

Environs Plan Hits Split

The city and county planning commissions split last night on one part of the University of California environs plan, but agreed on exclusion of Paradise Park from the plan.

It was the commissions' second study of the plan. The city council and county board of supervisors bounced the plan back to the planning level for reconsideration of two items: Paradise Park and the Younger property west of the city limits.

Yesterday Was Hottest Of 1964

September in Santa Cruz is something for our own Ripley's "Believe It Or Not" book.

When the temperature yesterday hit 96 degrees, Weatherman Robert Burton headed for his record books.

He found the following:

That 96 degrees was the hottest day so far this year. It was 86 at noon today.

If the weather records of the last 15 years are compared, it turns out that in all of those years the warmest days were in September.

Taking an average over the past 70 years in Santa Cruz, the average daily maximum for September has been 77.2 degrees.

The highest temperature ever recorded in Santa Cruz fell in a September. It was 106 degrees on September 8, 1936.

During the last 15 years, the highest temperatures in seven of them have fallen on the 24th, 25th, and 26th of September.

The split came on land use designation for the Younger property. The city group recommended modification of the "general industrial" designation agreed on before, splitting the 250 acres among residential, restricted industrial and general industrial designations.

But the county commission, swayed by arguments that no one can predict the land's use by 1990, target date of the plan, recommend an agricultural designation for the land.

If the council and supervisors each accept their commissions' recommendations, university officials would break the deadlock on the Younger designation.

The Younger property already is included in the city's general plan, and is earmarked for general industrial use in that document. Younger has fought the industrial tag in both the general plan and the environs plan proceedings.

Younger asked the groups for an agricultural designation on the land. "We want to keep the land in agriculture as long as possible," Younger said.

County Commissioner Erle Byer agreed with Younger. It is "very difficult to put specific zoning" on this land, Byer said.

City Commissioner Carl Nelson pointed out that "We aren't zoning — we're planning for 1990."

"You can't zone contrary to the general plan," Byer answered.

"You can," Nelson said. He said the land would not be reassessed or re-evaluated because of "a blob on a map" as it

would be by rezoning. "This is the crux," Nelson said. "I have enough faith in county government to think the assessor won't tax the land as industrial" because of the plan, Nelson said.

County Commissioner James Kennedy said he doubted if the land would ever be used for industry, because it lies between the UC campus and the sea. The University's concern with esthetics and possible industrial emissions would block industry, Kennedy suggested.

The Paradise Park question was easily resolved, but it also brought a sharp rebuke to Supervisor Vince Locatelli, who pushed for exclusion of privately operated area.

Nelson moved to designate Paradise Park as an "unplanned" area on the plan map, but Locatelli broke in. The supervisors voted for exclusion, he said, and "We're the legislative body. We're the supreme court."

"I defer to the supreme court," Nelson said dryly, and moved for exclusion.

After the motion passed the city commission unanimously, Commissioner Dorothea Jones spoke up. "I strongly object to our supervisor telling us that he is the supreme court. What good does it do for us to say anything?" she asked.

"We're the legislative body," Locatelli started to explain.

"I understand legislature. I even vote," Mrs. Jones said. As Locatelli started to explain the procedure for the environs plan adoption, Mrs. Jones broke in.

"You don't even consider our

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advise, no matter what judgment we make? It makes no difference?"

"That's correct," Locatelli said.

"Then why in the — are we sitting here?" Mrs. Jones exploded.

"We didn't want to send it back," Locatelli said, but the law required it.

The city-county wrangle over Younger's property eventually boiled down to a disagreement on where future industry would situate — in or near the city, or in an unincorporated area such as Davenport. The city

contended that the future community of 175,000 will need industrial sites to provide jobs for its citizens. The county's position was that industry should be away from population centers because of its noise, smoke, odors and the like.

News In

Apportionment Com

Washington (AP)—The senate a compromise solution to its prolonged legislative reapportionment.

It adopted 44 to 38 a nonbinding proposal offered by Democratic Leader Montana as a substitute for a strong sponsored with Republican Leader Illinois.

GM Rejects UAW