



## Staff Report to the Planning Commission

Application Number: **131239**

---

**Applicant:** DPW - Parks Division  
**Owner:** County of Santa Cruz  
**APN:** 038-081-40

**Agenda Date:** October 8, 2014  
**Agenda Item #:** 6  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a neighborhood park in phases to include accessible parking spaces, accessible restroom (approx 144 square feet), shade structures, accessible play area, amphitheater, public art component, informal turf area, concrete walkways, skate feature, fencing and associated site improvements.

**Location:** Property located on the northwest corner of the intersection of Searidge Road and McGregor Drive, in Aptos.

**Supervisory District:** 2nd District (District Supervisor: Zach Friend)

**Permits Required:** Park Master Site Plan, Coastal Development Permit

**Technical Reviews:** Preliminary Grading Review, Soils Report Review

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131239, based on the attached findings and conditions.

### Exhibits

- |                                               |                                                       |
|-----------------------------------------------|-------------------------------------------------------|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings                                   | F. Comments & Correspondence                          |
| C. Conditions                                 |                                                       |
| D. Project plans                              |                                                       |

### Parcel Information

|                                  |                                                     |
|----------------------------------|-----------------------------------------------------|
| Parcel Size:                     | 1.25 acres                                          |
| Existing Land Use - Parcel:      | Vacant                                              |
| Existing Land Use - Surrounding: | Multi-family residential, church, commercial, Hwy 1 |
| Project Access:                  | Canterbury Drive (off McGregor Drive)               |

---

Planning Area: Aptos  
Land Use Designation: O-R (Parks, Recreation & Open Space)  
Zone District: PR (Parks, Recreation & Open Space)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Report review to be completed at grading permit stage  
Fire Hazard: Not a mapped constraint  
Slopes: 2-10%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: 700 cubic yards (balanced cut/fill)  
Tree Removal: Existing trees to be removed, per arborist report & project plans  
Scenic: Mapped scenic resource  
Drainage: Drainage plan reviewed and accepted  
Archeology: Not mapped/no physical evidence on site

### 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

### Project Setting

The subject property is a 1.25 acre parcel located at the intersection of Searidge Road and McGregor Drive in the Seacliff Village area of Aptos. The property is currently vacant with a multi-family residential housing development located to the west, a church to the north (across Canterbury Drive), neighborhood commercial development to the south (across Searidge Road), and the Highway 1 off ramp to State Park Drive to the east.

### Master Site Plan

The initial construction of public park facilities for McGregor Park requires a Master Site Plan approval. The Master Site Plan includes a description of all proposed uses and the phases of construction for proposed improvements of the park facility. The Department of Public Works, Parks Division has proposed to construct the park in phases, as funding becomes available for the construction of site improvements and structures. The first phase would include pathways, a picnic area with shade structure, and a play area, with two accessible parking spaces, a temporary portable bathroom and site landscaping. In later phases, additional improvements would be constructed, including a permanent bathroom structure, a skate park, a public art component, turf areas, additional pathways and landscaping, as indicated on the project plans.

Two accessible parking spaces are provided on the subject property (located off of Canterbury Drive). All remaining parking for the proposed park would be located on the public streets (Canterbury Drive and Searidge Road) adjacent to the park. Additional off street parking is not required for this neighborhood park facility.

The Master Site Plan for McGregor Park was adopted in concept by the Board of Supervisors on December 9, 2008 (Exhibit F) after three community meetings to determine appropriate features and layout for the neighborhood park. This current Master Site Plan application includes the plans and details that formalize the visions established in the conceptual plan, for review and approval by your Commission.

The Master Site Plan is in compliance with all requirements of the PR (Parks, Recreation & Open Space) zone district, and the design of the park is consistent with the conceptual plan adopted by the Board of Supervisors in 2008.

### **Zoning & General Plan Consistency**

The subject property is located in the PR (Parks, Recreation & Open Space) zone district, a designation which allows public facilities uses. The proposed neighborhood park is an allowed use within the PR zone district, subject to a Master Site Plan approval. The PR zoning is consistent with the site's (O-R) Parks, Recreation & Open Space General Plan designation.

The site is located within the Seacliff Village Plan (SVP) area and is identified as a part of Site 1-a in the SVP. The land use requirements for the development of Site 1-a included a potential park site, which has since been identified and rezoned for the development of a 1.25 acre neighborhood park. The development of the neighborhood park in this location is consistent with the requirements for Site 1-a of the SVP.

### **Local Coastal Program Consistency**

The proposed park is in conformance with the County's certified Local Coastal Program, in that the park would be located on a site designated for parks, recreation, and open space uses. The site is identified as a priority acquisition site in the County's Local Coastal Program, with the 1.25 acre parcel specifically designated for development of a neighborhood park. The project site is not located between the shoreline and the first public road. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Design Review**

The proposed park complies with the requirements of the County Design Review Ordinance, in that the proposed project would incorporate vegetation and recreational features appropriate to a neighborhood park facility. The park would provide additional open space and landscaping and would not result in a visual impact on surrounding land uses and the natural landscape.

## Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

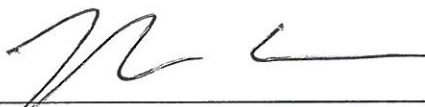
## Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **131239**, based on the attached findings and conditions.

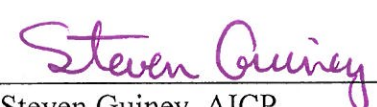
**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, 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)**

Report Prepared By: \_\_\_\_\_

  
Randall Adams  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
E-mail: [randall.adams@co.santa-cruz.ca.us](mailto:randall.adams@co.santa-cruz.ca.us)

Report Reviewed By: \_\_\_\_\_

  
Steven Guiney, AICP  
Principal Planner  
Development Review  
Santa Cruz County Planning Department



# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 131239  
Assessor Parcel Number: 038-081-40  
Project Location: No Situs

**Project Description: Construct public park improvements**

**Person or Agency Proposing Project: Department of Public Works - County Parks**

**Contact Phone Number: 831-454-7963**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)  
Class 4 - Minor Alterations to Land (Section 15304)

**F. Reasons why the project is exempt:**

Minor alterations to existing vacant parcel to construct public park improvements.

In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Randall Adams, Project Planner

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

## 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 is zoned PR (Parks, Recreation & Open Space), a designation which allows public facilities uses. The proposed park is an allowed use within the zone district, consistent with the site's (O-R) Parks, Recreation & Open Space General Plan designation.

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 as 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 the proposed project would incorporate vegetation and recreational features appropriate to a neighborhood park facility. The park would provide additional open space and landscaping and would not result in a visual impact on surrounding land uses and the natural landscape.

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 park would be located on a site designated for parks, recreation, and open space uses. The site is identified as a priority acquisition site in the County's Local Coastal Program, with the 1.25 acre parcel specifically designated for development of a neighborhood park. The project site is not located between the shoreline and the first public road. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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

This finding can be made, in that the neighborhood park is designed to be integrated with the character of the surrounding neighborhood. Additionally, park facilities are allowed uses in the PR (Parks, Recreation & Open Space) zone district, as well as the site's O-R (Parks, Recreation & Open Space) General Plan and Local Coastal Program land use designation.

## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for park facilities. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the park and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PR (Parks, Recreation & Open Space) zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed public facilities use is consistent with the use requirements specified for the Parks, Recreation & Open Space (O-R) land use designation in the County General Plan.

The Master Site Plan is in compliance with General Plan objective 7.1a (Parks and Recreation Opportunities) and General Plan policy 7.1.4 (Local Recreation Opportunities), in that the construction of a neighborhood serving park will provide recreation opportunities for the residents of the Seacliff Village area.

A specific plan has been adopted for this portion of the County. The site is located within the Seacliff Village Plan (SVP) area and is identified as a part of Site 1-a in the SVP. The land use requirements for the development of Site 1-a include a potential park site, which has since been identified and rezoned for the development of a 1.25 acre neighborhood park. The development of the neighborhood park in this location is consistent with the requirements for Site 1-a of the SVP.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed park is intended to serve the surrounding neighborhood that is within walking and biking distance. Additional vehicle trips to access the park are not anticipated to be significant. As a result, the project will not overload utilities or adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed park will be a public amenity in the area and will provide additional open space and recreational opportunities in the project vicinity, and the proposed park is compatible with the land use intensity and density of the neighborhood.

6. 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 the proposed project would incorporate vegetation and recreational features appropriate to a neighborhood park facility. The park would provide additional open space and landscaping and would not result in a visual impact on surrounding land uses and the natural landscape.

## Conditions of Approval

Exhibit D: Project Plans "McGregor Park", prepared by SSA Landscape Architects, 18 sheets, dated 1/16/14.

- I. This permit authorizes the Master Site Plan and phased construction of the McGregor park, as depicted on the approved Exhibit "D" for this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Grading Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Grading/ Building Permit application. Applications for Grading/Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Grading/Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Grading/Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Grading/Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. Grading, drainage, and erosion control plans.
    2. Details showing compliance with fire department requirements.
    3. Plans shall include a lighting plan to be reviewed and approved by Planning Staff. The lighting plan shall comply with the following:
      - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be



shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

- b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.
    - c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Meet all requirements of the Environmental Planning section of the Planning Department.
  - E. Submit 3 copies of a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
  - F. Meet all requirements of, and pay any applicable fees to, the Santa Cruz County Sanitation District.
  - G. Comply with all requirements of the Soquel Creek Water District. Final plans shall note that the Soquel Creek Water District will provide water service and shall meet all requirements of the District including payment of any connection and inspection fees. Final plans for water connection and irrigation shall be subject to review by the District.
  - H. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.

IV. Operational Conditions

- A. Phased construction of park improvements is authorized, as depicted on the approved Exhibit "D" for this permit.
- B. In the event that future County inspections of the subject property disclose noncompliance 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 permit 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.

---

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit is obtained for the first phase of the project consisting of one of the primary structures described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

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

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

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

\_\_\_\_\_  
Steven Guiney, AICP  
Principal Planner

\_\_\_\_\_  
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.



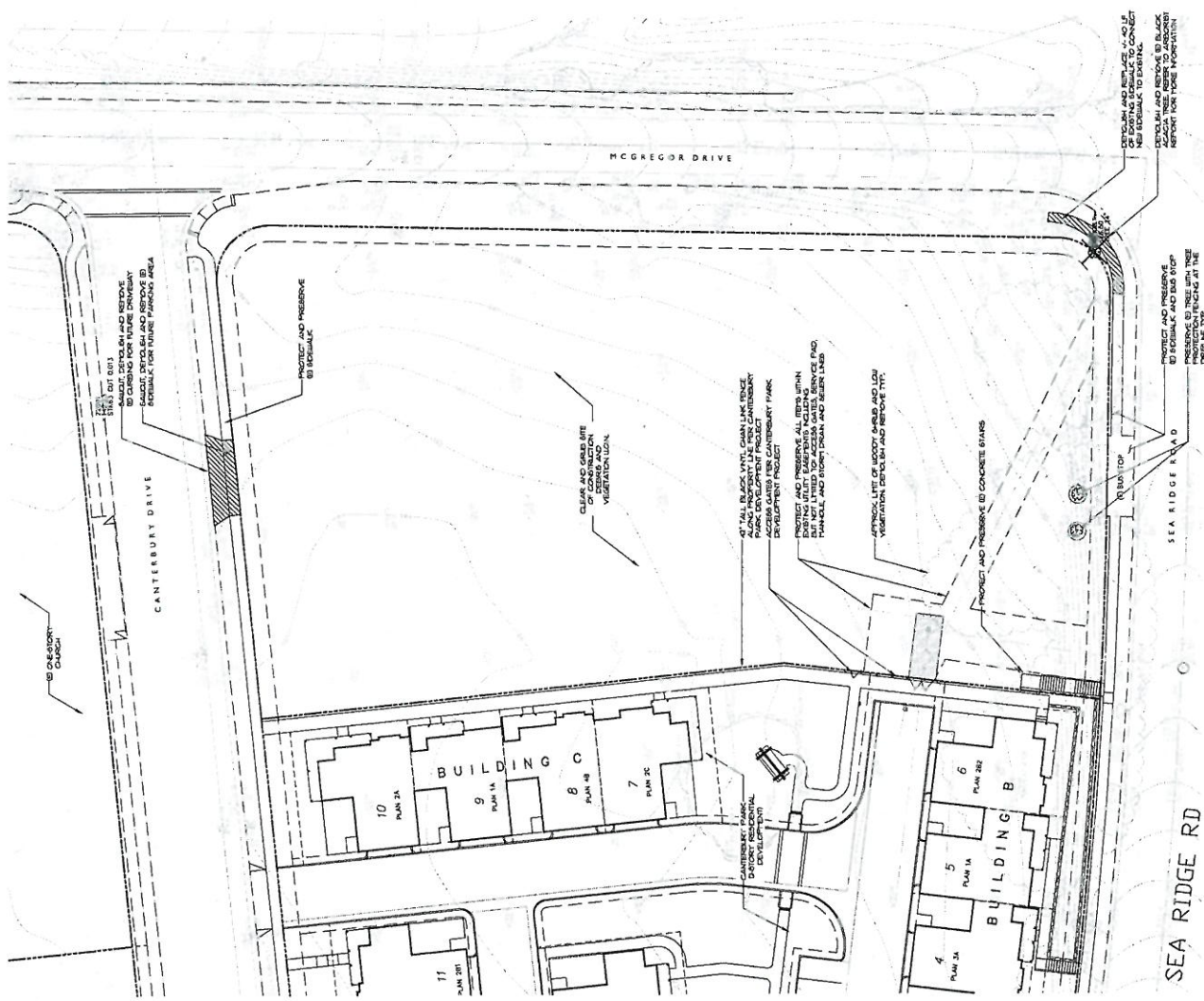
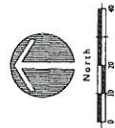


## DEMOLITION NOTES

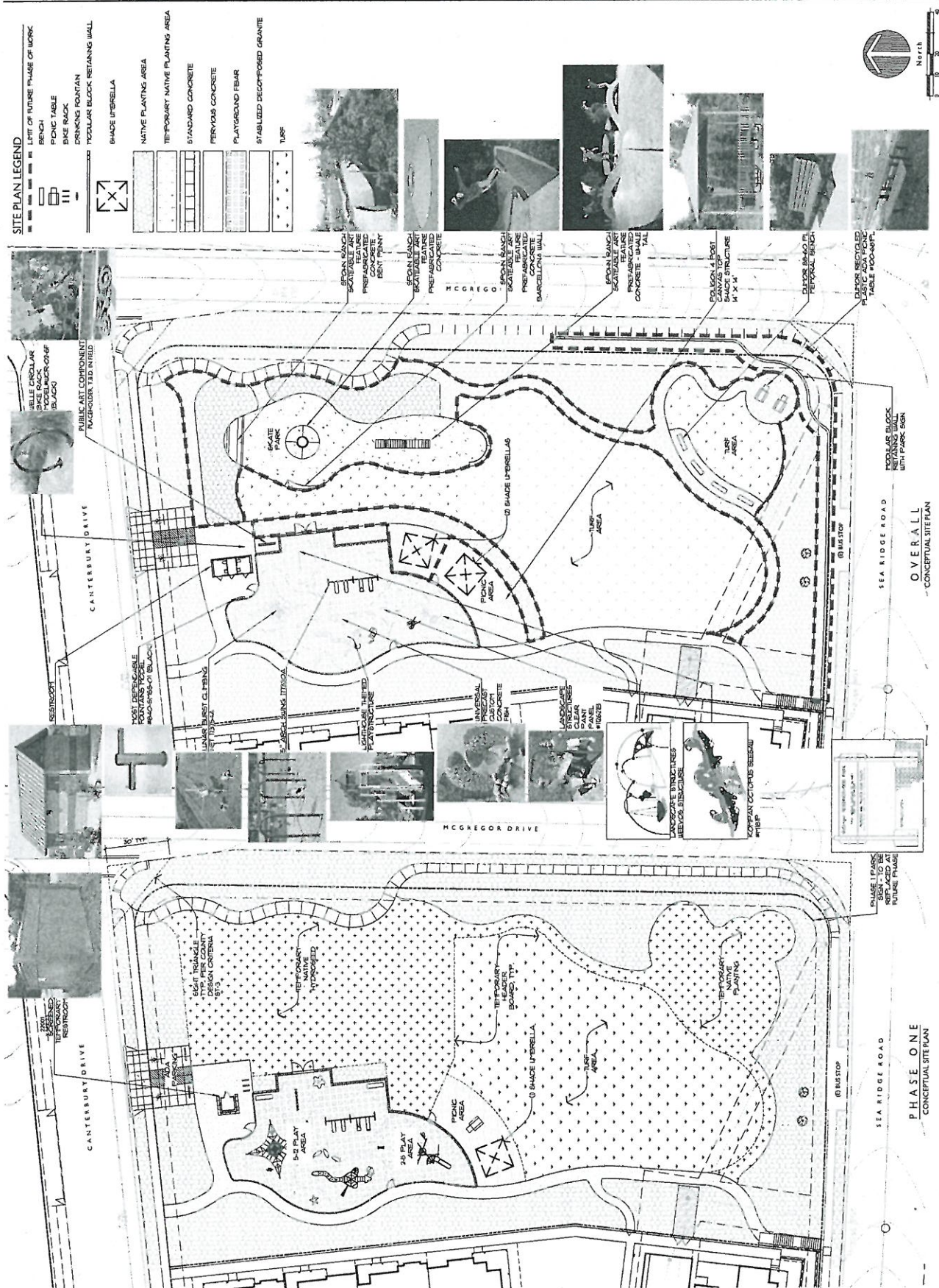
- [illegible]

### EXISTING CONDITIONS AND DEMOLITION LEGEND

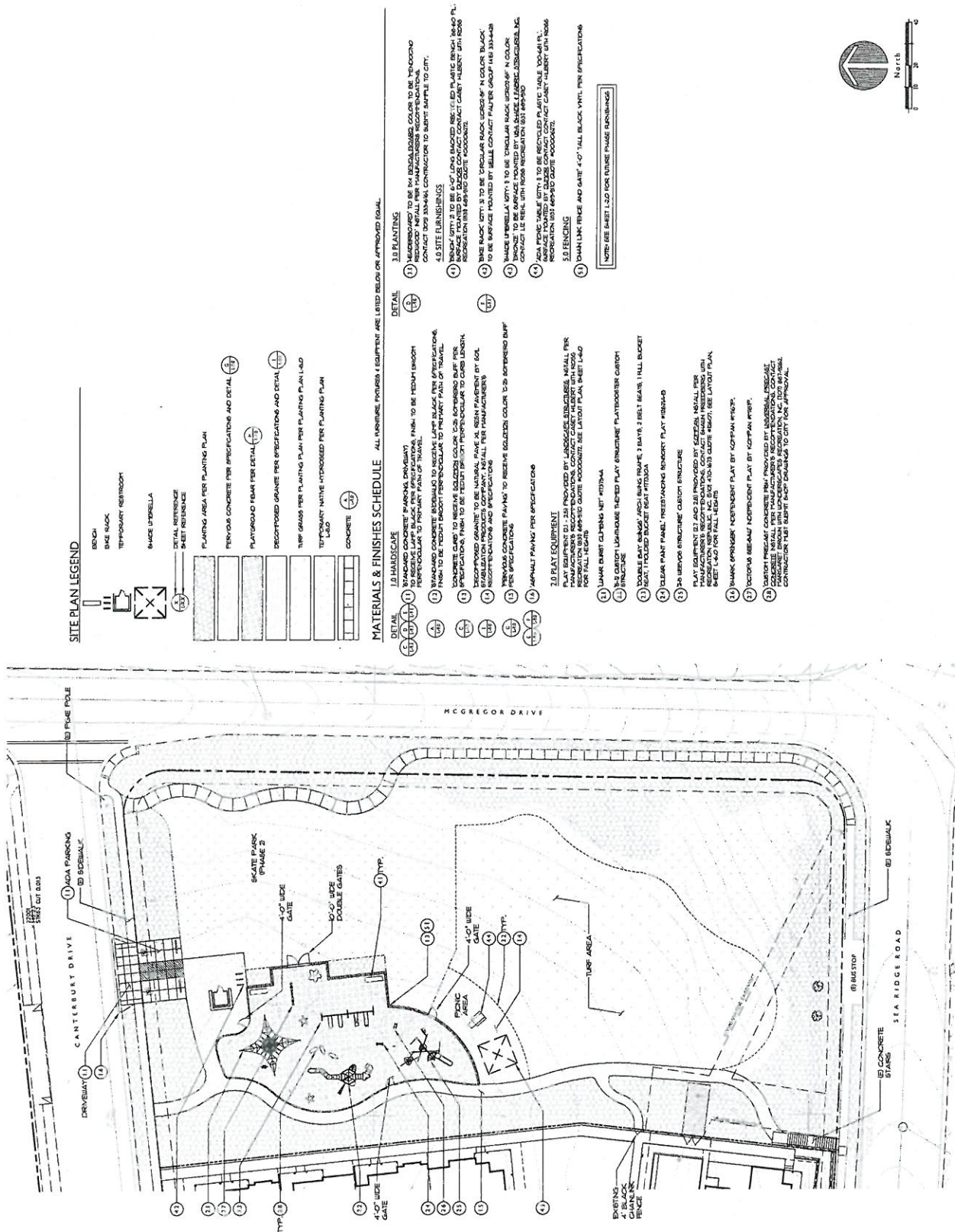
- ~~TRUSS TO BE REMOVED, GRIND STUMP TO 6" BELOW PROPOSED FINISH SURFACE ELEVATION~~









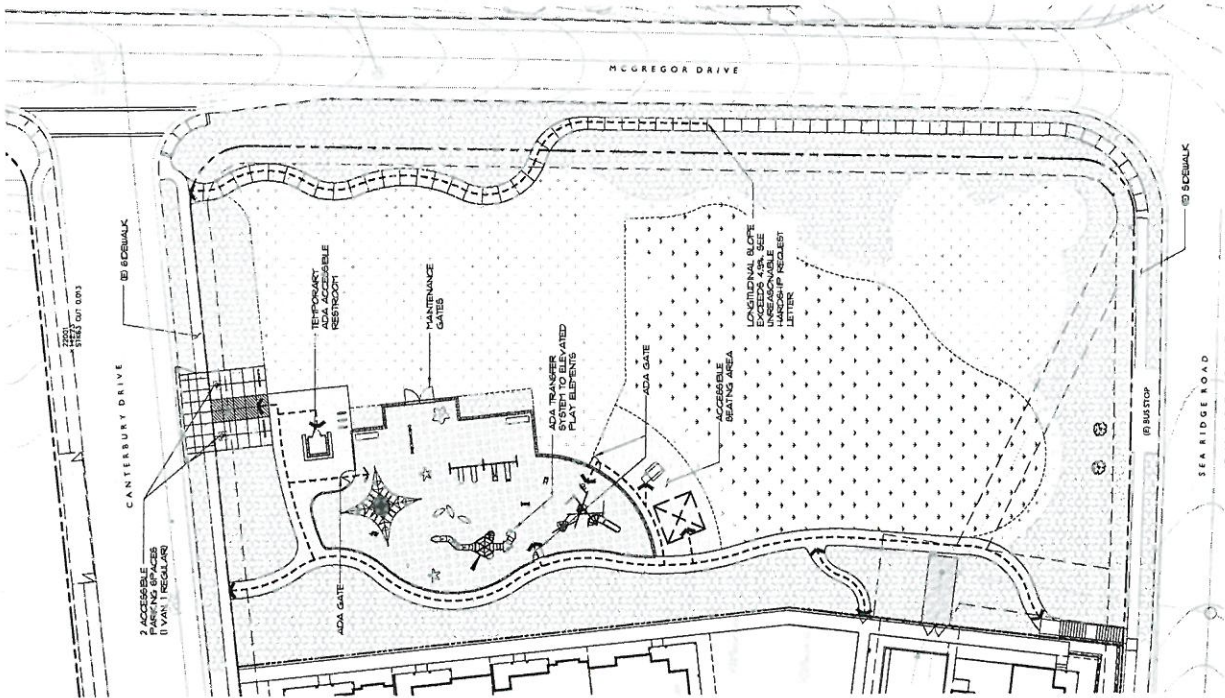
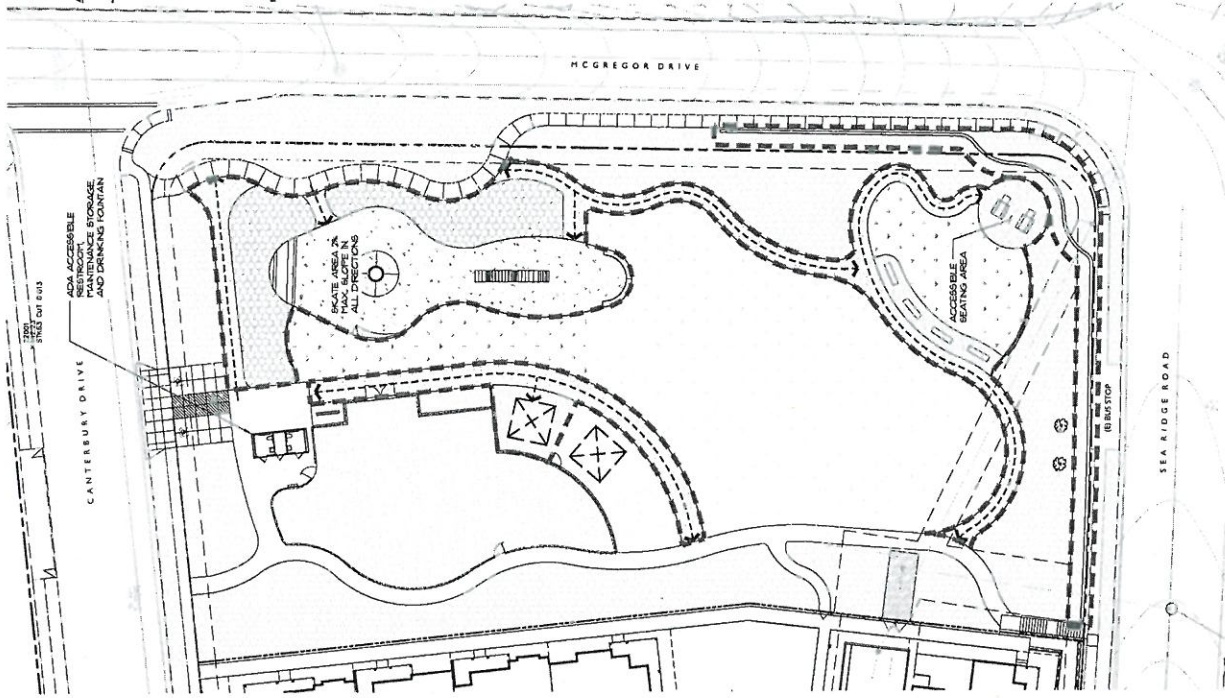
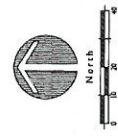


**ACCESSIBILITY PLAN LEGEND**

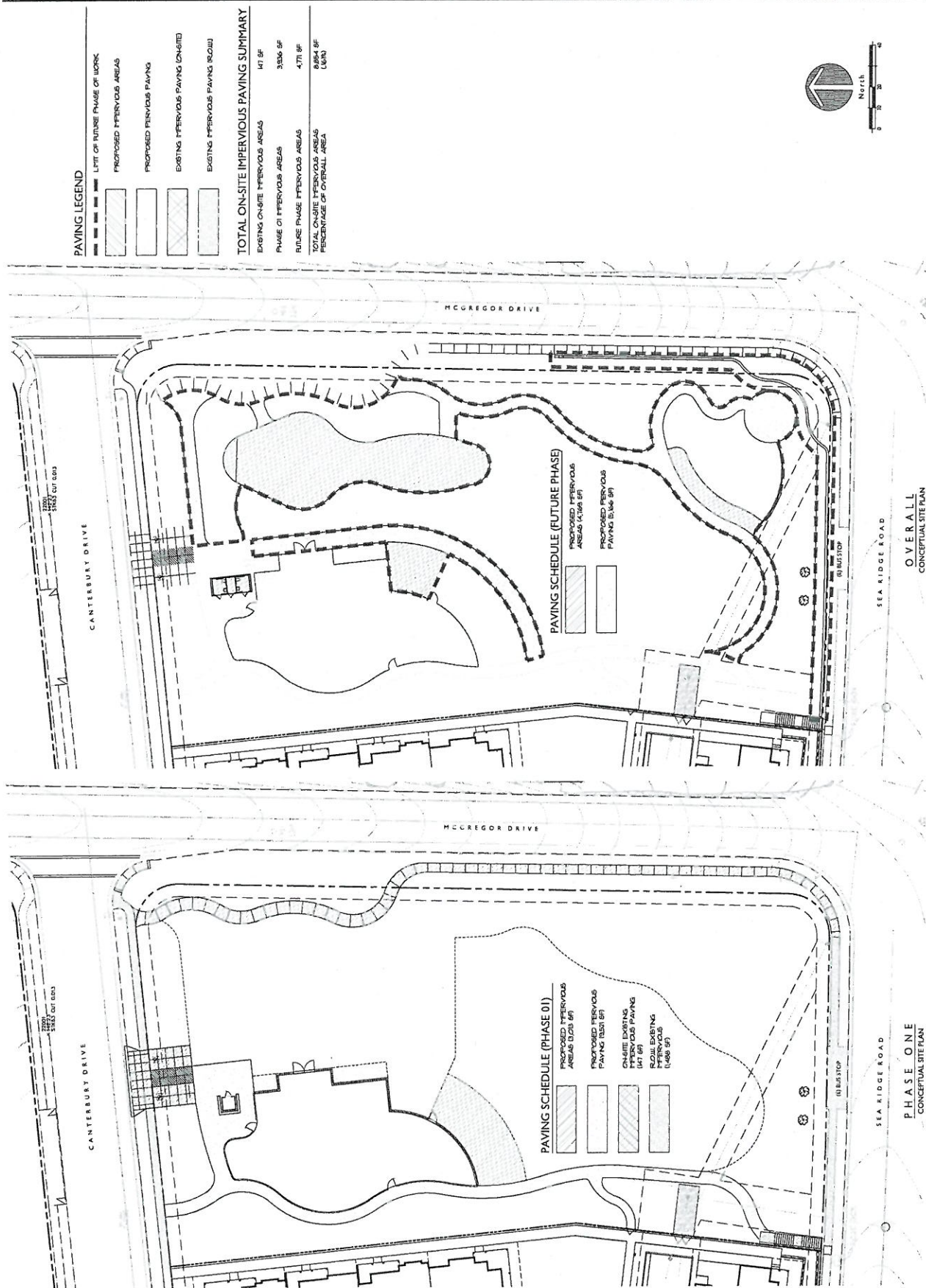
AS NOTED ON PLAN, A BARRIER-FREE ACCESS ROUTE UNTO ANY ASSESSIBLE LEVEL SHALL BE PROVIDED. THE ROUTE SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND A MAXIMUM RAMP SLOPE OR VERTICAL CURVE GRADIENT EXCEEDING 1/4" AND AT LEAST 48" IN BOTH DIRECTIONS. THE ROUTE SHALL BE WIDER THAN THE WIDTH OF THE TRAVEL LANE AND CROSS-SLOPE DOES NOT EXCEED 2%. THE ROUTE SHALL BE MAINTAINED FREE OF OBSTACLES AND SHALL BE MAINTAINED FREE OF OBSTACLES. PROVIDING SLOPES GREATER THAN 1:12 FROM A HALL ABOVE IT AND BELOW IT.

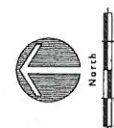
NOTE: THE PLAYGROUND DESIGN COMPLETES WITH THE 2015 CALIFORNIA BUILDING CODE AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. PROVIDING AN ACCESSIBLE ROUTE TO THE PLAYGROUND TRANSFER STATION TO ELEVATED PLAY EQUIPMENT SHALL BE MAINTAINED FREE OF OBSTACLES AND SHALL BE MAINTAINED FREE OF OBSTACLES. PROVIDING SLOPES GREATER THAN 1:12 FROM A HALL ABOVE IT AND BELOW IT.

LIMIT OF FUTURE PHASE OF WORK





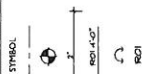




### RADIUS LEGEND

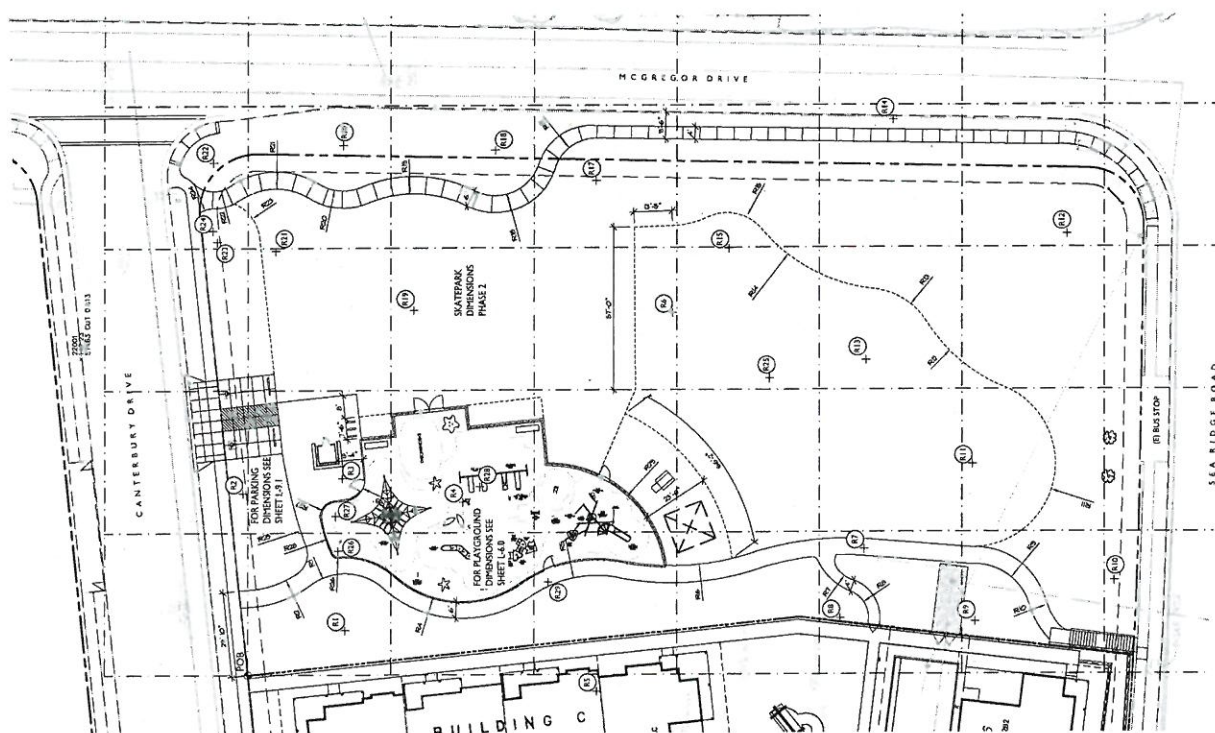
- |      |                                                    |
|------|----------------------------------------------------|
| (1)  | RADIUS = 32.0'; CENTER POINT = E 0487.9, S 034.36  |
| (2)  | RADIUS = 34.0'; CENTER POINT = E 0430.9, S 0017.9  |
| (3)  | RADIUS = 34.0'; CENTER POINT = E 0473.6, S 034.95  |
| (4)  | RADIUS = 34.10'; CENTER POINT = E 0462.9, S 034.95 |
| (5)  | RADIUS = 45.0'; CENTER POINT = W 0454.9, S 113.9   |
| (6)  | RADIUS = 49.0'; CENTER POINT = E 1271.6, S 149.95  |
| (7)  | RADIUS = 12.0'; CENTER POINT = E 0444.0, S 2.931   |
| (8)  | RADIUS = 10.0'; CENTER POINT = E 0370.9, S 407.31  |
| (9)  | RADIUS = 32.0'; CENTER POINT = E 0349.6, S 364.54  |
| (10) | RADIUS = 29.4'; CENTER POINT = E 0339.2, S 304.47  |
| (11) | RADIUS = 27.3'; CENTER POINT = E 0217.7, S 233.62  |
| (12) | RADIUS = 36.0'; CENTER POINT = E 0454.4, S 246.69  |
| (13) | RADIUS = 32.0'; CENTER POINT = E 0337.9, S 24.34   |
| (14) | RADIUS = 42.0'; CENTER POINT = E 0337.9, S 206.84  |
| (15) | RADIUS = 14.0'; CENTER POINT = E 1349.6, S 149.26  |
| (16) | NOT USED                                           |
| (17) | RADIUS = 8.0'; CENTER POINT = E 1735.56, S 147.9   |
| (18) | RADIUS = 8.0'; CENTER POINT = E 1464.6, S 046.40   |
| (19) | RADIUS = 41.0'; CENTER POINT = E 123.9, S 004.00   |
| (20) | RADIUS = 14.0'; CENTER POINT = E 1464.6, S 033.37  |
| (21) | RADIUS = 25.0'; CENTER POINT = E 1460.0, S 0013.6  |
| (22) | RADIUS = 17.0'; CENTER POINT = E 1403.0, S 0012.7  |
| (23) | RADIUS = 8.0'; CENTER POINT = E 1424.1, S 012.62   |
| (24) | RADIUS = 8.0'; CENTER POINT = E 1464.6, S 012.25   |
| (25) | RADIUS = 17.4'; CENTER POINT = E 1024.1, S 24.34   |
| (26) | RADIUS = 2.0'; CENTER POINT = E 0346.4, S 033.47   |
| (27) | RADIUS = 5.0'; CENTER POINT = E 0569.6, S 033.47   |
| (28) | RADIUS = 54.4'; CENTER POINT = E 0384.2, S 040.37  |
| (29) | RADIUS = 41.0'; CENTER POINT = E 0384.2, S 104.37  |

### LAYOUT LEGEND

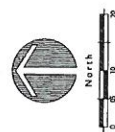


## LAYOUT NOTES

- [illegible]







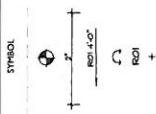
### LAYOUT POINTS LEGEND

- |   |          |          |
|---|----------|----------|
| A | E 046164 | 5 030045 |
| B | E 046165 | 5 030126 |
| C | E 046166 | 5 030437 |
| D | E 046167 | 5 030536 |
| E | E 046168 | 5 030736 |
| F | E 046169 | 5 030820 |
| G | E 046170 | 5 030920 |
| H | E 046171 | 5 030738 |
| I | E 046172 | 5 030840 |
| J | E 046173 | 5 030839 |
| K | E 046174 | 5 030870 |
| L | E 046175 | 5 030878 |
| M | E 046176 | 5 030920 |
| N | E 046177 | 5 030926 |
| O | E 046178 | 5 030737 |
| P | E 046179 | 5 030727 |
| Q | E 046180 | 5 030727 |
| R | E 046181 | 5 030714 |
| S | E 046182 | 5 030800 |
| T | E 046183 | 5 030800 |
| U | E 046184 | 5 030800 |
| V | E 046185 | 5 030800 |
| W | E 046186 | 5 030800 |
| X | E 046187 | 5 030800 |
| Y | E 046188 | 5 030800 |
| Z | E 046189 | 5 030800 |

### RADIUS LEGEND

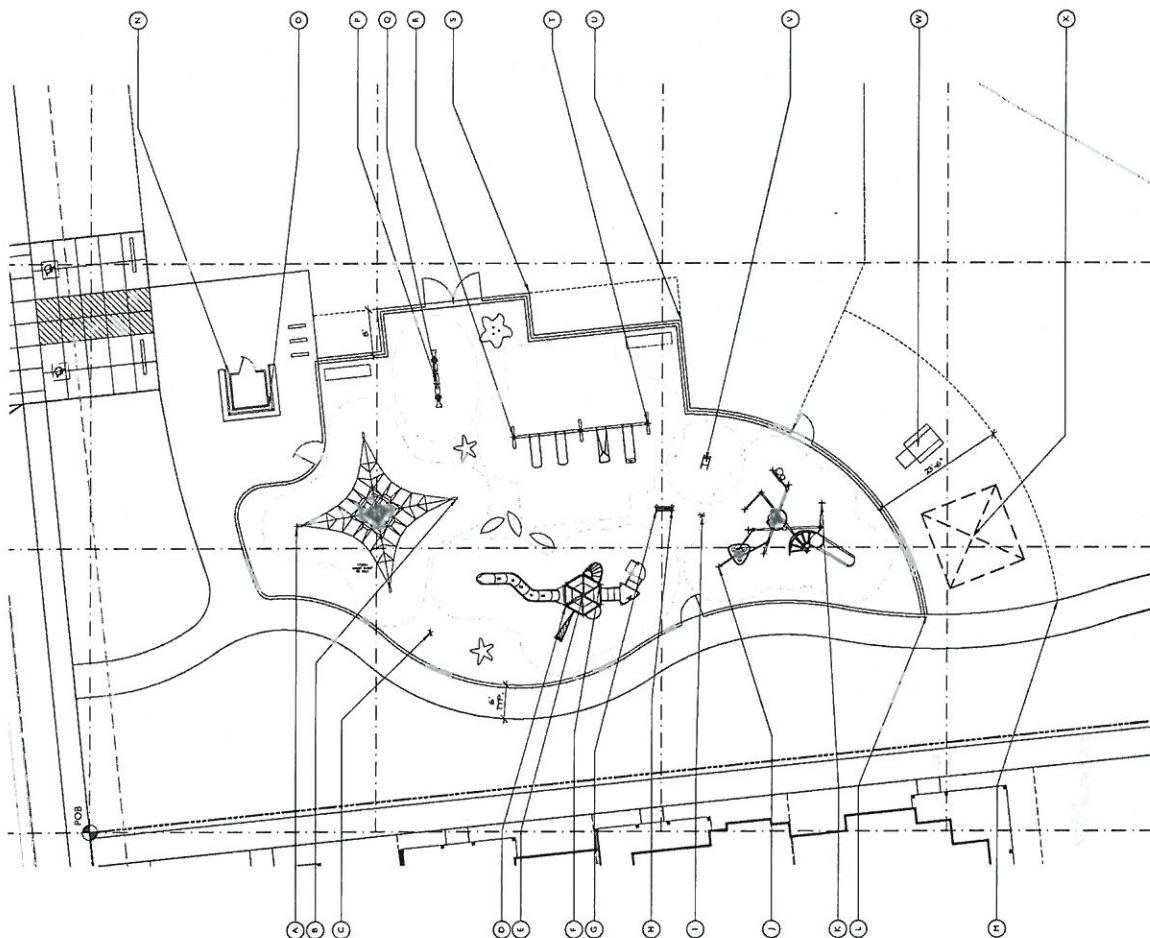
- (1) RADIUS = 40'-6"; CENTER POINT = E 0-33.64, S 106.22  
(2) RADIUS = 77'-7"; CENTER POINT = E 0-18.09, S 104.49  
(3) RADIUS = 13'-9"; CENTER POINT = E 0-63.53, S 102.34  
(4) RADIUS = 3'-5"; CENTER POINT = E 0-38.30, S 0-81.99  
(5) RADIUS = 16'-10"; CENTER POINT = E 0-46.03, S 102.76  
(6) RADIUS = 6'-0"; CENTER POINT = E 0-67.34, S 0-34.09

### LAYOUT LEGEND



## LAYOUT NOTES

- THE CONTRACTORS SHALL CONSIDERATION ACTIVITY AND ELEMENTS VARIOUS (SITE) LOCATIONS AND REQUIRED SERVICES FROM REGULATION, OTHER CRITICAL REQUIREMENTS, REFERENCE POINT LOCATIONS AND CONSTRUCTION OF THE PROJECT. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PROJECT BE SET IN THE CONSTRUCTION AS ACCORDING, WITHIN THE CONSTRUCTION OF THE PROJECT. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PROJECT BE SET IN THE CONSTRUCTION AS ACCORDING, WITHIN THE CONSTRUCTION OF THE PROJECT. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PROJECT BE SET IN THE CONSTRUCTION AS ACCORDING, WITHIN THE CONSTRUCTION OF THE PROJECT.



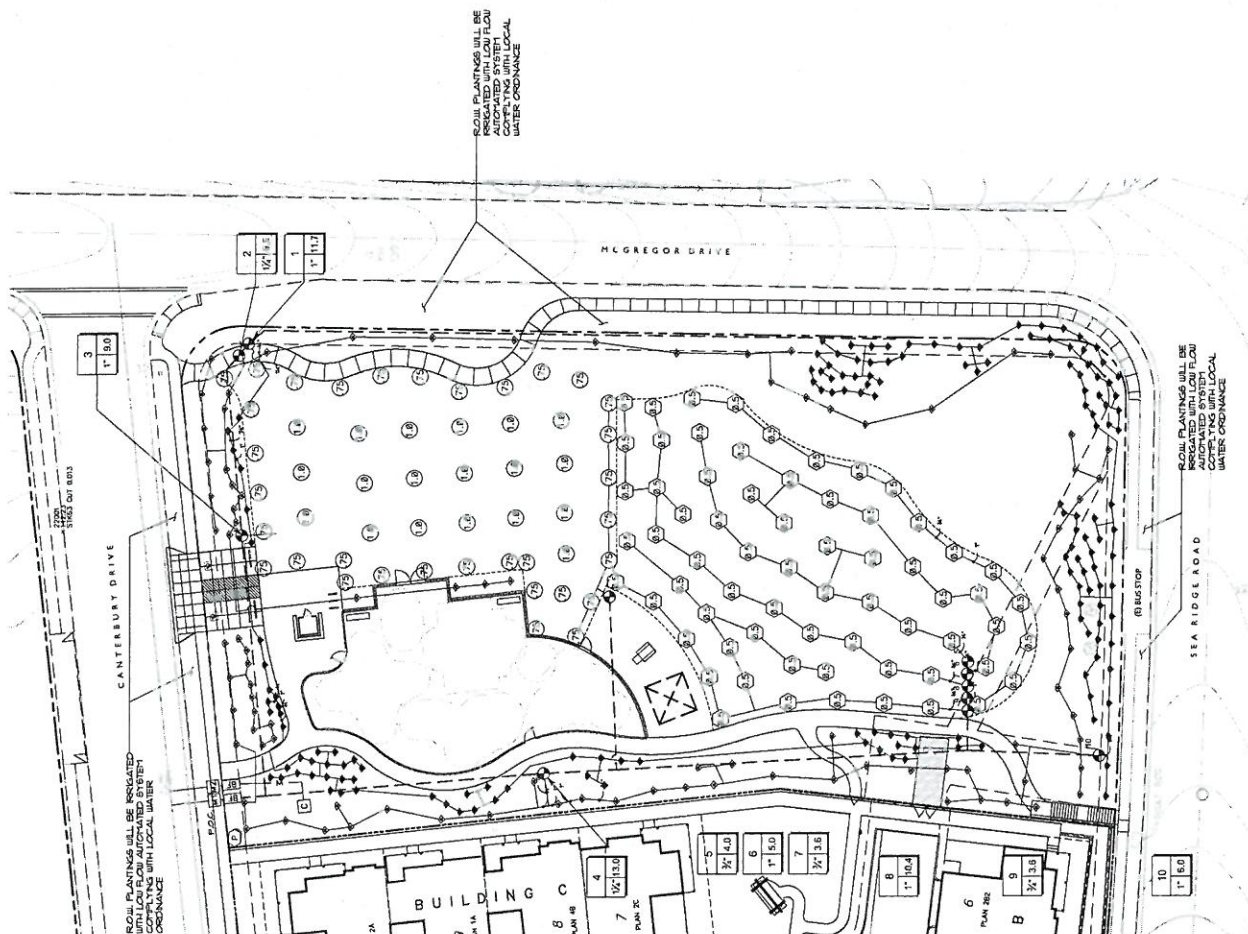
## RRIGATION NOTES

- [illegible]

### IRRIGATION SCHEDULE

[illegible]

|               |              |           |            |
|---------------|--------------|-----------|------------|
| Valve Callout | Valve Number | Valve GPH | Valve Size |
| #             | #            | #         | #          |





## PLANTING NOTES

- [illegible]

## IRRIGATION NOTES

- THE DESIGN INTENDS A TO USE LOW FLOW AND DRYP REGULATION WHERE FEASIBLE. THE LOW FLOW AREAS ARE ONLY AREAS SCHEDULED FOR GROWER PLANTING WITH PP LOW FLOW NOZZLES. THE DESIGN PROVIDES FOR PROPOSED NATIVE TREES AND SHRUBS WILL BE ALL CWP REGULATION DROPPED TO MEET THE NEEDS OF THE SPECIES CHOSEN TO PROMOTE PROGRESSIVE BIRCH-BAYBENT. THE NATIVE PLANT MATERIALS WILL BE CHOSEN TO MATCH THE SPECIFIC CLIMATE AND UPON ESTABLISHMENT SHOULD BE ABLE TO SURVIVE ON EXISTING MAIN FILL.
- ALL REGULATION VALVES WILL BE ALLOCATED WITH A PROGRAMMABLE CONTROLLER. THE REGULATION CONTROLLER WILL BE THE MODEL ORIGIN WITH DIRECT LANDSCAPE WATER EFFICIENT DRAINAGE.

### TREE MITIGATION SUMMARY TABLE

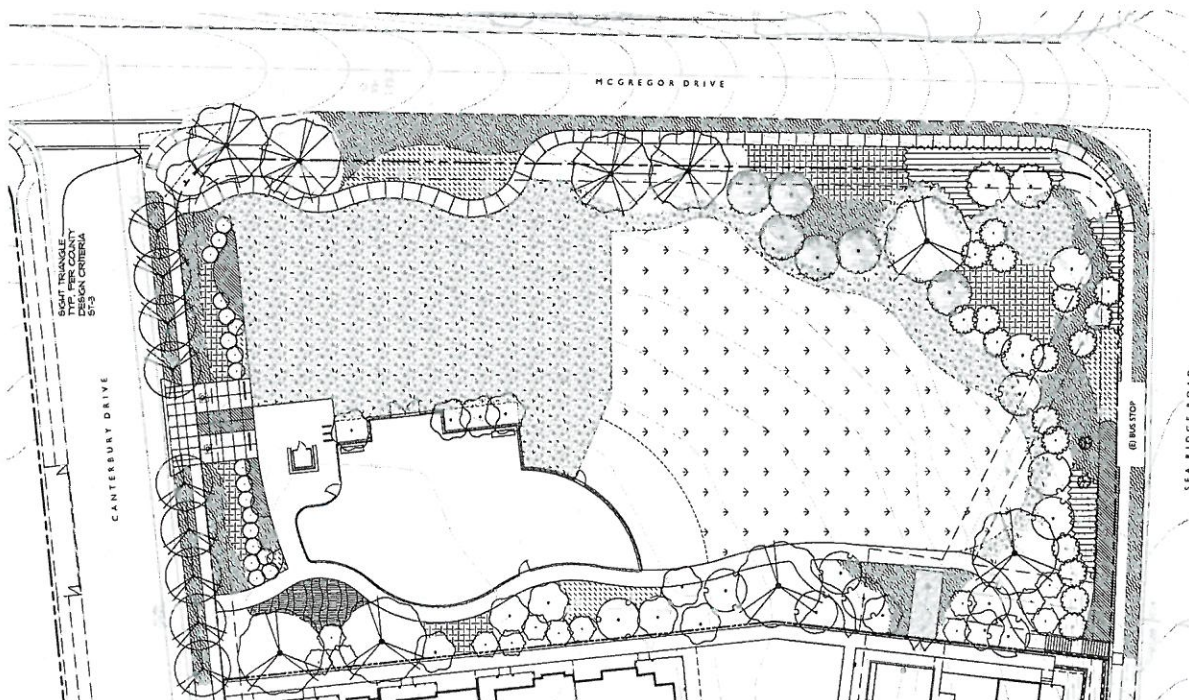
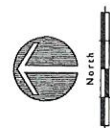
STREETS REMOVED UNDER CANTERBURY DEVELOPMENT PROJECT: II

## LANDSCAPE INFORMATION

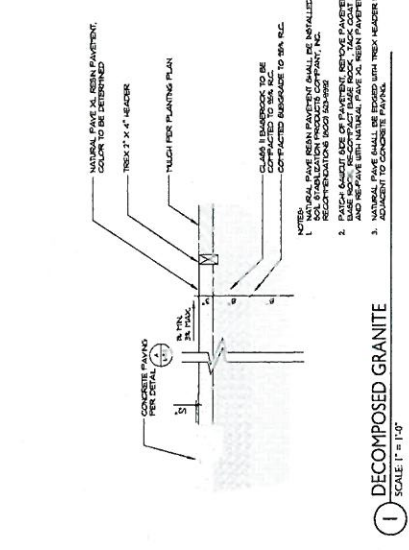
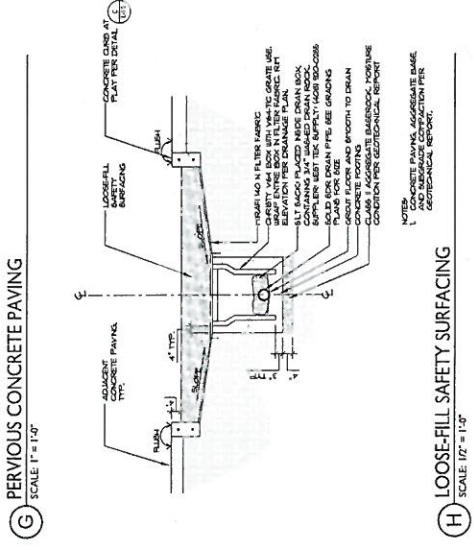
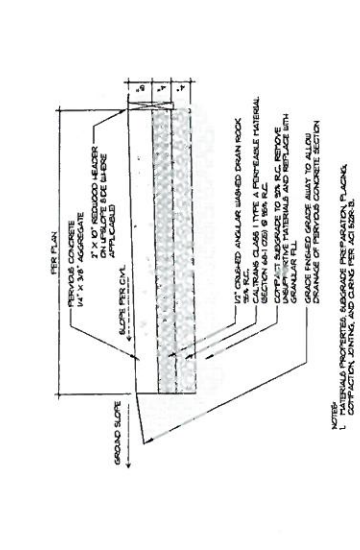
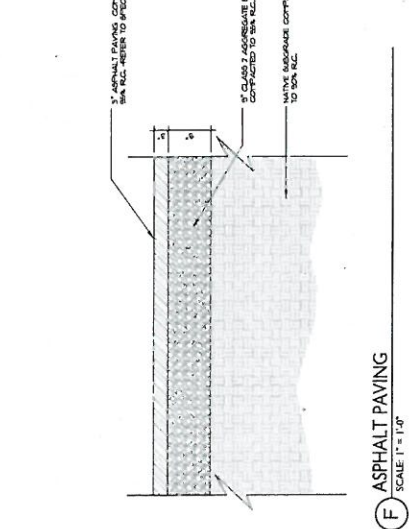
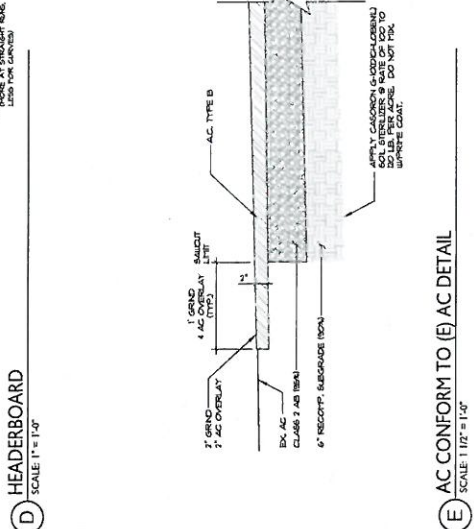
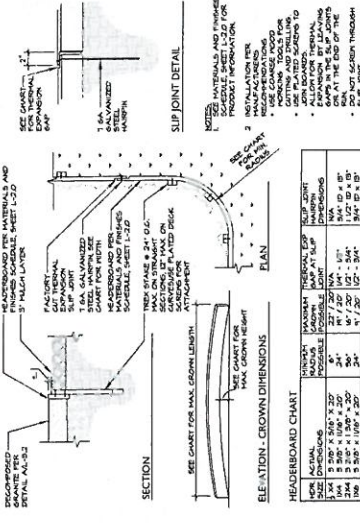
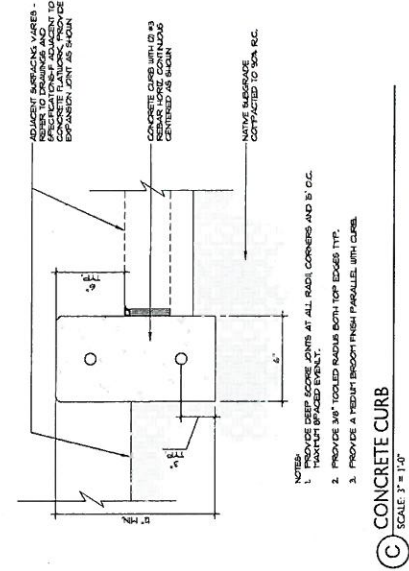
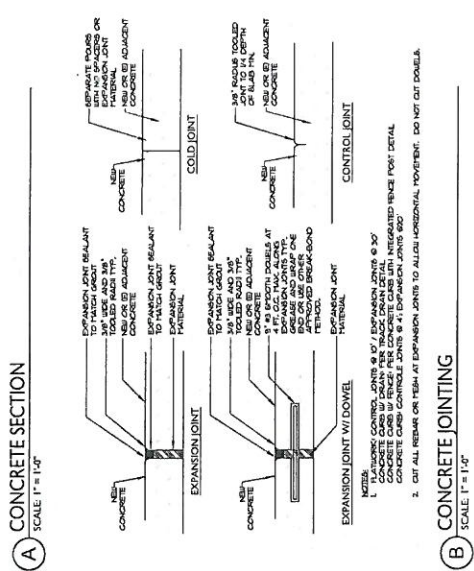
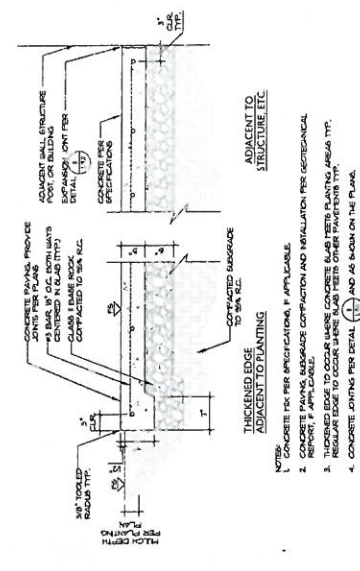
TOTAL OF TURF AREA: 8,000 TOTAL OF  
LANDSCAPE AREA 1256 TURF: 13.065  
TOTAL OF LANDSCAPE AREA: 34.946

### PLANTING SCHEDULE

| PROCES                                                                                | CODE    | BOTANICAL NAME / COMMON NAME                               | SIZE   | QTY     |
|---------------------------------------------------------------------------------------|---------|------------------------------------------------------------|--------|---------|
|    | ARS COT | ASPINUS UNDO COPPACIA / DWAIR STRAWBERRY TREE              | 24 BOX | 6       |
|    | LUP RUP | LUPINUM LUCYKATSI RUBY GLOW / AUSTRALIAN TEA TREE          | 24 BOX | 14      |
|    | PS CHI  | PSIDACIA CHINENSIS / CHINESE PISTACHE                      | 8 GAL  | 9       |
|    | PHY ANI | PHYLLIS CALLENTANA ANISOTRAI TH / ANISOTRAI FLOWERING PEAR | 8 GAL  | 10      |
|    | OLE AGR | OLEA AGRICOLA / COAST LIME OIL                             | 24 BOX | 5       |
|    | ROO SEM | ROOSEA SEPPIPERENS / CO-LEAF REDWOOD                       | 24 BOX | 4       |
|    | CODE    | BOTANICAL NAME / COMMON NAME                               | SIZE   | QTY     |
|    | ASC LOW | ARTOCARPUS DENDROLA HOWARD POMINI / HOWARD POMINI HAZZANTA | 5 GAL  | 75      |
|    | ECH PAS | SCUTI MASTUOUT / PRIDE OF MADIRA                           | 5 GAL  | 11      |
|    | NET ARO | HETEROCLEUS ARSUTICOLA / TOTO                              | 5 GAL  | 10      |
|  | CODE    | BOTANICAL NAME / COMMON NAME                               | SIZE   | QTY     |
|  | RI RIRI | RS DOGLASIANA / DOGLAS RS                                  | 1 GAL  | 908     |
|  | LIT PER | LIPONUM PERSEI / STANCE                                    | 1 GAL  | 438     |
|  | PER KOU | PENNEUM BERTAGUT / PURPLE PONTAN GRASS                     | 1 GAL  | 104     |
|  | PLO PAS | PHLOMUT TENAX MAORI GANSE / MAORI GANSE FLAX               | 1 GAL  | 184     |
|  | CODE    | BOTANICAL NAME / COMMON NAME                               | SIZE   | QTY     |
|  | CEA KOR | CEANTHUS GREUS HORIZONTALS / CARTEL CREEPER                | 1 GAL  | 6,386   |
|  | ERI KAR | ERIGERON KARYNKALUS / PLEASANE                             | 1 GAL  | 248     |
|  | HTD RES | HYDROXEM BUDHOMER / RESOLE BLEND                           | REED   | 1888 68 |
|  | SAL LBI | SALVIA LEDICANTIA / TEXICAN BUSH SAGE                      | 1 GAL  | 315     |
|  | TUR EN  | TURF BOO BODORO / DWARF ENDORO RESOLE BLEND                | PLAT   | 2,410   |

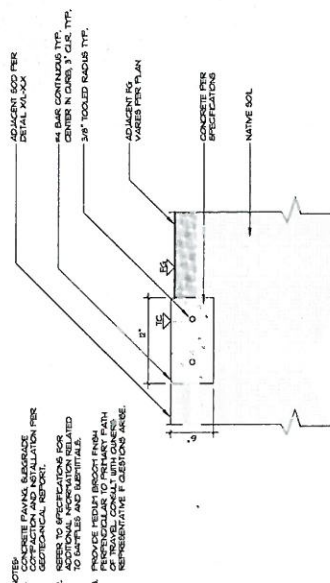




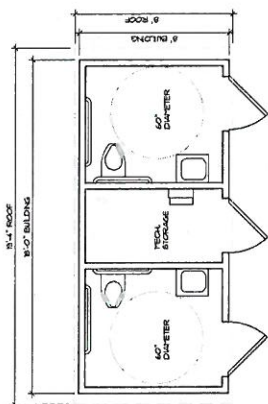






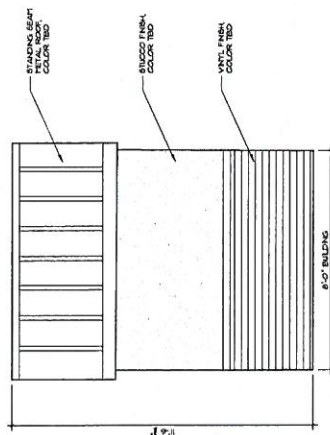


**C CONCRETE MOW BAND (FUTURE PHASE)**  
SCALE: 1 1/2" = 1'-0"

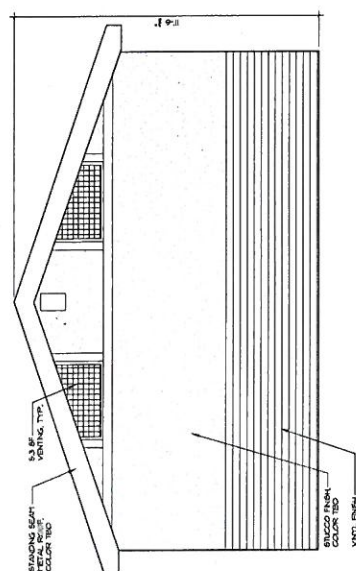


NOTE:  
1. RESTROOMS NOLIDE 1 WATER CLOSET EACH WITH 1/2 GPM FLOWMETER VALVE  
2. RESTROOMS NOLIDE 1 LAVATORY WITH 1" BRANCH COPPER PIPE  
3. TOTAL FLOW RATE NUMBER PER 2001 CALIFORNIA PLUMBING CODE TABLE 2.

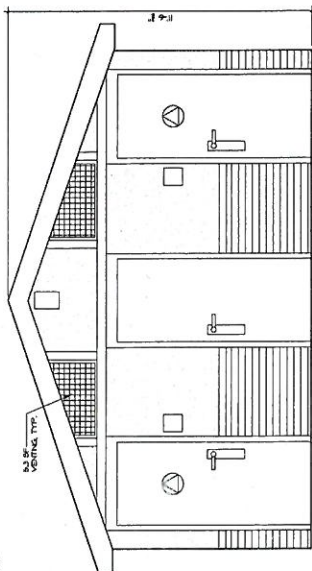
**D** RESTROOM FLOOR PLAN (FUTURE PHASE)  
SCALE 1/4" = 1'-0"



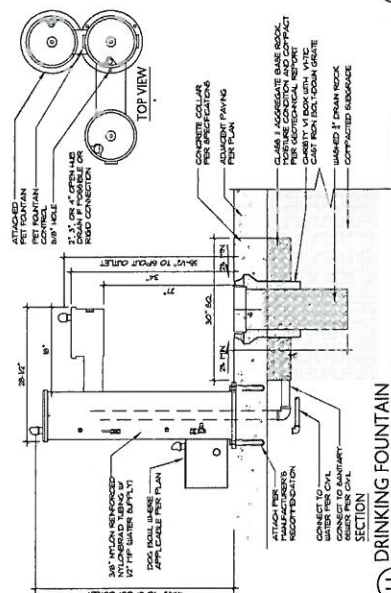
(FUTURE PHASE)



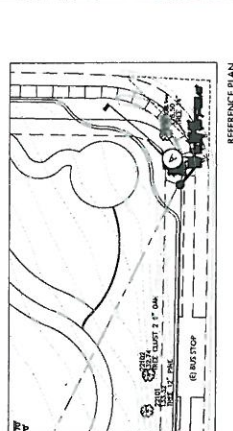
**F** RESTROOM EAST ELEVATION (FUTURE PHASE)  
SCALE: 3/8" = 1'-0"



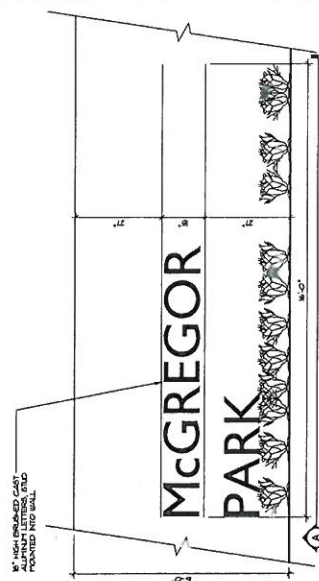
**G RESTROOM WEST ELEVATION (FUTURE PHASE)**



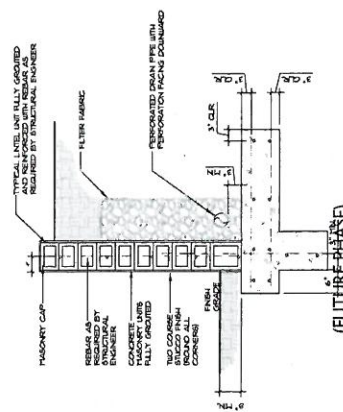
**DRINKING FOUNTAIN**  
SCALE 1" = 1'-0"



## REFERENCE PLAN

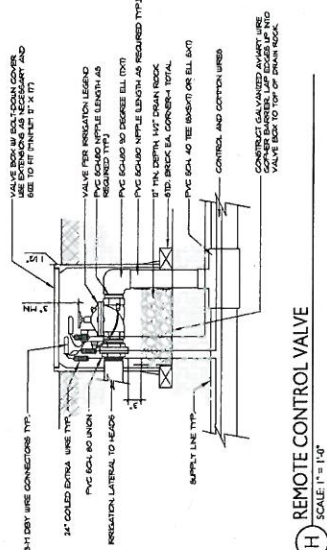
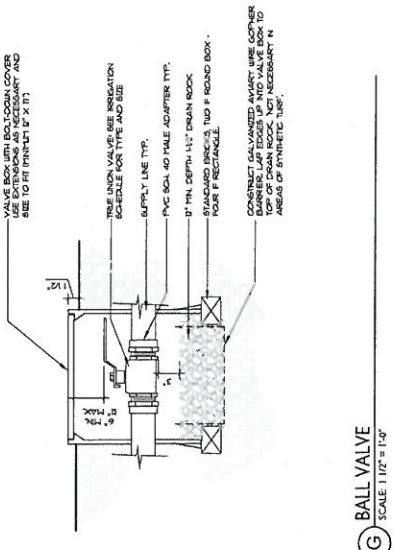
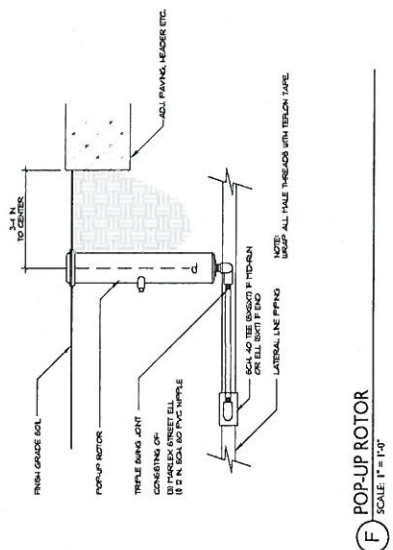
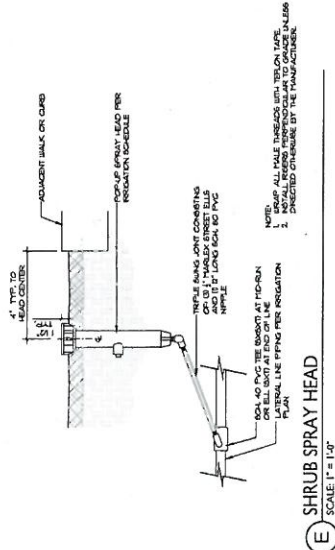
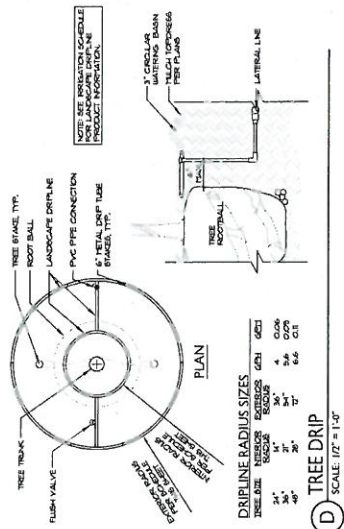
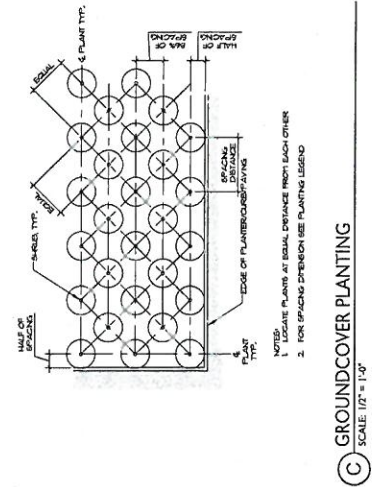
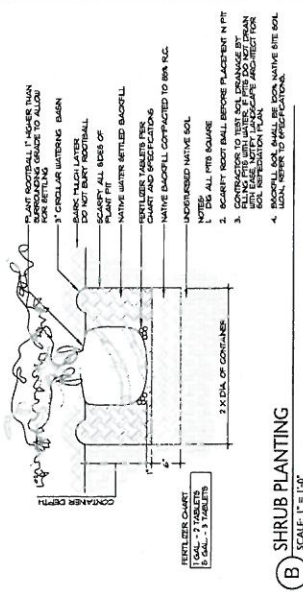
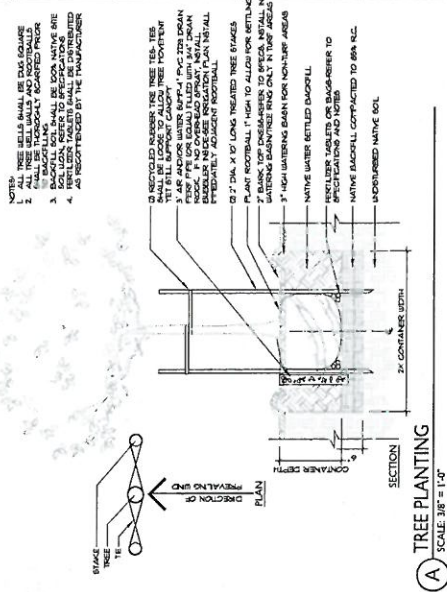


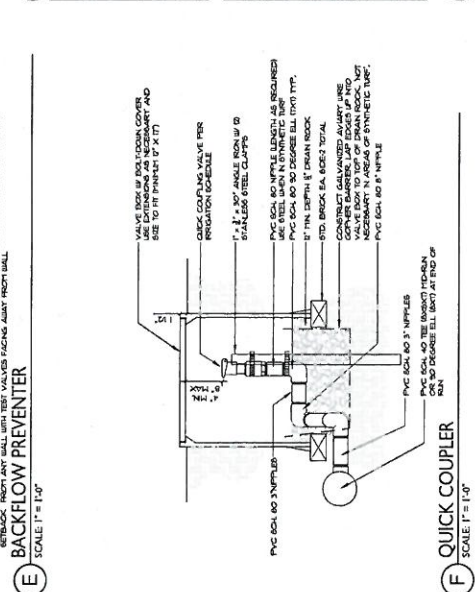
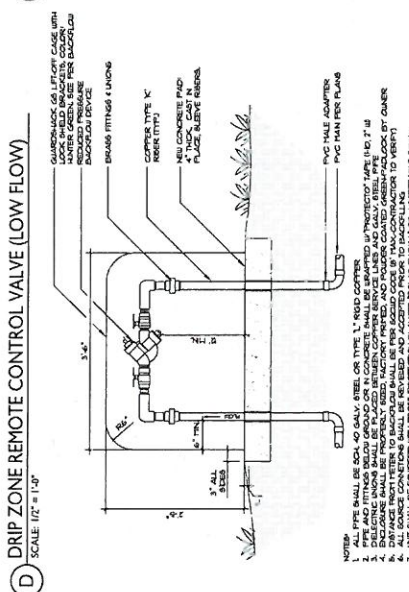
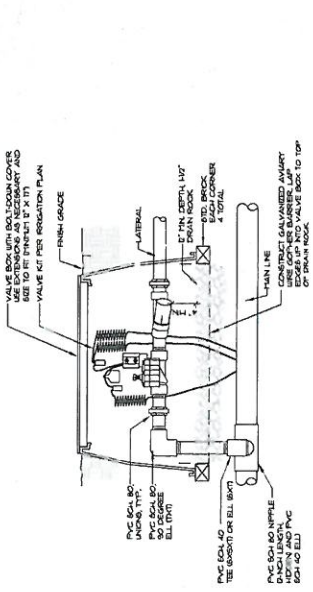
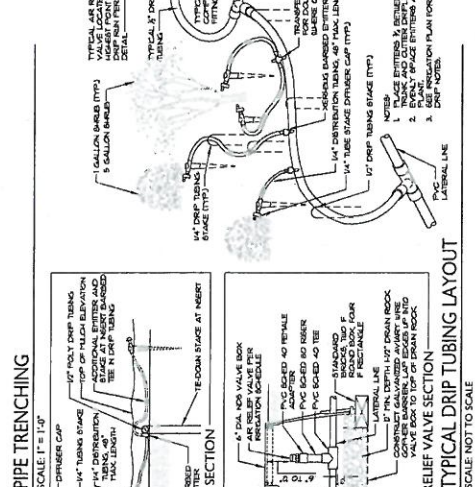
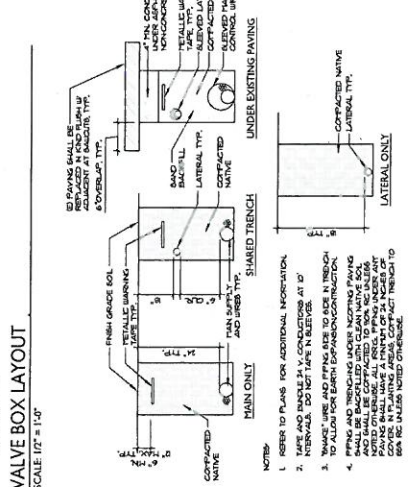
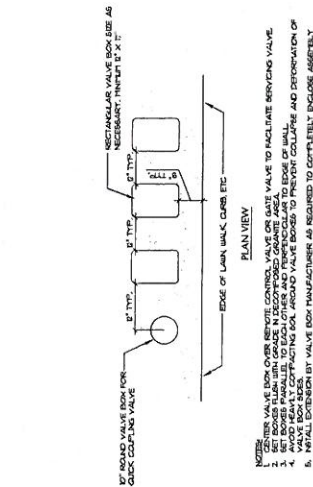
**A** PARK SIGN ELEVATION (FUTURE PHASE)  
SCALE: 1/2" = 1'-0"



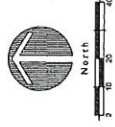
(FUTURE PHASE)















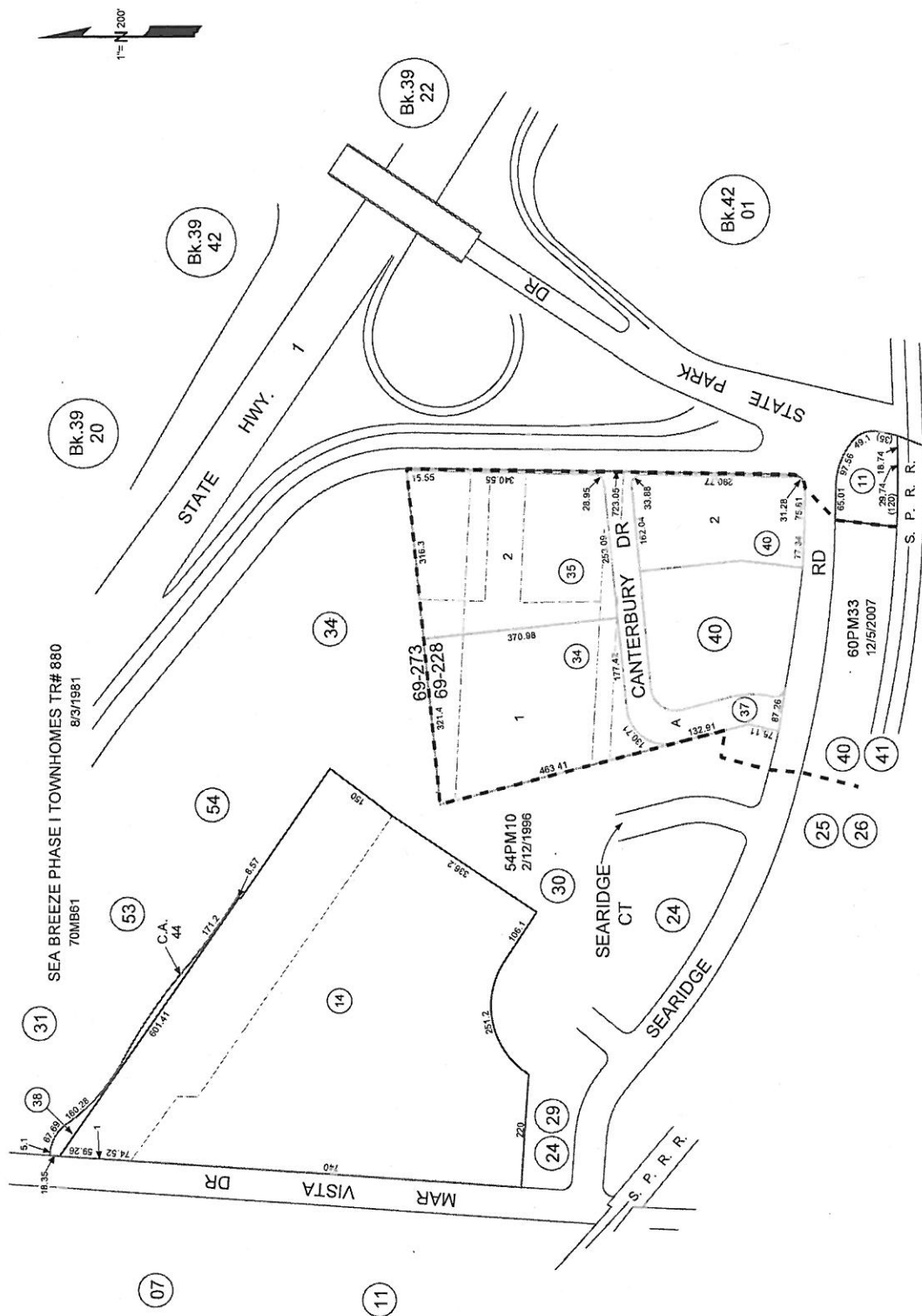


THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

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

**Tax Area Code**  
69-228 69-273

38-08



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

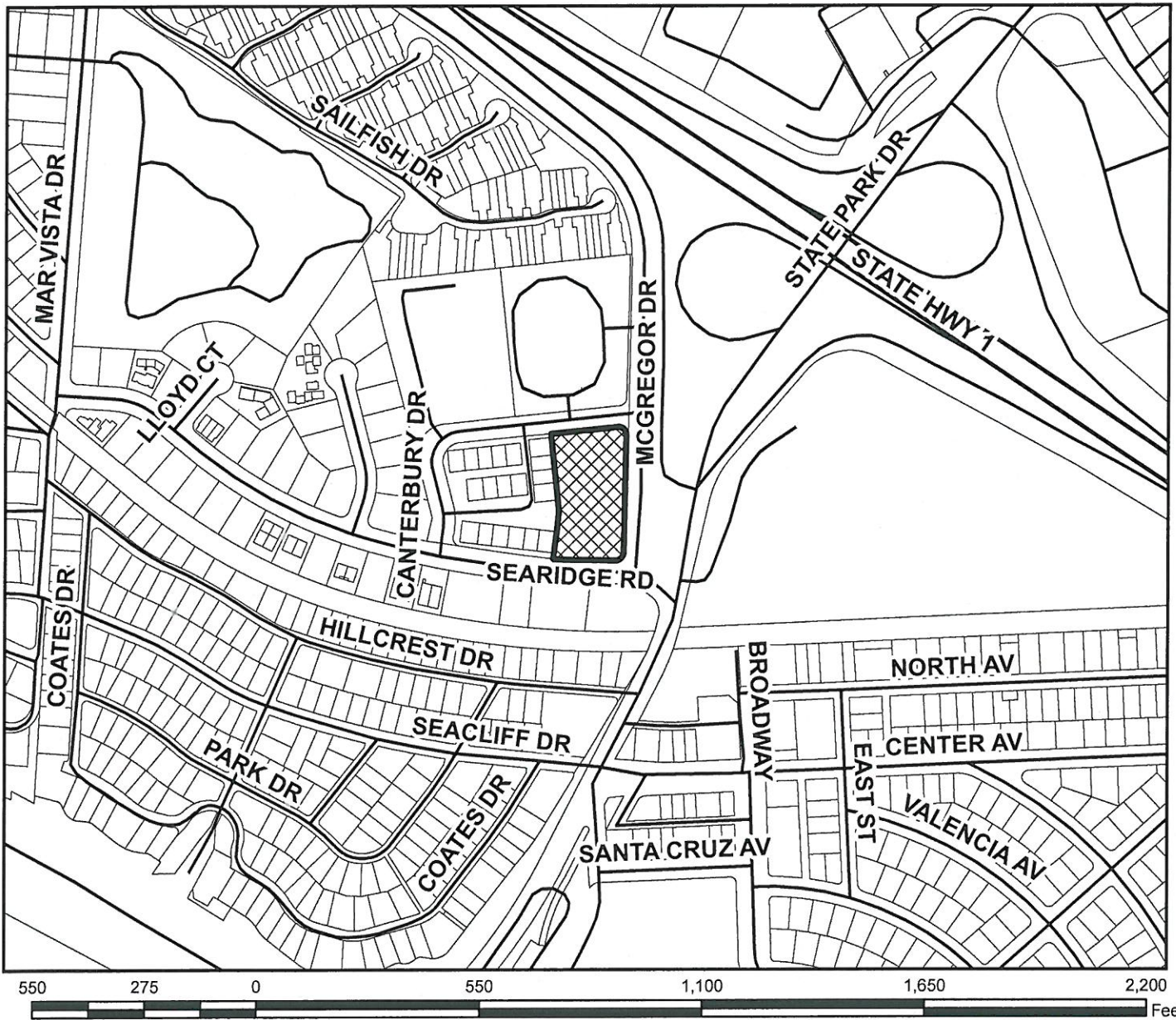
Assessor's Map No. 38-08  
County of Santa Cruz, Calif.  
Nov. 1997

Electronically Redrawn 11/24/97 w/p  
Rev. 11/24/97 (For. from pg. 31 w/p  
Rev. 5/5/98 KSA (CA)  
Rev. 4/26/01 mym (changed page refs.)  
Rev. 3/10/05 mym (added Canterbury Dr  
Rev. 12/31/00 CB (60PMA33, sp. 1-39 & 40)  
Rev. 3/30/10 CB (added TCA 69-228)  
Rev 1/13/11 CB (For to pg 038-40)





# Location Map



## LEGEND

-  APN: 038-081-40
-  Assessors Parcels
-  Streets
-  State Highways
-  County Boundary



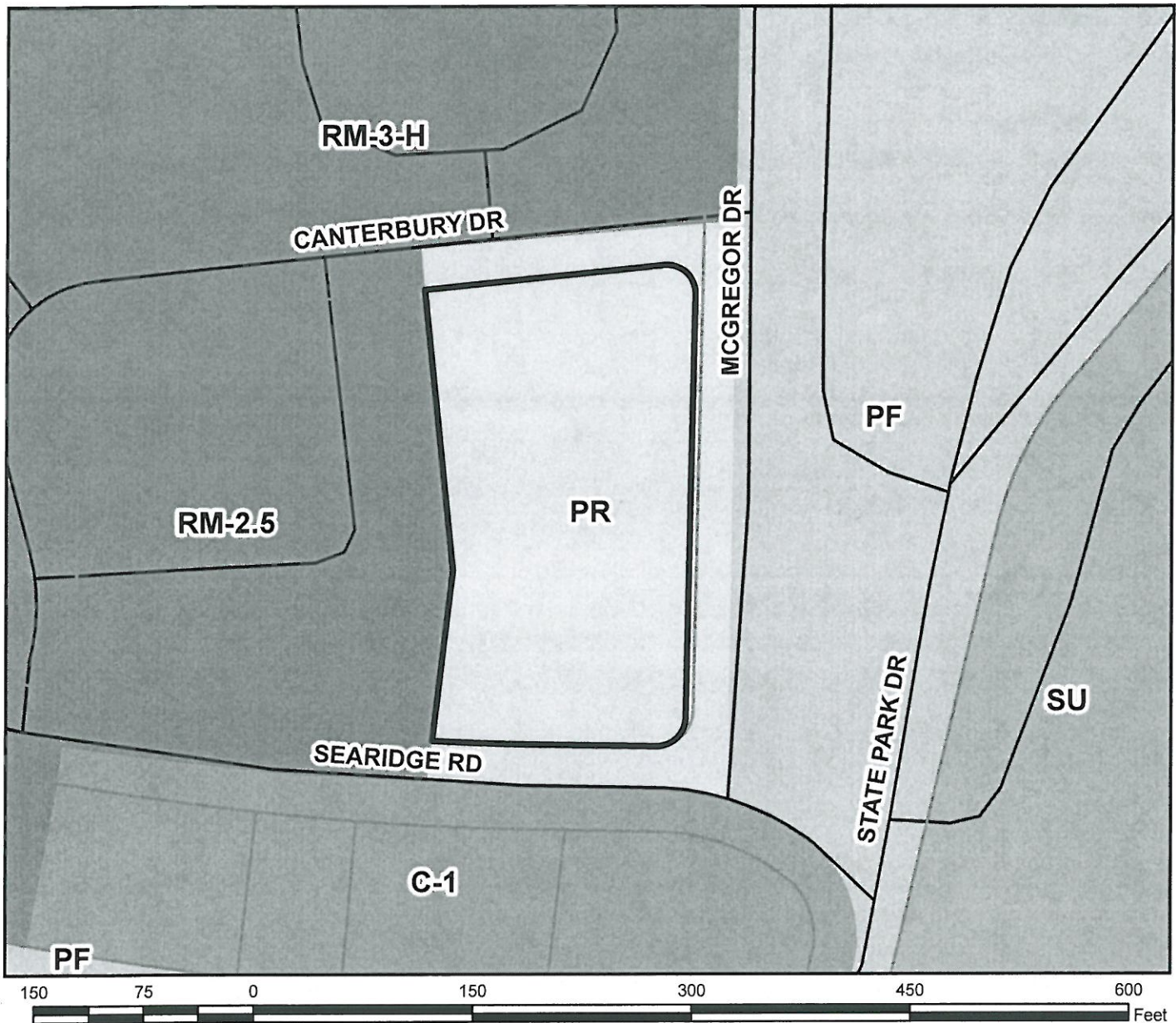
Map Created by  
County of Santa Cruz  
Planning Department  
September 2013

**EXHIBIT E**





# Zoning Map



## LEGEND

- APN: 038-081-40
- Assessors Parcels
- Streets
- PARK
- PUBLIC FACILITY
- SPECIAL USE
- COMMERCIAL-NEIGHBORHOOD
- RESIDENTIAL-MULTI FAMILY

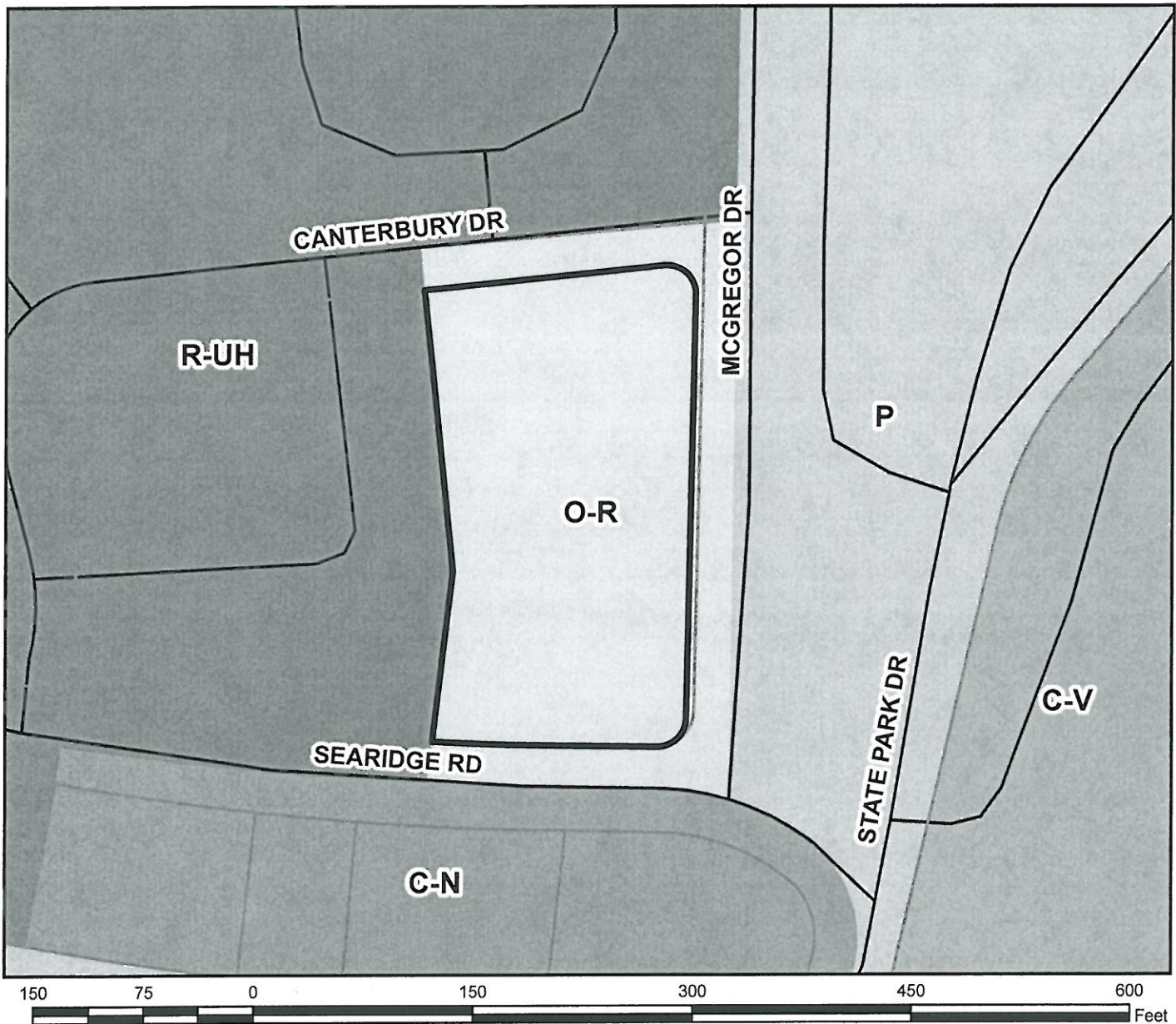


Map Created by  
County of Santa Cruz  
Planning Department  
September 2013

**EXHIBIT E**



# General Plan Designation Map



## LEGEND

- APN: 038-081-40
- Assessors Parcels
- Streets
- Parks and Recreation
- Public Facilities
- Commercial-Visitor Accom.
- Commercial-Neighborhood
- Residential - Urban High Density



Map Created by  
County of Santa Cruz  
Planning Department  
September 2013

**EXHIBIT E**



McGregor Neighborhood County Park, and  
Seacliff Village Update Meeting  
Seacliff Highlands Community Room  
November 28, 2012

- I. Introductions and Project Background
  - A. Introductions, opening statement, and project goals.
    - 1. Introductions- Betsey Lynberg, Assistant Public Works Director
    - 2. Opening statement- Supervisor Ellen Pirie
    - 3. Project goals- Betsey Lynberg, Assistant Public Works Director
  - B. Overview of work done to date- Bob Olson, Park Planner
    - 1. Public meetings- Visioning workshops and public hearings.
    - 2. Design work- Design work completed to date.
    - 3. Canterbury Development- Brief description of design and construction coordination between South County Housing and County Parks. South County Housing Project Manager Dick Kempke.
    - 4. Project Budget- Funds are budgeted in FY 2012/2013 for completion of the design and to secure the Development Permit for the project. Funds for other permits, bidding and construction of a first phase will be budgeted in FY 2013/2014.
  - C. Next steps for the project- Bob Olson, Park Planner
    - 1. Finalize Phase I Design
    - 2. Complete and submit plan documents to County Planning for review and issuance of the Development Permit.
- II. Master Plan Overview- SSA Landscape Architects, Steve Sutherland and Scott Reeves
  - A. Program summary
  - B. Estimated construction cost compared to budget limitations
- III. Phase I Design- SSA Landscape Architects, Steve Sutherland and Scott Reeves
- IV. Schedule- SSA Landscape Architects, Steve Sutherland and Scott Reeves
- V. Park Meeting Summary- Betsey Lynberg, Assistant Public Works Director
- VI. Seacliff Village Update- Jack Sohriakoff, County Traffic Engineer

# **McGregor Park Update Meeting**

**Wednesday, November 28, 2012**

**7:00 pm - 9:00 pm**

**Seacliff Highlands Community Room  
151 Canterbury Drive  
Aptos, CA**

Please join Supervisor Ellen Pirie, Santa Cruz County Parks, and SSA Landscape Architects for a status update and potential phasing plans for the McGregor Park Site, located at the corner of McGregor Drive and Sea Ridge Road.

**Please call:**

**831-454-7939 for more information**





# 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

JOE SCHULTZ, DIRECTOR

December 1, 2008

**AGENDA: December 9, 2008**

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

### **PUBLIC HEARING TO CONSIDER AND ADOPT THE MCGREGOR PARK MASTER PLAN**

Dear Members of the Board:

On October 28, 2008, your Board scheduled a public hearing for December 9, 2008 to consider and adopt the proposed Master Plan for McGregor Park. As your Board is aware, McGregor Park, APN #038-081-40, is a 1.25 acre parcel located in the Seacliff neighborhood of the unincorporated area at the corner of McGregor Drive and Sea Ridge Road. The parcel was acquired by the County of Santa Cruz in November 2007 with Propositions 40 and 12 State Park funds. The purpose of this letter is to summarize the Master Plan process to date, including community participation, and to recommend a Master Plan for consideration and approval.

Master Plan Process: During the Spring and Summer of 2008, Parks staff convened three community visioning meetings to generate ideas and discuss public needs and wishes for the park site, with the goal of creating a draft master plan. For all three meetings, invitations were sent to residents within 1,000 feet of the park site.

On May 14, 2008 the first visioning meeting was held in conjunction with the Seacliff Improvement Association's regularly scheduled community meeting. During this meeting, Parks staff presented a site and slope analysis of the park site. Parks staff also gathered information on recreation likes and dislikes from the public through discussion and note-taking. Information from the community was also gathered by presenting boards with park design images and asking the attendees to place stickers on the features they liked the best.

On July 23, 2008 the second of the three community visioning meetings was held. Parks staff presented three master plan concepts. Each concept included a playground, a picnic area, a skate park element, and a perimeter walking trail. Two of the three conceptual plans also included an amphitheater, an element for which the community expressed a preference.

**48**

*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*



BOARD OF SUPERVISORS  
ADOPTION OF MASTER PLAN FOR MCGREGOR PARK  
Page 2

AGENDA: December 9, 2008

Conceptual Plan #1 included a combined picnic/playground area with three picnic shelters, an informal amphitheater, and multiple skate elements. Conceptual Plan #2 included a larger skate area with pre-fabricated steel components and one picnic shelter. Conceptual Plan #3 had a smaller amphitheater, a circular play area, and a poured-in-place concrete skate bowl.

Those attending voiced a strong preference for Conceptual Plan #1, with some minor design changes. Parks Department staff worked to refine Conceptual Plan #1 and presented the plan before the public at the third and final visioning meeting, scheduled on August 20, 2008. During this final meeting, the public expressed approval of the refined conceptual plan with the recommendations to add more picnic tables and to include a low fence to enclose the playground area. Parks staff incorporated the recommendations from the public and brought this draft plan before the Parks and Recreation Commission as an information item at their September meeting. Parks Commissioners made no recommendations for design changes, but advised Parks staff to use drought-tolerant landscaping throughout the site. Parks staff formally presented the community-favored concept to the Parks and Recreation Commission at a public hearing on October 6, 2008, and the plan was approved.

The Conceptual Plan: The Commission-approved draft master plan includes drought-tolerant turf and landscaping, walking path, picnic area, play area, small restroom, freestanding skate elements, and a small amphitheater. Attachments 1-3 include 1) the draft master plan, 2) three elevations of the proposed park plan, and 3) photos of the proposed park elements. The recreational uses in the recommended Master Plan are consistent with the County's goal of providing conveniently-located, accessible neighborhood parks. The park is well-situated to serve a number of families in existing nearby neighborhoods as well as proposed new housing developments. The park will provide much-needed active and passive recreational space for local residents. A preliminary estimate of project costs, including required fees and contingencies, totals approximately \$1.7 million. In the 2008-09 approved budget, \$50,000 in Aptos Park Dedication fees were appropriated to fund a survey, civil engineering and arborist work, and design. Approximately \$153,000 in State Park Bond funds have been set aside for this project, pending completion of the necessary grant application to the State. This combination of funding should be sufficient to prepare the project for the Development Permit process. Annual maintenance costs are estimated at \$25,000. Construction funding for this park has not yet been identified. The Parks Department plans to hold a meeting in February 2009 with the Seacliff Improvement Association Board of Directors to establish a park fund-raising committee.

Both the Seacliff Improvement Association and the Seacliff Needs A Park, Inc. have been instrumental during the acquisition and master planning processes for McGregor park. The draft master plan is a result of their efforts over many years to bring a park to the Seacliff neighborhood.

It is therefore RECOMMENDED that your Board:

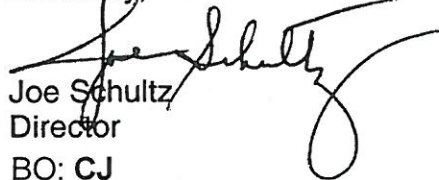
1. Open the public hearing
2. Take testimony from the public and close the public hearing;

BOARD OF SUPERVISORS  
ADOPTION OF MASTER PLAN FOR MCGREGOR PARK  
Page 3

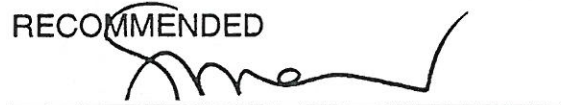
AGENDA: December 9, 2008

3. Adopt the recommended Master Plan for McGregor Park; and
4. Direct Parks staff to submit the necessary design documents to initiate the Master Plan Development Permit process.

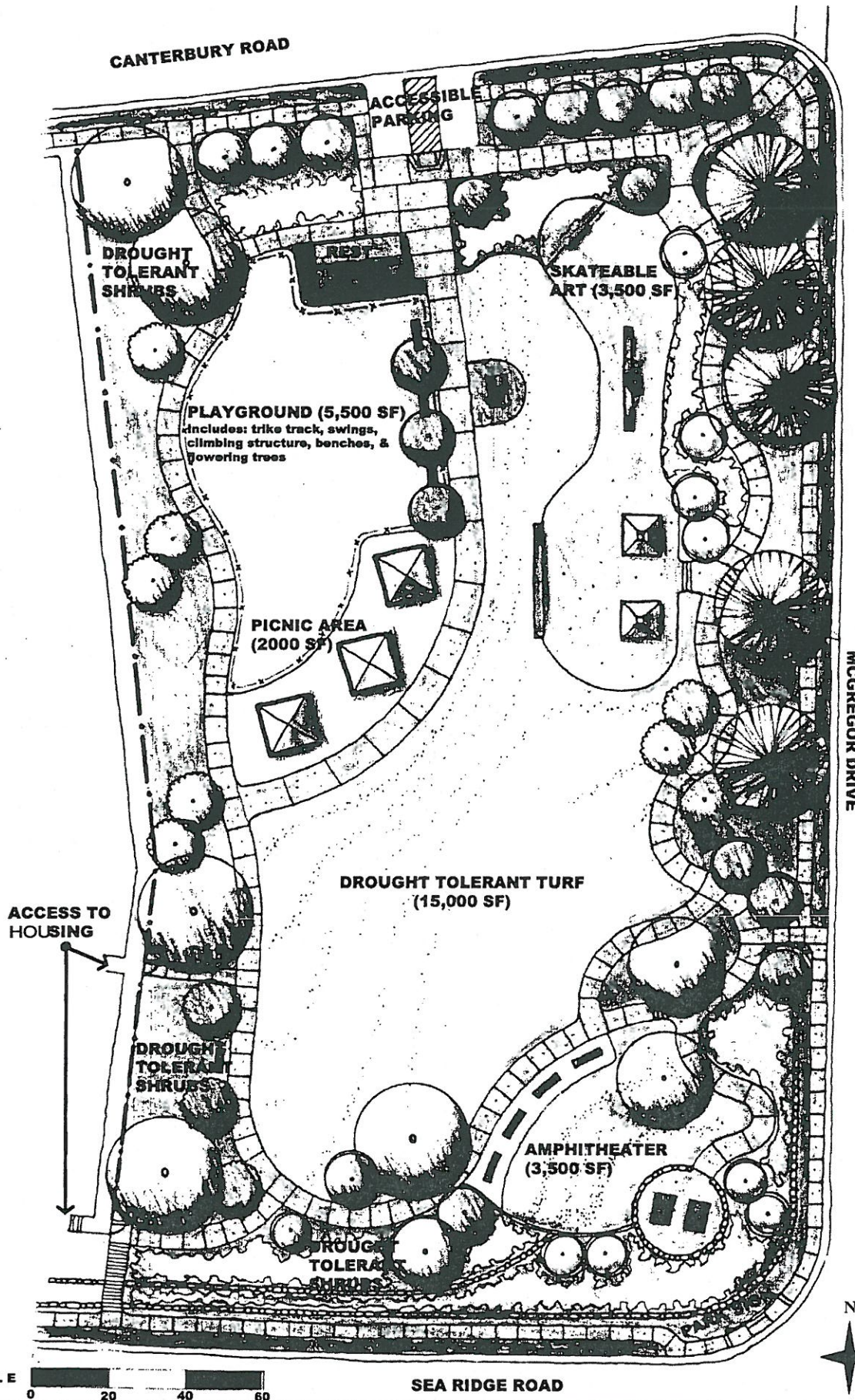
Sincerely,

  
Joe Schultz  
Director  
BO: CJ

RECOMMENDED

  
\_\_\_\_\_  
Susan A. Mauriello  
County Administrative Officer  
cc: Planning Department





# McGregor Park Proposed Draft Master Plan

December 9, 2008 County of Santa Cruz Board of Supervisors Meeting

