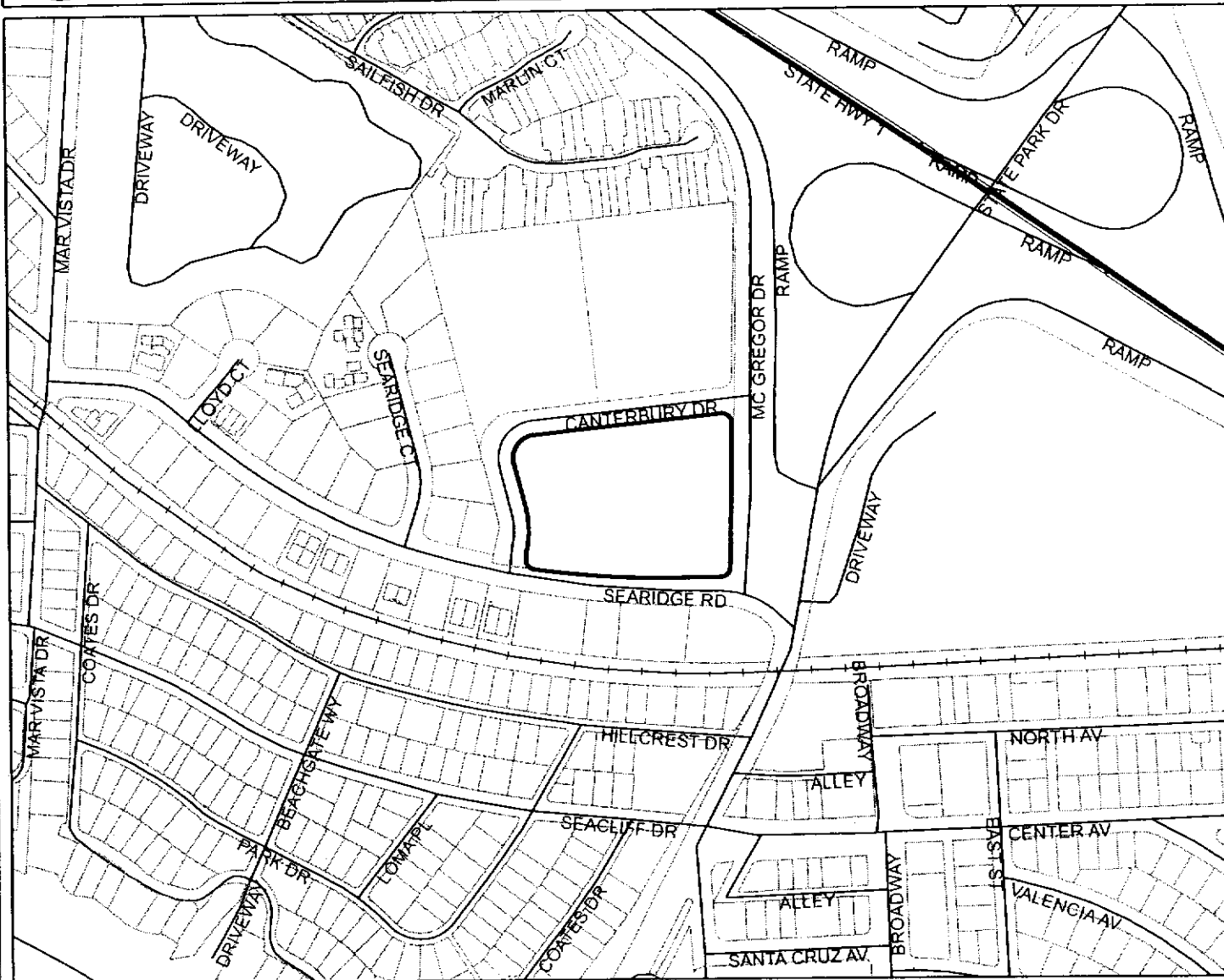
**EXHIBIT B**

**1**

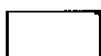




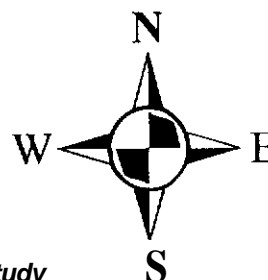
# Location Map



## Legend



- Streets
- Railroads
- State Highways



Environmental Review Initial Study  
**ATTACHMENT a**  
**APPLICATION**

06-0452

Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

**EXHIBIT B**

**FOR TAX PURPOSES ONLY**

THESE MAPS ARE UNWARRANTED AS TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

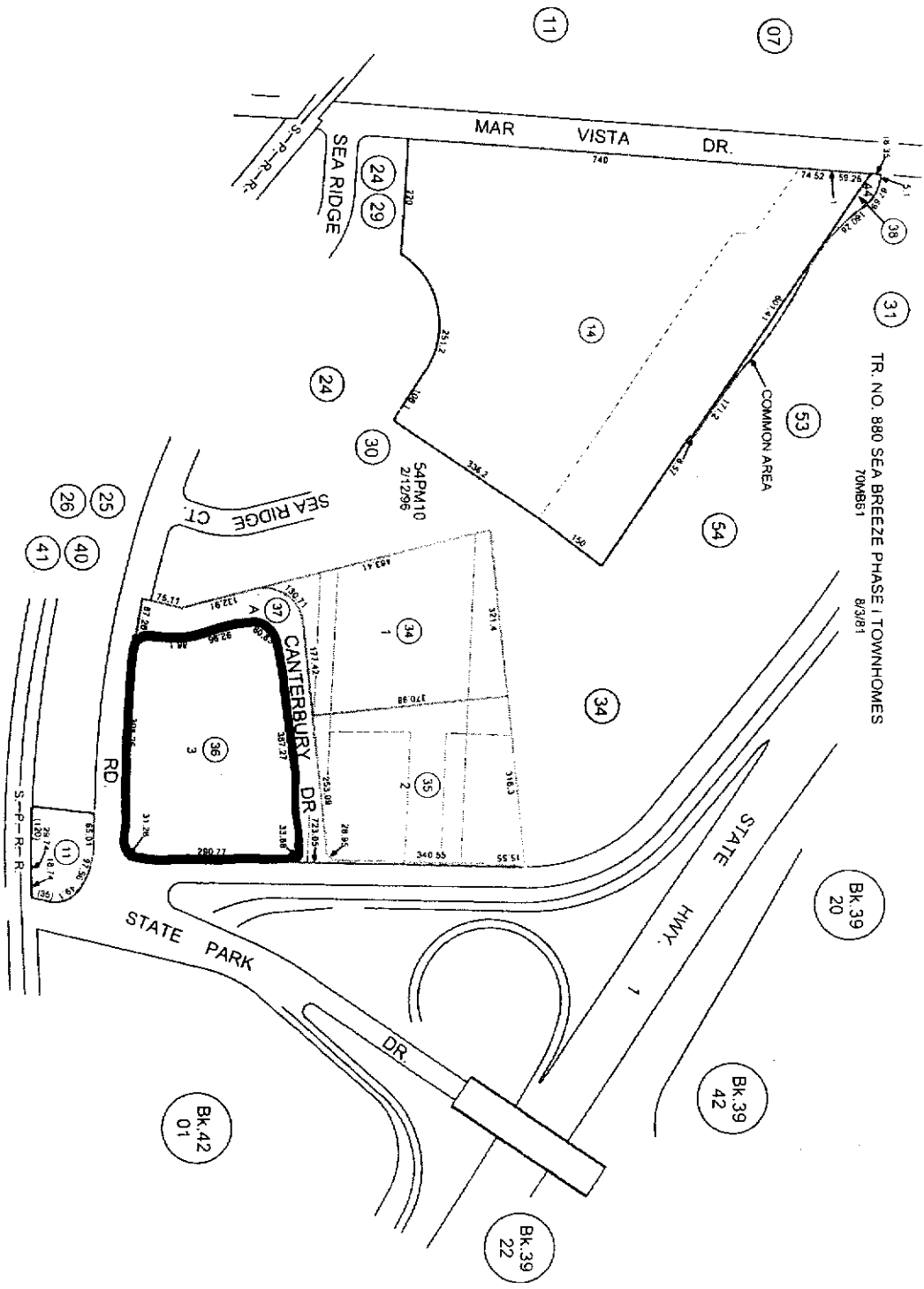
POR. N.E. 1/4 SEC. 13, T.11S., R.1W., M.D.B. & M.

**APTOS RANCHO**

Tax Area Code  
69-273

38

**EXHIBIT B**



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

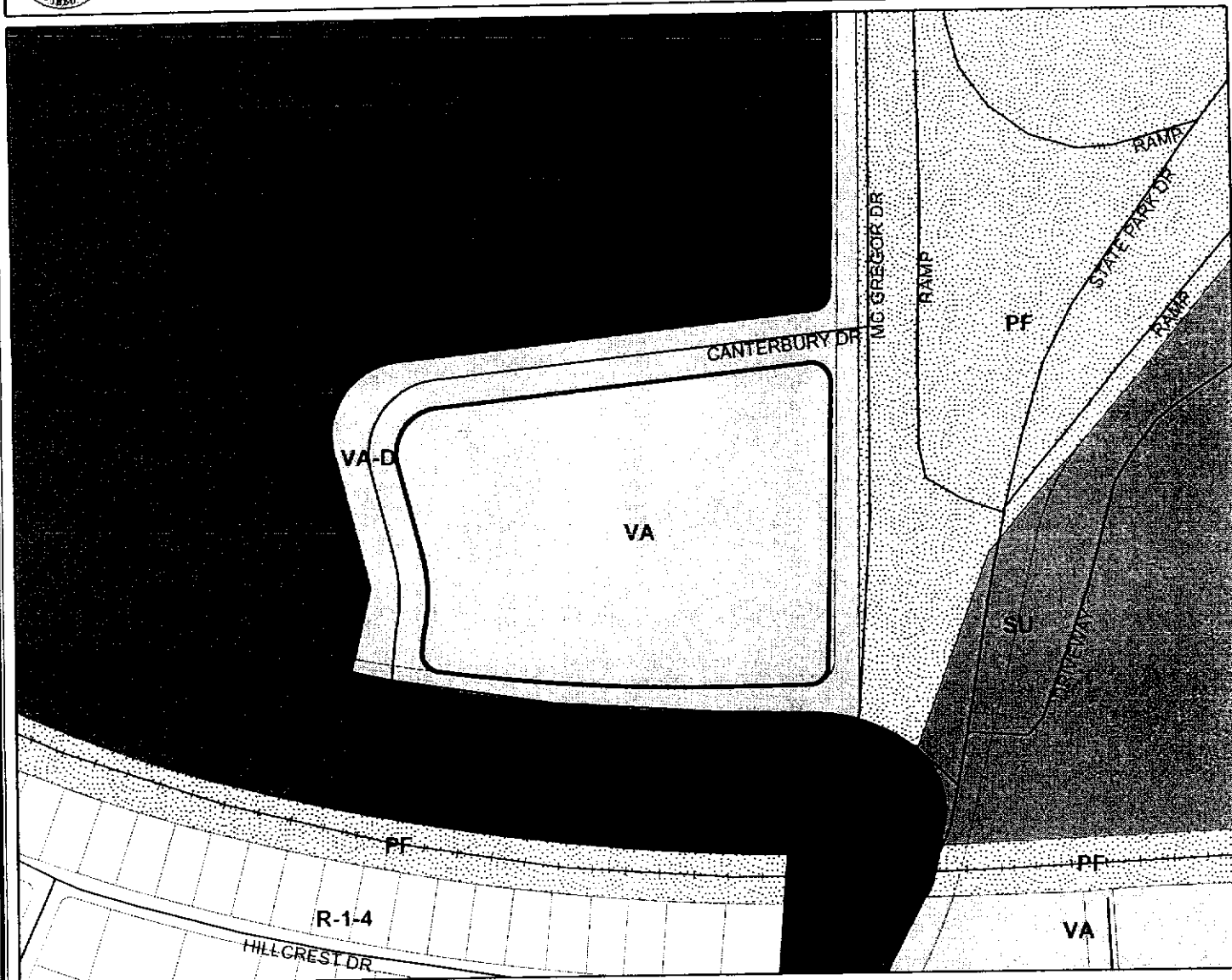
Assessor's Map No. 38-08  
County of Santa Cruz, Calif.

Environmental Review Initial Study  
ATTACHMENT 3  
APPLICATION 06-0452



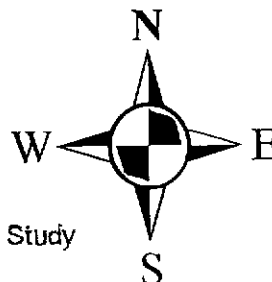


# Current Zoning Map



## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- RESIDENTIAL-MULTI FAMILY (RM)
- SPECIAL USE (SU)
- COMMERCIAL-VISITOR ACCOM. (VA)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLE FAMILY (R-1)



Environmental Review Initial Study

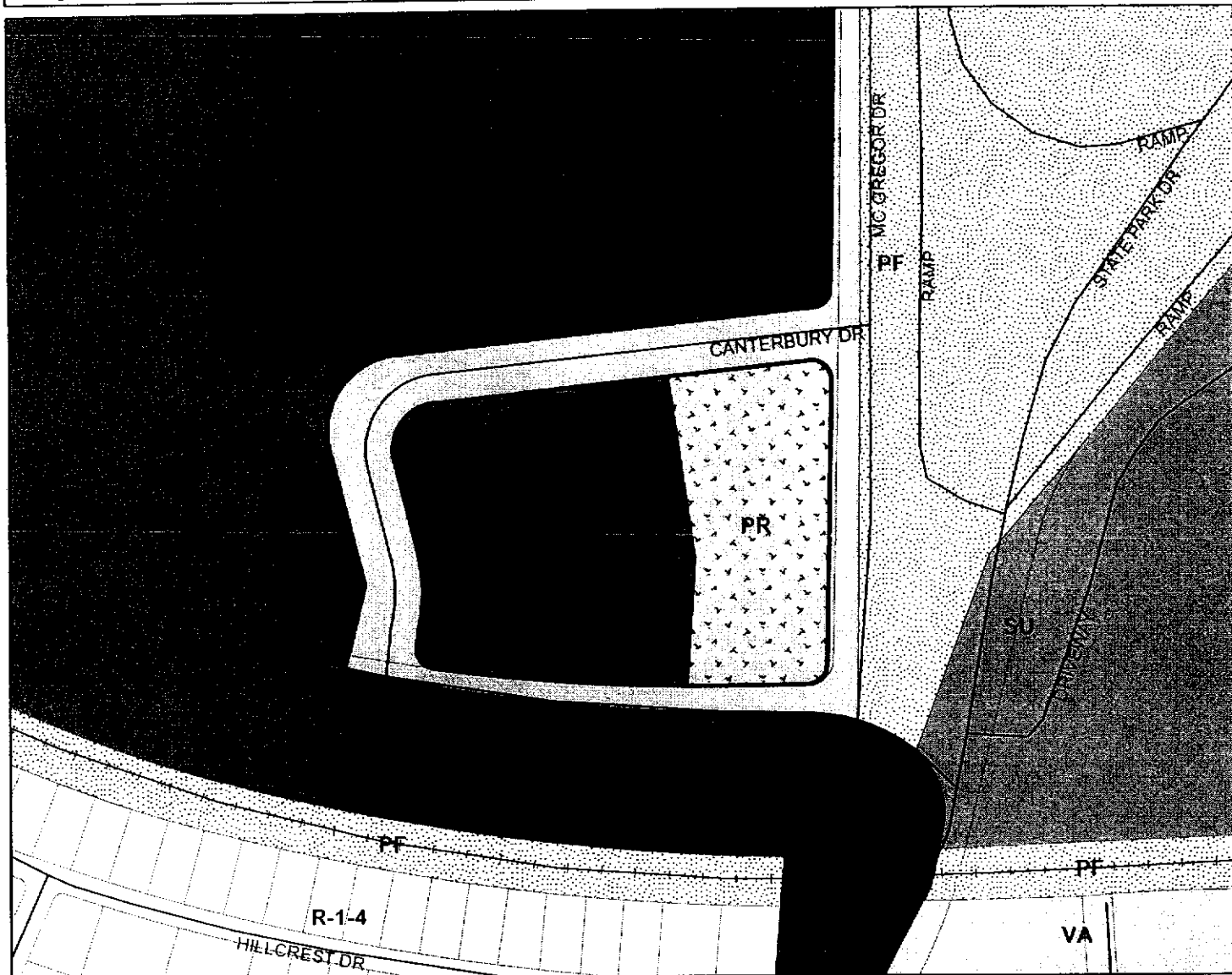
ATTACHMENT 4  
APPLICATION 06-0952

Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

EXHIBIT B



# Proposed Zoning Map

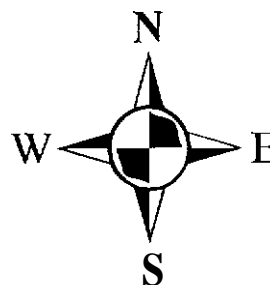


## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- PARK (PR)
- RESIDENTIAL-MULTI FAMILY (RM)
- SPECIAL USE (SU)
- COMMERCIAL-VISITOR ACCOM (VA)
- COMMERCIAL-NEIGHBORHOOD(C-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLE FAMILY (R-1)

Environmental Review Initial Study

ATTACHMENT 5  
APPLICATION 06-0452

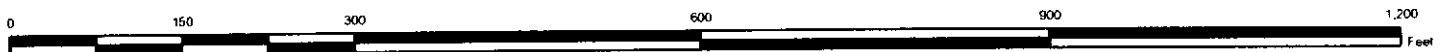
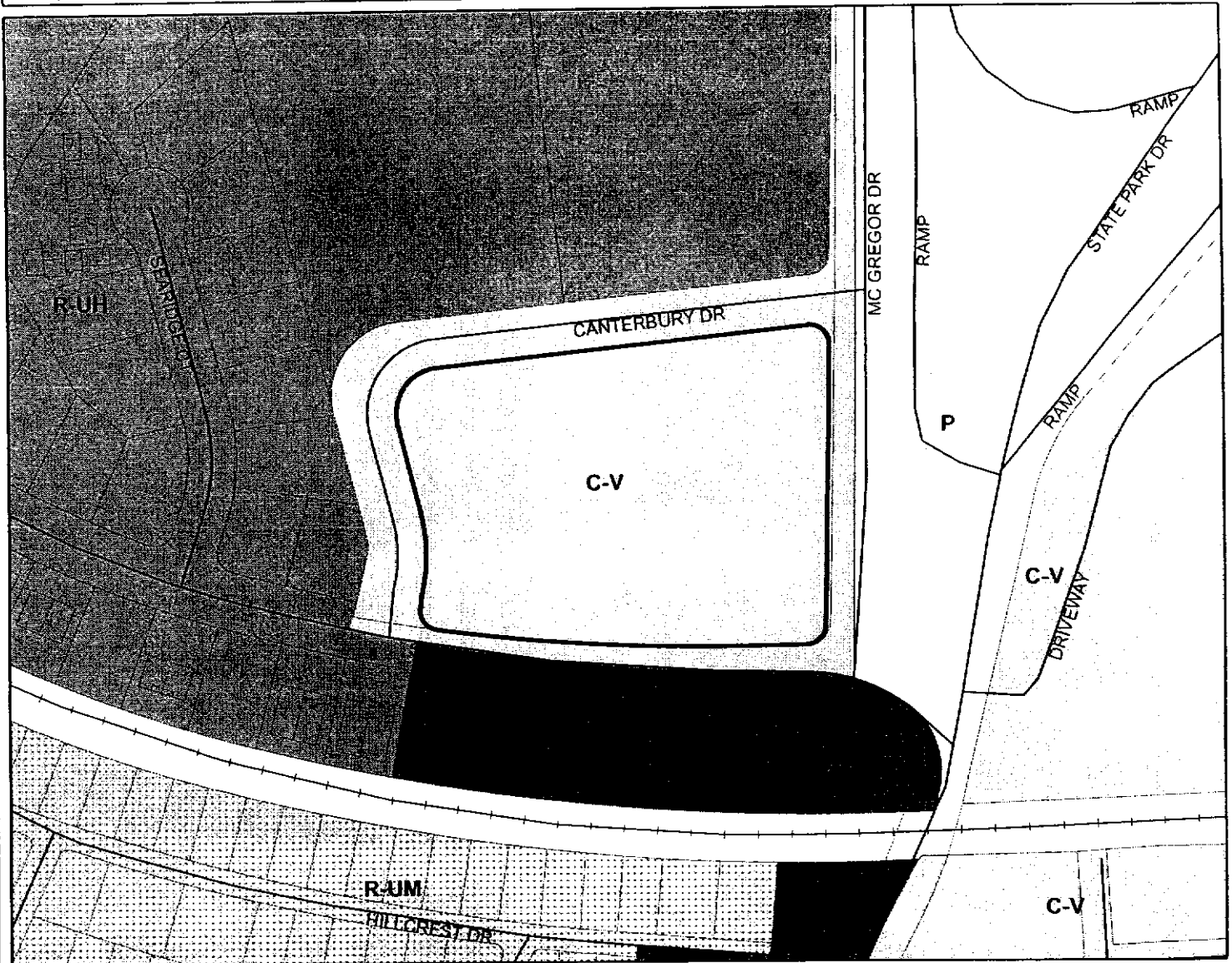


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September 2006

**EXHIBIT B**



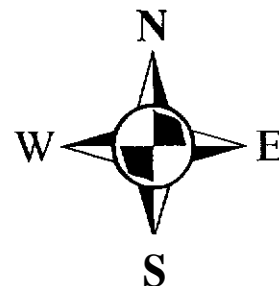
# Current General Plan Designation Map



## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- Commercial-Visitor Accom. (C-V)
- Residential- Urban High Density (R-UH)
- Commercial-Neighborhood (C-N)
- Residential- Urban Medium Density (R-UM)
- Public Facilities (P)

Environmental Review Initial Study  
ATTACHMENT 6  
APPLICATION 06-0452

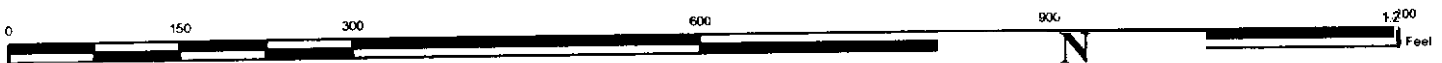
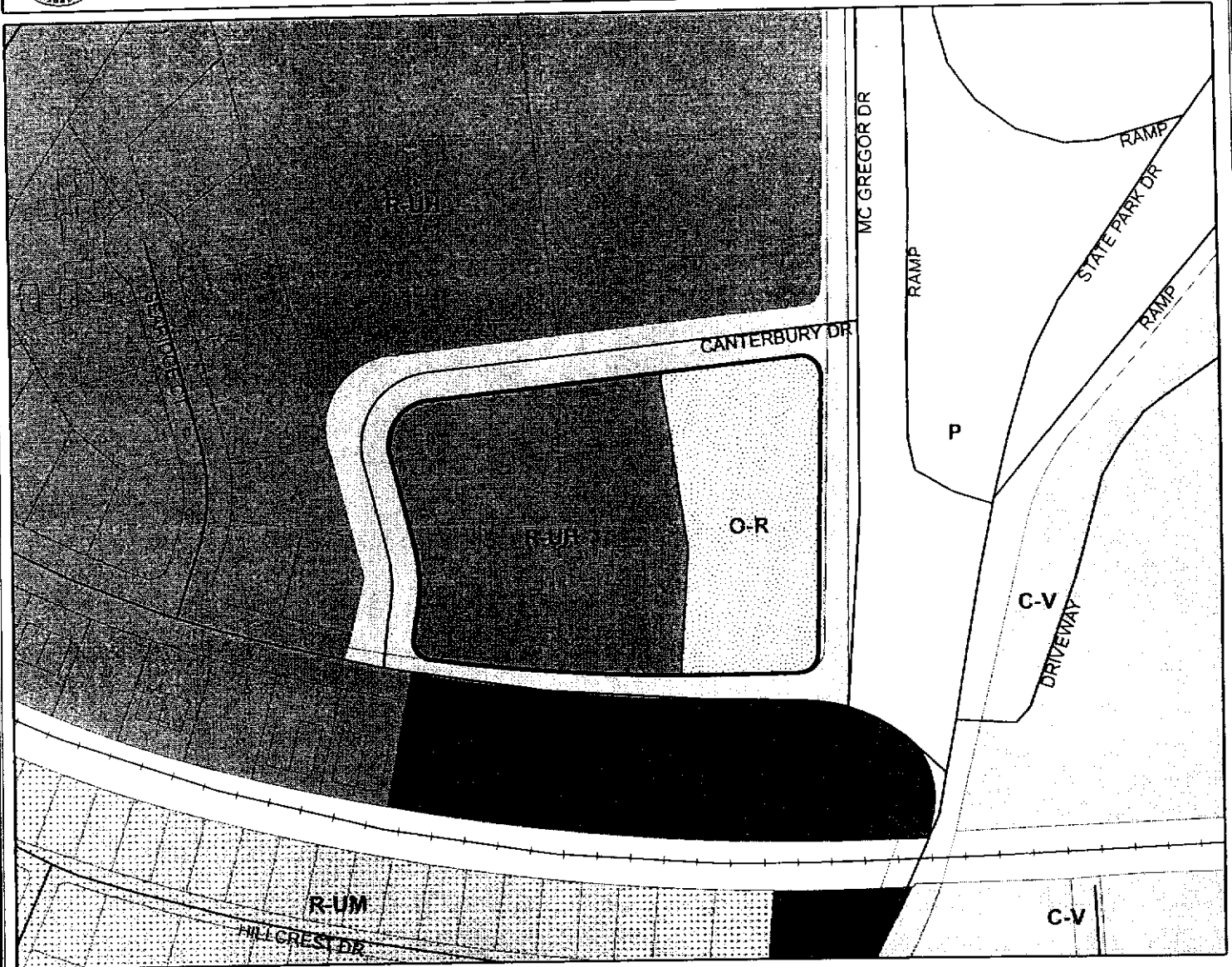


Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

**EXHIBIT B**



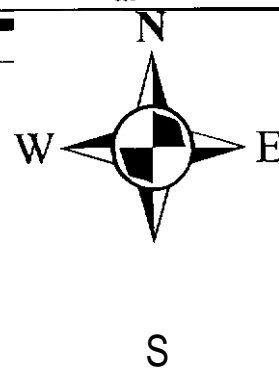
# Proposed General Plan Designation Map



## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- Parks and Recreation (O-R)
- Residential- Urban High Density (R-UH)
- Commercial-Neighborhood (C-N)
- Public Facilities (P)
- Residential- Urban Medium Density (R-UM)
- Commercial-Visitor Accom. (C-V)

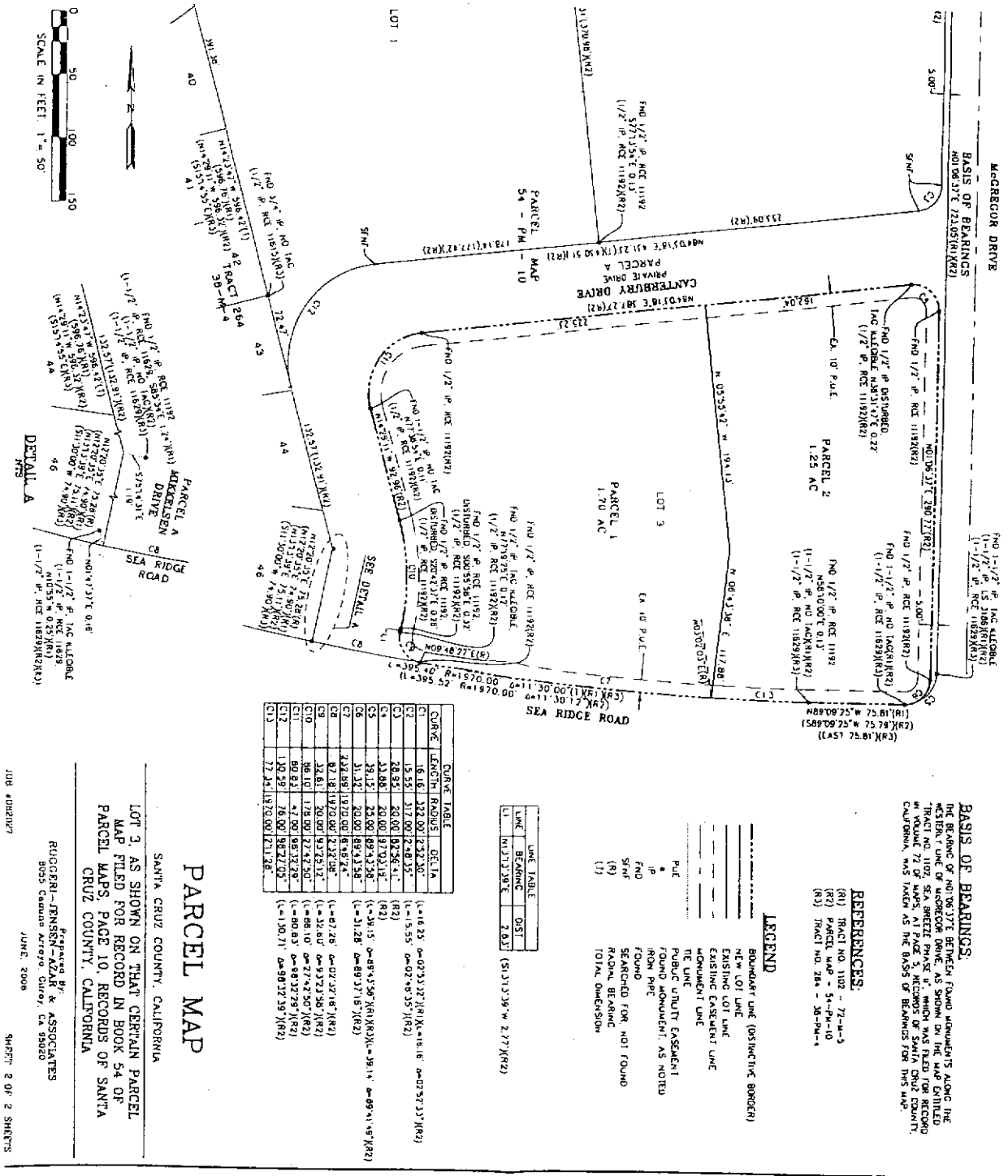
Environmental Review Initial Study  
ATTACHMENT 7  
APPLICATION 06-0452



Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

EXHIBIT B

Environmental Review Initial Study  
 ATTACHMENT 8  
 APPLICATION 06-0452



**BASIS OF BEARINGS:**  
 THE BEARING OF NO. 106.137E BETWEEN FOUND MONUMENTS ALONG THE WESTERN LINE OF McCregor Drive, AS SHOWN ON THE MAP ENTITLED "TRACT NO. 1102, SEA RIDGE PHASE II," WHICH WAS FILED FOR RECORD IN VOLUME 72 OF MAPS, AT PAGE 5, RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

**REFERENCES:**  
 (R1) TRACT NO. 1102 - 72-4-5  
 (R2) PARCEL MAP - 54-Pa-10  
 (R3) TRACT NO. 204 - 50-Pa-4

**LEGEND**

BOUNDARY LINE (DISTINCTIVE BORDER)

NEW LOT LINE

EXISTING LOT LINE

EXISTING EASEMENT LINE

MONUMENT LINE

NE LINE

FOUND MONUMENT, AS NOTED

IRON PIPE

FOUND

SEARCHED FOR, NOT FOUND

RADIAL BEARING

TOTAL DIMENSION

LINE	BEARING	DIST.
1	N 31.3° E	2.85
2	(S) 13.3° W	2.77 (R2)

CURVE	LENGTH	RADIUS	DELTA
C1	18.18	322.00	2.32 (R2)
C2	15.55	317.00	2.40 (R2)
C3	28.93	20.00	182.56 (R2)
C4	33.08	20.00	170.31 (R2)
C5	38.12	20.00	189.43 (R2)
C6	31.32	20.00	189.43 (R2)
C7	43.88	197.00	18.95 (R2)
C8	82.18	197.00	2.32 (R2)
C9	32.61	20.00	93.25 (R2)
C10	86.10	178.00	27.42 (R2)
C11	86.82	47.00	98.32 (R2)
C12	120.25	78.00	98.27 (R2)
C13	77.34	197.00	27.12 (R2)

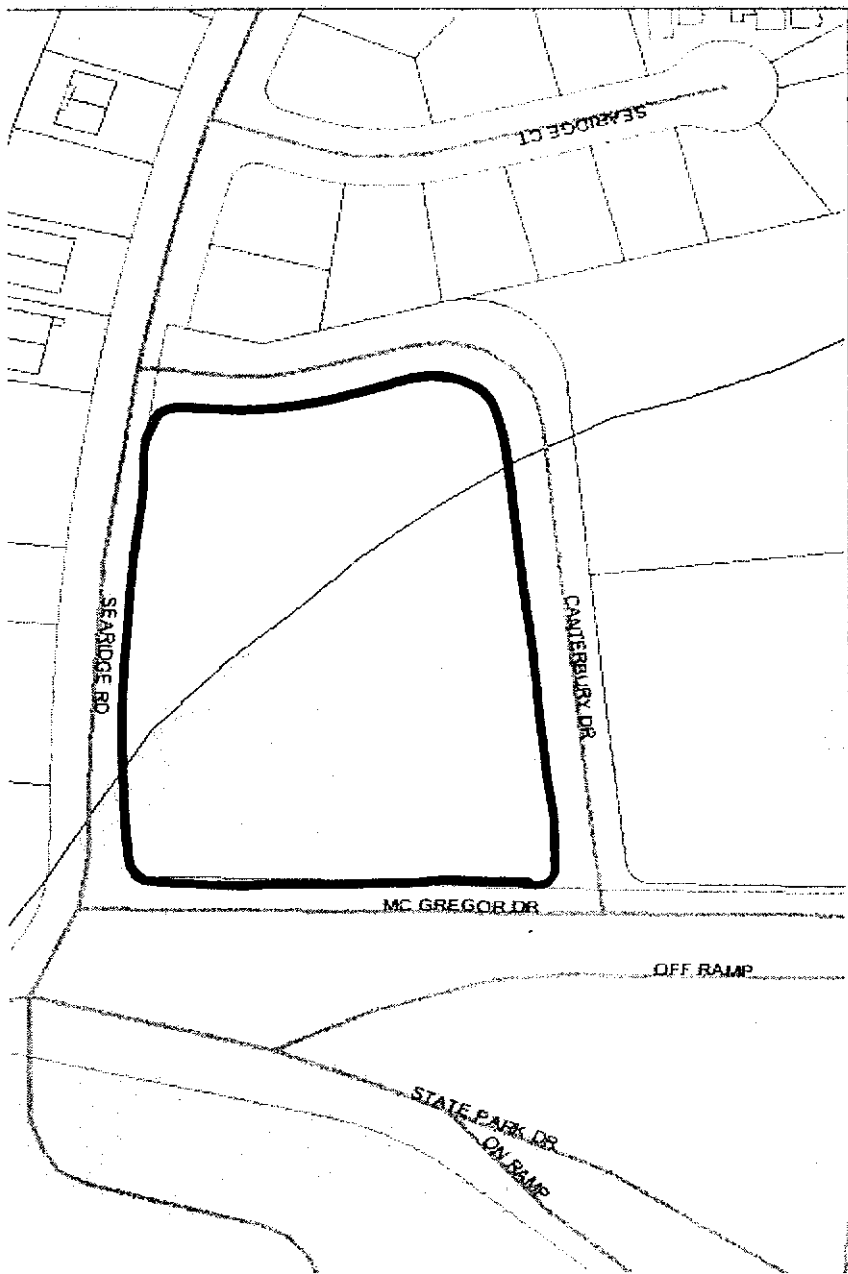
**LOT 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 54 OF PARCEL MAPS, PAGE 10, RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA**

**Prepared by:**  
 RUCORRI-JENSON & ASSOCIATES  
 8005 Camino Arroyo, Suite 200  
 San Jose, CA 95128

**DATE:** JUNE, 2006

**SHEET:** 2 OF 2 SHEETS

# Mapped Scenic Area



N →

Legend

Legend  
Partial (Assessor's)

County Streets

SPECIAL SCENIC

Environmental Review Initial Study

ATTACHMENT  
APPLICATION

9  
06-0452

EXHIBIT B

## Rezoning Findings

1. The proposed zone district 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,

This finding can be made, in that the proposed zone districts will allow for ~~the~~ **future** development of a park site and affordable housing. The area proposed for rezoning currently has a Visitor Accommodations (C-V) land use designation, but a General Plan amendment is proposed with this application to the Urban High Density Residential (R-UH) and Parks, Recreation, and Open Space (O-R) land use designations. The proposed RM-2.5 (Multi-family Residential - **2,500** square feet minimum/unit) and PR (Parks, Recreation and Open Space) zone districts will be appropriate to achieve consistency with the surrounding pattern of residential development and will allow a park site for public use.

2. The proposed zone district is appropriate ~~of~~ the level of utilities and community service available to the land; and,

This finding can be made, in that the project site is within the Urban Services Line (USL) and is presently served by all public utilities. Adequate capacity exists for each utility to serve the proposed residential development and park site.

3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

This finding can be made, in that the existing VA-D (Visitor Accommodations - Designated Park Site) zone district was established to allow the creation of a public park or visitor accommodations. **The** surrounding parcels to the north and west are residentially zoned and ~~the~~ public interest would be better served through rezoning this vacant area for a park site and residential uses. The proposed **RM-2.5** (Multi-family Residential - **2,500** square feet minimum/unit) zone district will be consistent with the existing pattern of residential development and the PR (Parks, Recreation and Open Space) zone district will allow development of a park site on the subject property.

## Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or specific plan, if any.

This finding can be made, in that the proposed division of land will be consistent with the General Plan land use designations. The project creates two parcels along a proposed boundary between the Urban High Density Residential (R-UH) and Parks, Recreation, and Open Space (O-R) General Plan land use designations. The proposed project is consistent with the General Plan, in that the development will provide an adequate amount of area for future public recreation and residential uses.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All future development will be accessed by Canterbury Drive, which will be fully improved with sidewalks on both sides and on-street parking. This roadway provides satisfactory access to the project. The proposed subdivision will allow future development that is similar to the pattern and density of surrounding development, near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the property will be divided along a proposed boundary between the RM-2.5 (Multi-family Residential - 2,500 square feet minimum unit) and PR (Parks, Recreation and Open Space) zone districts. The resulting parcels will meet the minimum dimensional standards for parcels within the RM-2.5 with a minimum of 2,500 square feet per dwelling unit for the residential parcel and sufficient area for development of park facilities on the park parcel.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the subject property and the proposed parcels are properly configured to allow development in compliance with the required site standards.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

**EXHIBIT C**



This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the proposed land division.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that municipal water and sewer are available to serve all proposed parcels.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

This finding can be made, in that no public easements are known to encumber the property.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible in a manner to take advantage ~~of~~ solar opportunities.

9. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.

This finding can be made, in that no structures are proposed as a component of this land division. The surrounding neighborhood contains commercial and multi-family residential development. The proposed land division is compatible with the surrounding pattern of development,

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property will be zoned RM-2.5 (Multi-family residential - 2,500 square feet minimum) and PR (Parks, Recreation, and Open Space), designations which allow residential and recreational uses. The proposed zone districts are consistent with the proposed Urban High Density Residential (R-UH) and Parks, Recreation and Open Space (O-R) General Plan designations.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that no development is proposed at this time. Future development will be required to comply with applicable design criteria and special use standards as specified in section 13.20.130 et seq.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the proposal will result in the creation of recreational opportunities for the surrounding neighborhood. The project site is not located between the shoreline and the first public road. Consequently, the proposed land division will not interfere with public access to the beach, ocean, or any nearby body of water. The project site is identified as a priority acquisition site in the County Local Coastal Program for recreational or visitor accommodations purposes. The development of a park on the subject property will satisfy this requirement.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the land division will result in the creation of a park site and an affordable housing development within the coastal zone. These uses will be consistent with the General Plan/LCP designations. Future development will be sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood.

## Conditions of Approval

### Land Division 06-0452

Applicant: County of Santa Cruz

Property Owner: South County Housing Corporation

Assessor's Parcel Number(s): 038-081-36

Property Address and Location: No Situs Address

Northwest corner of Searidge Road and McGregor Drive

Planning Area: Aptos

---

Exhibits:

- A. Tentative Map prepared by Ruggeri, Jensen, Azar & Associates, dated 6/06.
- 

All correspondence and maps relating to this land division shall carry the land number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than one (1) residential parcel and one (1) parks and recreation parcel.
- C. The following items shall be shown on the Parcel Map:
1. Show the net area of each lot to nearest square foot.
- III. All future construction within the property shall meet the following conditions:

- A. All future development is subject to all applicable County Codes and all required Development and Building Permits must be obtained prior to the physical construction of any improvements on either parcel.
  - B. All future development on either parcel must take vehicular access from Canterbury Drive.
  - C. No land disturbance shall take place prior to issuance of required Development or Building Permits related to such disturbance or clearing.
  - D. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
  - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days

of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**Amendments to this land division approval shall be processed  
in accordance with Chapter 18.10 of the County Code.**

EXHIBIT D

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than **3** weeks prior to the expiration date.

**cc: County Surveyor**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

---

Mark Deming  
Assistant Director

---

Randall Adams  
Project Planner

---

Appeals: **Any** property owner, or other person aggrieved, or any other person whose interests are adversely affected by **any** act or determination **of** the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

# **BASIS OF BEARINGS:**

THE BEARING OF 101°08'37"E BETWEEN FOUND MONUMENTS ALONG THE TRAIL OF THE GORGES DRIVE AS SHOWN ON THE MAP ENTITLED "TRACT 364 BEARING MONUMENTS AND RECORDS OF RECORD IN VOLUME 72 OF MAPS AT PAGE 3, RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

## **REFERENCES:**

- (R1) TRACT NO. 1102 - 72-M-3
- (R2) PARCEL MAP - 54-PM-10
- (R3) TRACT NO. 264 - 38-PM-4

## **LEGEND:**

- BOUNDARY LINE (DISTINCTIVE BORDER)
- NEW LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- PUBLIC UTILITY EASEMENT
- FOUND MONUMENT, AS NOTED
- IRON PIPE
- FOUND
- SEARCHED FOR, NOT FOUND
- RADIAL BEARING
- TOTAL DIMENSION

- PUE
- IP
- FND
- SPNF
- (R)
- (1)

LINE	BEARING	DIST.
11	N 17° 33' 39" E	2.63

CURVE	LENGTH	RADIUS	DELTA
C1	16.18	322.00	252.30°
C2	15.53	317.00	248.35°
C3	20.95	20.00	82.56 41°
C4	33.88	20.00	97.03 19°
C5	39.15	23.00	89.43 58°
C6	31.42	20.00	89.43 58°
C7	232.89	1970.00	6.45 74°
C8	87.18	1970.00	73.32 08°
C9	32.81	20.00	93.75 12°
C10	65.10	176.00	27.42 50°
C11	60.93	47.00	98.32 29°
C12	130.59	76.00	99.72 05°
C13	77.24	1970.00	271.28°

- (L=16.25 Δ=02°33'32" (R1) (L=16.18 Δ=02°57'33" (R1)
- (L=15.53 Δ=02°48'35" (R2)
- (R2)
- (L=39.15 Δ=89°43'58" (R1) (R3) (L=39.14 Δ=89°41'49" (R2)
- (L=31.28 Δ=89°37'16" (R2)
- (L=87.28 Δ=02°32'16" (R2)
- (L=32.80 Δ=93°33'58" (R2)
- (L=88.10 Δ=27°42'50" (R2)
- (L=80.83 Δ=99°32'29" (R2)
- (L=130.71 Δ=88°32'38" (R2)

# **PARCEL MAP**

SANTA CRUZ COUNTY, CALIFORNIA

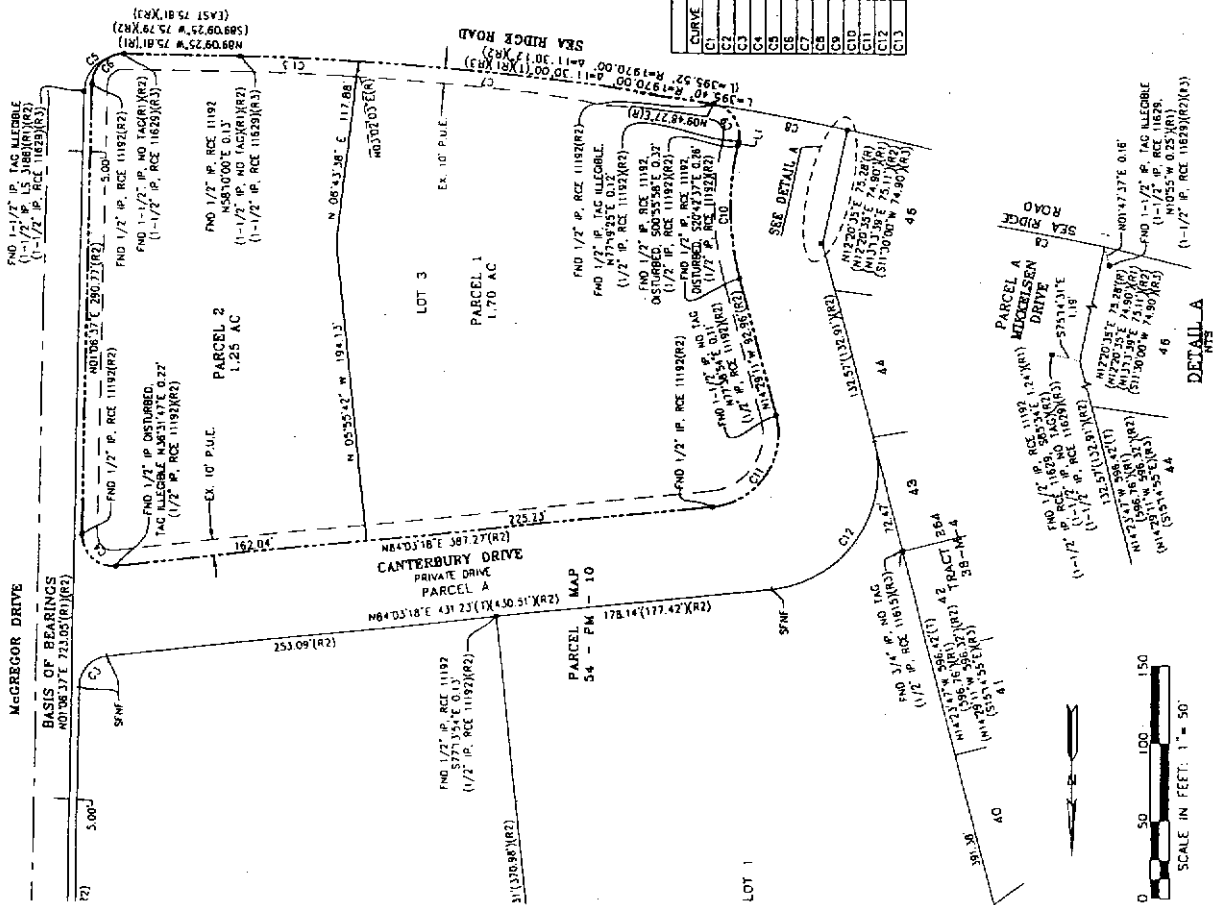
LOT 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 54 OF PARCEL MAPS, PAGE 10, RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA

PREPARED BY  
RUGGERI-JENSEN-AZAR & ASSOCIATES  
8055 Camino Arroyo, Gilroy, CA 95020

JUNE, 2006

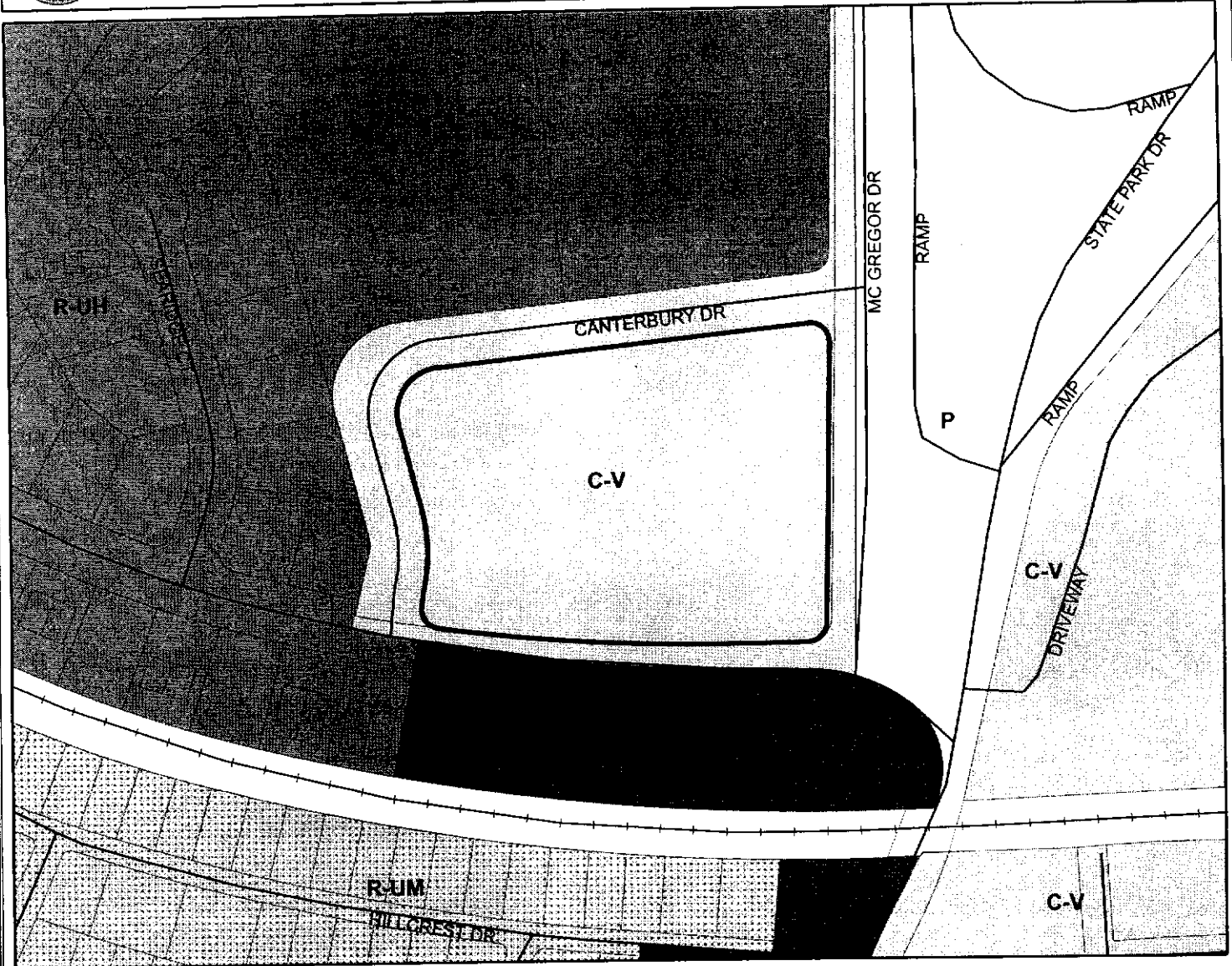
JOB #060227

SHEET 2 OF 2 SHEETS












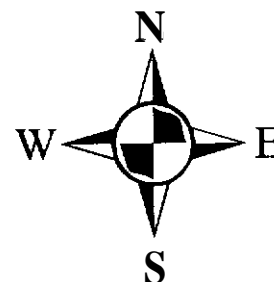


# Current General Plan Designation Map



## Legend

-  APN 038-081-36
-  Assessors Parcels
-  Streets
-  Railroads
-  Commercial-Visitor Accom. (C-V)
-  Residential - Urban High Density (R-UH)
-  Commercial-Neighborhood (C-N)
-  Residential - Urban Medium Density (R-UM)
-  Public Facilities (P)



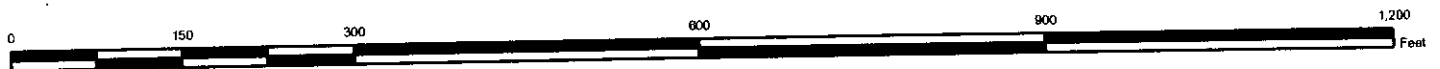
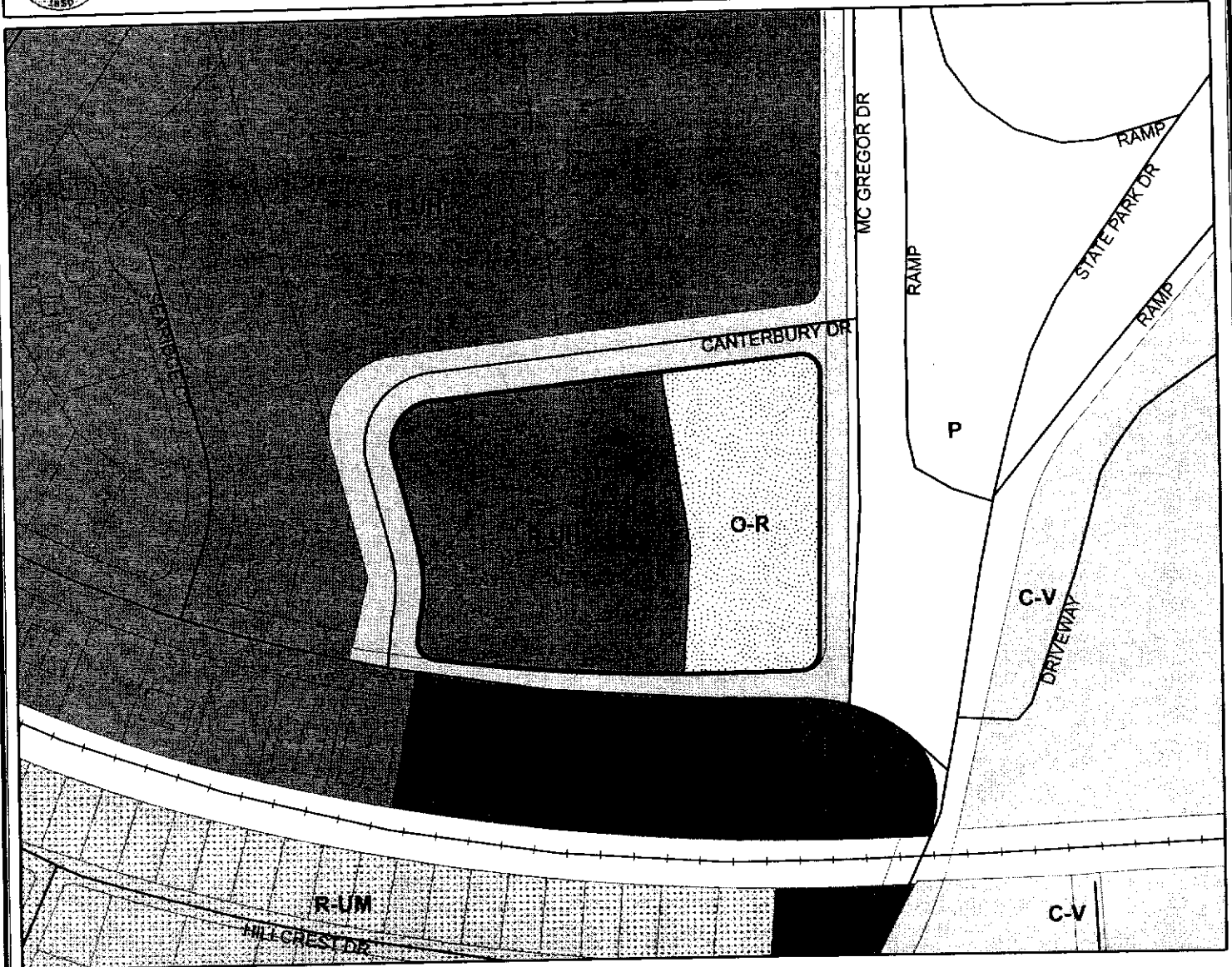
Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

EXHIBIT F



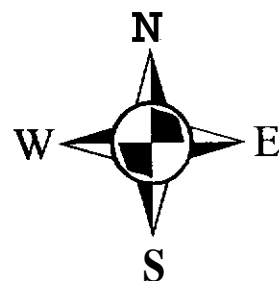


# Proposed General Plan Designation Map



## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- Parks and Recreation (O-R)
- Residential- Urban High Density (R-UH)
- Commercial-Neighborhood (C-N)
- Public Facilities (P)
- Residential - Urban Medium Density (R-UM)
- Commercial-Visitor Accom. (C-V)

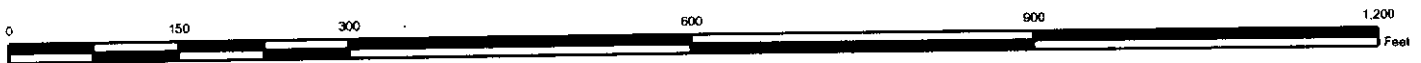
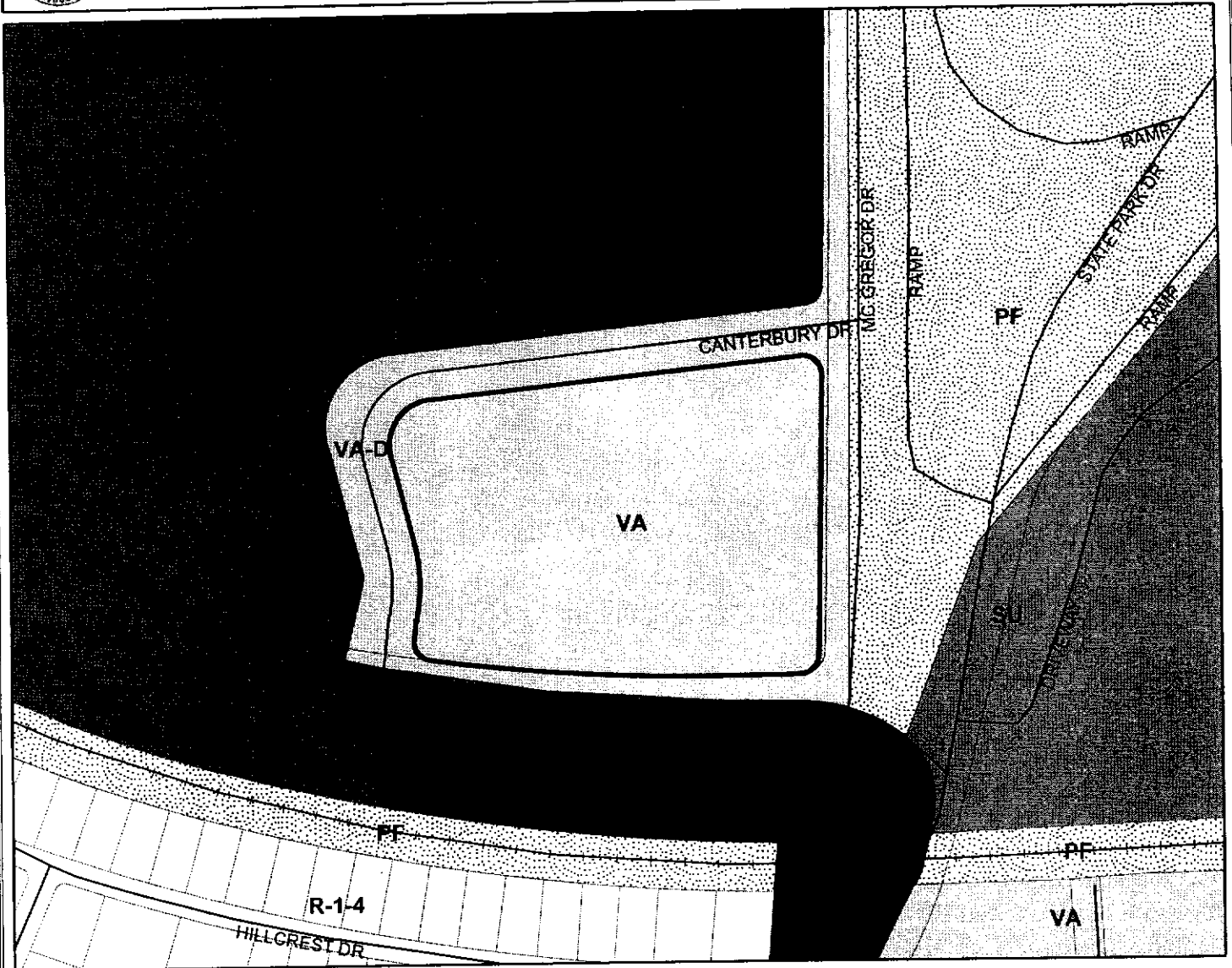


Map Created by  
County of Santa Cruz  
Planning Department  
September 200

EXHIBIT G

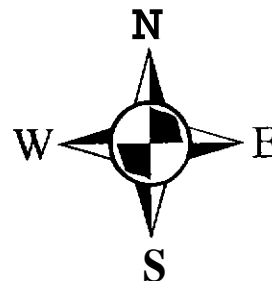


# Current Zoning Map



## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- RESIDENTIAL-MULTI FAMILY (RM)
- SPECIAL USE (SU)
- COMMERCIAL-VISITORACCOM. (VA)
- COMMERCIAL-NEIGHBORHOOD(C-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLEFAMILY (R-1)

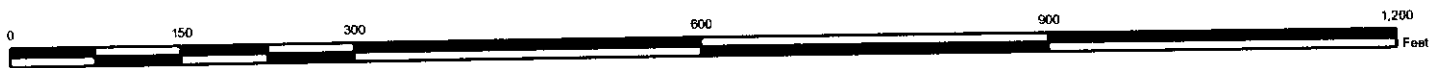
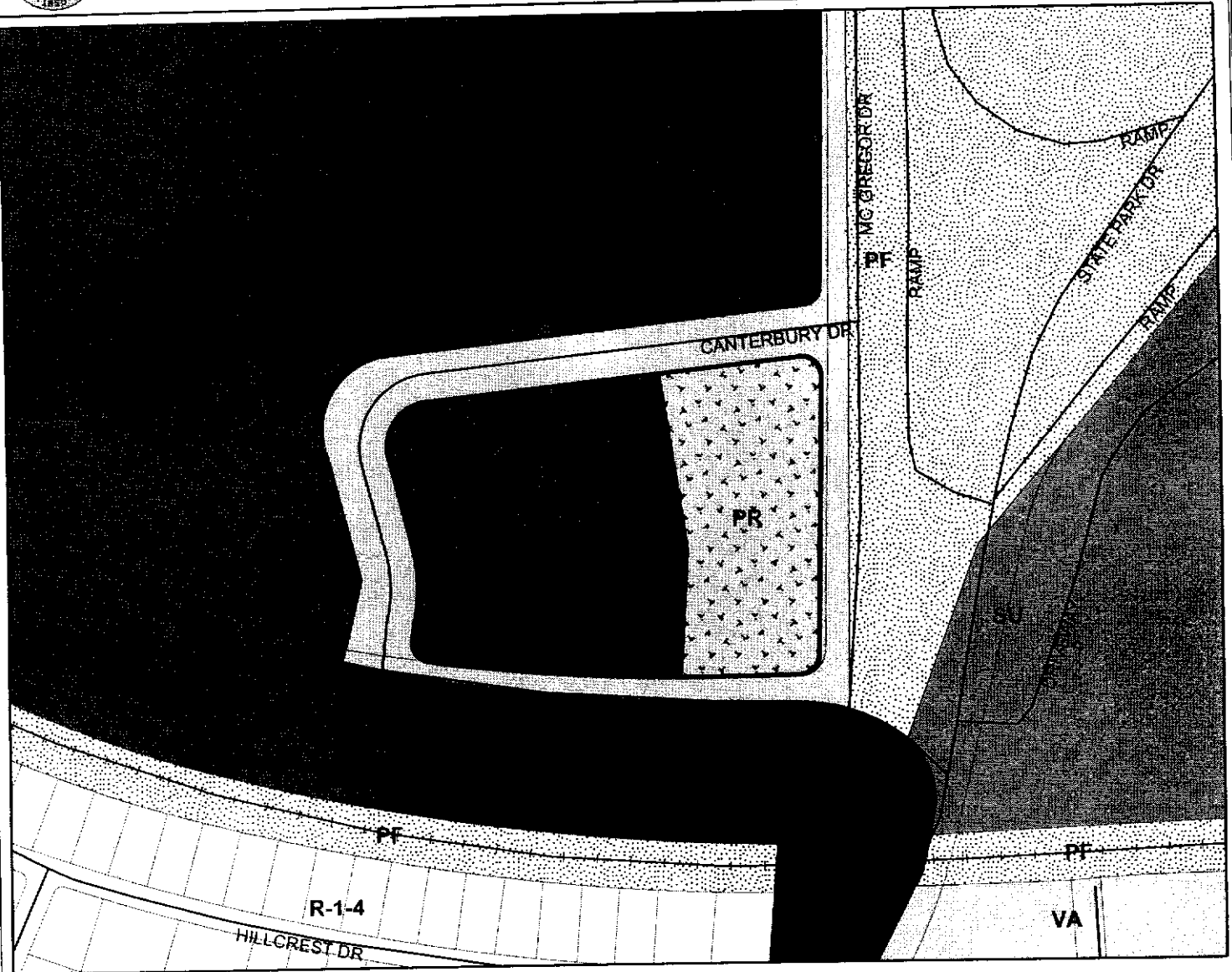


Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

**EXHIBIT H**

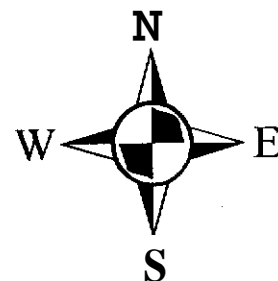


# Proposed Zoning Map



## Legend

- APN 038-081-36
- Assessors Parcels
- Streets
- Railroads
- PARK (PR)
- RESIDENTIAL-MULTIFAMILY (RM)
- SPECIAL USE (SU)
- COMMERCIAL-VISITOR ACCOM. (VA)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

EXHIBIT I

Figure 2-5 (Continued) Coastal Priority Sites - Aptos			
Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
McGregor Drive at Seaside Avenue 038-081-27, -32 038-081-34, -35, -36	-34, -35: <u>"Urban High Density Residential": Affordable housing</u>  -36: <u>"Visitor Accommodations" and "Proposed Park, Recreation and Open Space:" Development of visitor accommodations or a neighborhood park</u>	Locate Affordable housing adjacent to Seabreeze Subdivision.	Participate in intersection improvements at State Park Drive and in Mar Vista pedestrian overpass. Provide connection to future walkway along State Park Drive
	-34: <u>"Urban High Density Residential": Affordable housing</u>		
	-35: <u>"Urban High Density Residential": Residential Uses</u>  -36: <u>"Urban High Density Residential": Affordable housing on the westerly 1.7 acres and "Proposed Park, Recreation and Open Space:" Development of a neighborhood park on the easterly 1.25 acres</u>		

# Proposed Text Changes to Sections 3.2.1 and 3.2.3.a of the Seacliff Village Plan

(Deleted language shown ~~struck through~~, new language shown underlined)

## 3.2.1 Existing Zoning and General Plan/Local Coastal Program (LCP) Designations

All but two of the parcels within the Seacliff Village Plan Area (the McGregor and Poor Clares sites) are currently zoned C-1 (Neighborhood Commercial) and have a General Plan/LCP designation of Neighborhood Commercial. The purpose of the Neighborhood Commercial designation, as stated in Section 13.10.331(e) of the County Code is:

*To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.*

Types of uses allowed in the C-1 zone district include service stations, beauty and barber shops, laundries, offices up to 50% of a building's area, restaurants, small scale retail stores such as clothing stores, ~~at~~ galleries, and gift shops.

~~The "McGregor" parcel (APN 38-081-36) is currently zoned C-2 (Community Commercial) VA-D (Visitor Accommodations Designated Park Site) and has a General Plan/LCP designation of Community Commercial-Visitor Serving Commercial. The purpose of the Community Commercial designation, as stated in Section 13.10.331(f) of the County Code, is:~~

~~To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.~~

~~Typical uses allowed in the C-2 zone district include all C-1 uses and full offices, indoor entertainment such as dance halls and nightclubs, larger retail uses such as department stores and furniture stores, and visitor accommodations.~~

In addition, the parcel, The McGregor parcel, along with APNs 38-081-34, -35, which are not part of the Seacliff Village Plan, is part of a Priority Site, as designated in the General Plan/LCP. The mandated Priority Uses for these parcels are currently were changed with the original adoption of the Seacliff Village from:

EXHIBIT K

*Urban High Density Residential: affordable housing (4-5 acres) with remainder of site to be Community Commercial.*

to

-34, -35: “Urban High Density Residential”: Affordable housing  
-36: “Visitor Accommodations” and “Proposed Park, Recreation and  
Open Space:” Development of visitor accommodations or a neighborhood  
park

The priority site designated land uses are being changed to facilitate future development of affordable housing and a park on the McGregor parcel and to facilitate the development of a church on APN 038-081-35. The new designated uses are as follows:

-34: “Urban High Density Residential”: Affordable housing  
-35: “Urban High Density Residential”: Church or Affordable housing  
-36: “Urban High Density Residential”: Affordable housing on the westerly  
1.7 acres and “Proposed Park, Recreation and Open Space:” Development of a  
neighborhood park on the easterly 1.25 acres

The “Poor Clares” parcel (APN 42-011-06) is currently zoned **VA** (Visitor Accommodations) and has a General Plan/LCP designation of Visitor Accommodations. The purpose of the Visitor Accommodations designation, as stated in Section 13.10.331(c) of the County Code, is:

*To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation or in areas designated as Community Commercial on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources.*

In addition, the parcel is a Priority Site, as designated in the General Plan/LCP. The mandated Priority Use for this parcel is currently:

*Visitor Accommodations: Type A visitor accommodations. (Type A visitor accommodations include hotels, inns, pensions, lodging houses, bed and breakfast inns, motels, and recreational rental housing units.)*

**3.2.3.a Land Use Area 1: (McGregor/Searidge Road/Poor Clares area)**  
*APNs 38-081-36; 42-021-06; 38-081-11; 38-242-03, 20, 21 (201, 207, 225, 227, 229, 231, 233, 245 Searidge Road)*

This area consists of two large parcels — “McGregor” and “Poor Clares” — as well as four medium sized parcels. The “McGregor” site (APN 38-081-36) is currently vacant and the “Poor Clares” site (APN 42-021-06) is improved with a church. The four medium sized parcels are improved with various uses, as indicated in the chart above. Due to their larger sizes, these parcels do not have the pressing parking problems of the parcels to the south.

This large 2.9-acre vacant parcel is located at the northwest corner of Searidge Road and McGregor Drive. It is one of three ~~vacant~~ parcels created by Minor Land Division No. 93-0347 in 1994. Approved access (~~not yet improved~~) to these three parcels is via a loop road beginning at the west property line and then bisecting the larger 9 acre area in half and connecting to McGregor Drive. The result is that this parcel ~~will be~~ is surrounded on all four sides by road.

As stated earlier in the Evolution of the Seacliff Village Plan Section, this parcel has been the focus of considerable public debate as to its most appropriate use. Just as some members of the public have been concerned about the type of proposed commercial development, other members have viewed this parcel as the “last chance” to provide needed park land for the community.

The larger Seacliff area, as stated earlier, is a fairly dense residential area and is near build-out. While the Aptos Planning Area, in the aggregate, has sufficient parkland existing and proposed to meet the general guidelines established by the General Plan/LCP, there are currently no existing or proposed parks south of Highway 1 to serve these residents. The General Plan/LCP lists a general standard of locating neighborhood parks in areas where a population of 1500 to 2000 people would be within one-half mile of the park. Based on this standard, the larger Seacliff community needs parkland on the south side of Highway 1.

Most of the existing vacant parcels outside of the Village Plan Area are scattered and small. The General Plan/LCP states that neighborhood parks should be a minimum of three acres in size, although successful smaller neighborhood parks have been developed in the County. While locating pocket parks throughout the Seacliff area, particularly to the east of the Seacliff Village Plan Area, would help serve the park need, a larger parcel is needed, and that is why some members of the community believe the entire “McGregor” parcel should be designated as a neighborhood park. Purchase of the entire site by the County for park use has not proved feasible and in 2005 a ballot measure to tax parcels in the community to raise funds to purchase the site failed. Early in 2006, the Board of Supervisors, acting both as the Board of Directors of the Redevelopment Agency and the Board of Supervisors, approved a contract with South County Housing to facilitate purchase of 1.7 acres of the site for affordable housing and approved purchase of 1.25 acres of the site for park use.

#### ***Land Use:***

There is no “ideal” site in Seacliff for a park, but the “McGregor” parcel ~~does meet the size requirements for a neighborhood park~~ is conveniently located and funds are available now to purchase a part of it for park use, while part of the site is developed with affordable housing. Therefore, the General Plan/LCP land use designation for the “McGregor” parcel (APN 38-081-36), including priority site language, shall be changed

~~to Proposed Park and Recreation and Visitor Accommodations and rezoned to VAD (Visitor Accommodations/Proposed Park Site). Upon application by the owner of a Development Permit, the Park Site Review Process, as outlined in County Code Section 15.01.080 and Program h of Chapter 7 of the General Plan/LCP, will be triggered, with the Board of Supervisors having one year to decide to acquire the parcel. Open Space Recreation on the new 1.25 acre parcel and to Residential – Urban High on the new 1.7 acre parcel. The parcels shall be rezoned to the Parks, Recreation and Open Space zone district and the Multi-Family Residential (RM-2.5) zone district, respectively.~~

~~If the Board of Supervisors decides not to acquire the parcel, the allowed uses shall be visitor accommodations such as a hotel, motel, inn, or bed and breakfast inn, including ancillary restaurant use.~~

*Parking Standards:*

Parking for a visitor accommodation use or a public park use shall be in accordance with County Code Section 13.10.550et seq.



FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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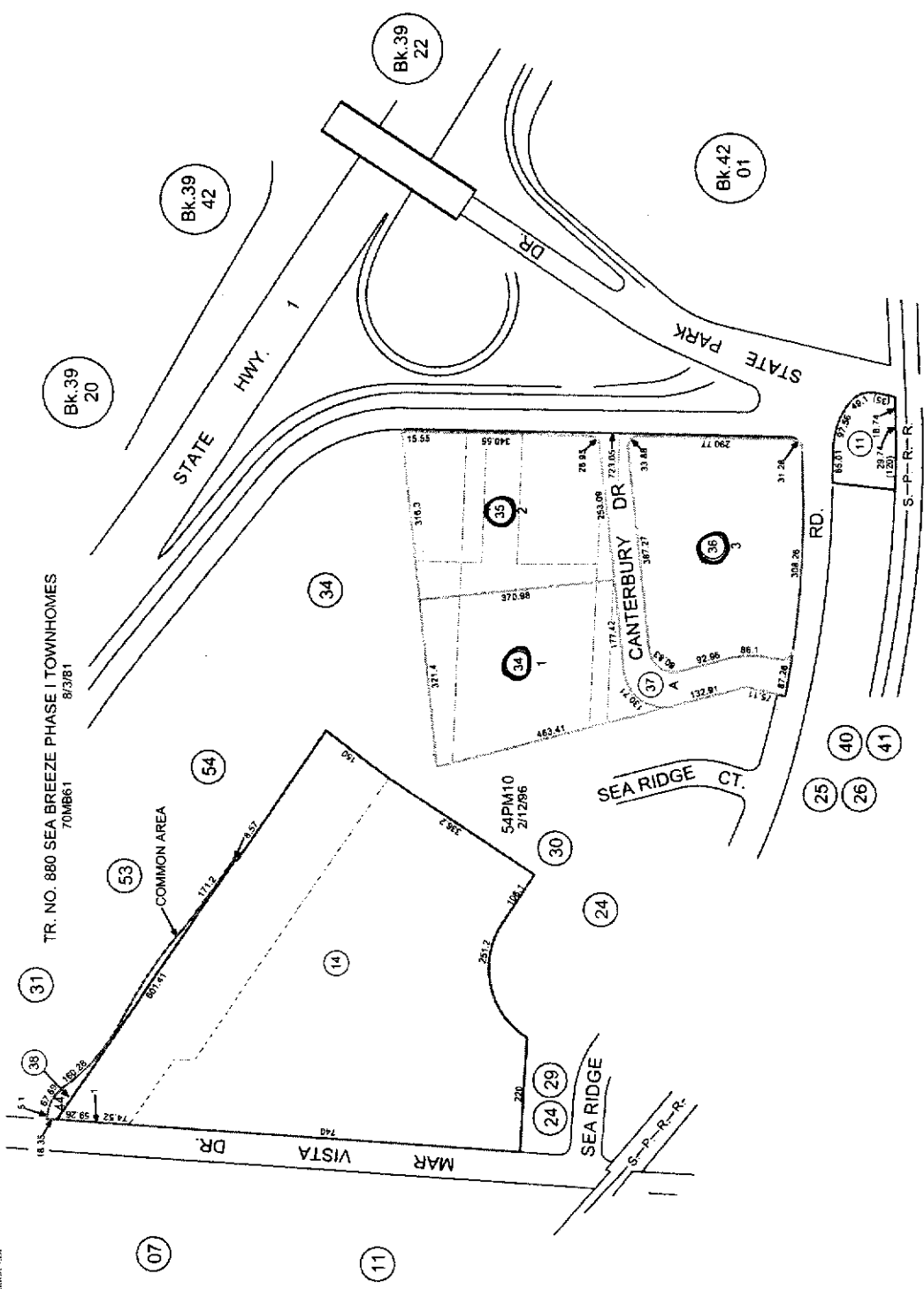
APTOS RANCHO

POR. N.E. 1/4 SEC. 13, T.11S., R.1W., M.D.B. & M.

Tax Area Code

69-273

38-08



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

Assess County

EXHIBIT L

## Parcel and Services Information

### Parcel Information

Parcel Size: 2.95 acres  
Existing Land Use - Parcel: Vacant  
Existing Land Use – Surrounding: Multi-family residential, Highway ., vacant (church site), and commercial  
Project Access: Canterbury Road (off Searidge Road & McGregor Drive)  
Planning Area: Aptos  
Land Use Designation: C-V (Visitor Accommodation)  
Coastal Zone:  X  Inside          Outside  
Appealable to **CA** Coastal Commission:  X  Yes          No

### Environmental Information

An initial study has been prepared (Negative Declaration – Exhibit B) that addresses the environmental concerns associated with this application.

### Services Information

Urban/Rural Services Line:  X  Inside          Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos – La Selva Fire Protection District  
Drainage District: Zone 6 Flood Control District

**EXHIBIT M**



# County of Santa Cruz

## BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

(831) 454-2200 FAX: (831) 454-3262 TDD: (831) 454-2123

JANET K. BEAUTZ  
FIRST DISTRICT

ELLENPIRIE  
SECOND DISTRICT

MARDI WORMHOUDT  
THIRD DISTRICT

TONY CAMPOS  
FOURTH DISTRICT

MARK W. STONE  
FIFTH DISTRICT

AGENDA: 1/24/06

January 10, 2006

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

RE: GENERAL PLAN/LOCAL COASTAL PROGRAM AMENDMENTS

Dear Members of the Board:

Elsewhere on today's agenda are letters from the Planning Department and the County Parks Department seeking Board approval for steps that must be taken for the purchase and development of almost three acres of land in Seacliff. The parcel is located at the intersection of Sea Ridge Road and McGregor Drive and is the same parcel that the Seacliff community sought to purchase for a community park. As you may recall, last spring the community voted on whether to assess themselves \$98 per year for the purchase of the property. Unfortunately, the measure required a two-thirds approving vote but received only 62%.

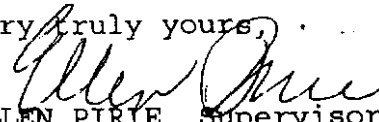
Fortunately, another opportunity has arisen which will enable the County to provide the residents of Seacliff a smaller neighborhood park at that location. The property owner of that same parcel has entered into an agreement with South County Housing for the sale of the property. South County Housing proposes to build affordable owner-occupied housing on approximately 1.7 acres of the site. The remainder of the site, approximately one and one-quarter acres, will be turned over to the County Parks Department for the development of a neighborhood park. All of this is contingent, however, on the approval by the County and Coastal Commission of a number of key land use changes for this property, including appropriate General Plan, Local Coastal Plan (LCP), and Zoning amendments to reflect a change from Visitor Accommodations to Residential and Park uses. Additionally, it would be appropriate to process a land division to split out the two separate uses within the site.

January 10, 2006  
Page 2

The purpose of this letter *is to* ask the Board to direct the Planning Department to initiate a County-sponsored application for a General Plan, LCP, and Zoning amendment as described above, along with the related land division. Given the public benefits from the proposed projects, I believe such an action would be appropriate.

While this proposed park is smaller than I would have liked to see, there is still a lot that can be done in a park this size that will bring recreational opportunities and much pleasure to the residents of Seacliff.

Therefore, I recommend that the Board direct the Planning Department to initiate policy and related applications for the project as outlined in this letter as a County-sponsored application.

Very truly yours, . . .  
  
ELLEN PIRIE, Supervisor  
Second District-

EP:lg

cc: Planning Director

3590C2



# County of Santa Cruz

## PARKS, OPEN SPACE & CULTURAL SERVICES

979 17<sup>TH</sup> AVENUE, SANTA CRUZ CA 95062

(831)454-7901 FAX (831)454-7940 TDD: (831)454-7978

BARRY C. SAMUEL, DIRECTOR

January 10, 2006

AGENDA: January 24, 2006

### BOARD OF SUPERVISORS

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

RE: Option to Purchase 1.25 Acres of the McGregor Site for Use as Public Park

Dear Members of the Board:

On today's agenda, your Board acting as the Board of Directors of the Santa Cruz County Redevelopment Agency (RDA), will be considering a project which would allow for joint use of the McGregor Property (APN 038-081-36) as an affordable housing site and a public park.

A related action needs to be undertaken by the Santa Cruz County Board of Supervisors. The County of Santa Cruz must enter into an option to purchase 1.25 acres of the McGregor site for use as a public park. The pre-development agreement with South County Housing Corporation, approved by the Board of Directors of the RDA, includes an interim loan of \$463,596 to cover the costs attributable to the cost of purchasing the 1.25 acre park site portion of the property.

The attached Option to Purchase Real Property sets forth the conditions of the option and provides the County, once the County has processed the Land Division, Rezoning and General Plan change to accommodate the proposed land uses, the County will have the opportunity to purchase 1.25 acres for a public park at a cost of \$463,596. The exact location of the park site on APN 038-081-36 will be determined at a later date.

Funds for the eventual purchase of the property are available from District 2 Proposition 12 funds (\$250,000) and District 1 Proposition 40 funds (\$300,000).

It is therefore Recommended that your Board take the following actions;

52

*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*

EXHIBIT N

BOARD OF SUPERVISORS  
Option to Purchase 1.25 Acres of  
McGregor Property for Use as Public Park  
Page Two

AGENDA: January 24, 2006

Barry C. Samuel  
Director

  
\_\_\_\_\_  
Susan A. Mauriello  
County Administrative Officer

Attachments: Option to Purchase Real Property

cc: CAO, County Counsel, Auditor-Controller, RDA, Parks Department