

not have outside income. This an estimated 26 per cent of total case load.

Methane gas, said Newberry, is depleted air containing little or no oxygen.

et recommended by President Eisenhower now is pending before congress.

planes will tow the one-tenth of a candlepower lights at elevations of 7000 to 8000 feet.

Flood Control Project Is Seen Big Step Toward Greater City

By Gordon Sinclair
Managing Editor of The Sentinel
(Third of a Series)

In any public works, one of the most difficult problems is the acquisition of land required for the project.

The San Lorenzo river flood control is no exception.

When it was known that the project was going to become active, the city council hired George Pingry, retired right-of-way expert for the state division of highways, as consultant for land acquisition in the flood control project, and the city's San Lorenzo park urban redevelopment program.

Pingry spent 29 years obtaining land for the division of highways, 12 as supervising right-of-way agent for District IV in San Francisco. He is a past president of the Master Appraisers institute and is under contract as consultant to the City of Sacramento for its mammoth redevelopment program.

It is his ticklish job to negotiate with each individual property owner and attempt to arrive at a satisfactory settlement for property affected by the flood control project.

In many instances it is far from easy job.

The flood control "take line" cuts right through a piece of property. Sometimes, right through a building. In some

cases, the acquisition requires severance damages to a building or a business that will be sorely affected by the acquisition.

To date, most of the property affected by the flood control project on the east side of the river has been acquired by the city. On the west side, the city has acquired several pieces of business property along Front street and is now negotiating for properties north of Soquel avenue.

Two individual appraisals have been made of each piece of property to be acquired for the flood control project. Pingry uses the appraisal data to negotiate with the property owner.

City Manager Robert Klein said recently that in no completed case has the property owner received less than an appraised figure for the acquisition of his property for the project.

Klein emphasized that the city treasury cannot gain from any property acquisition. A shortage or overage from a transaction is state responsibility. All transactions are audited by a representative of the state controller's office.

The city manager must personally approve all acquisitions.

With the pressure on to get the rights-of-way available for the engineers, the city, acting as agent for the state in the acquisition of the property, may be forced to use eminent domain procedures in order to assure the contractors of being able to go to work when the contract is awarded.

In cases of severance payments or property exchanges, each transaction is submitted to the state by Pingry for approval before Klein gives final city authorization for the case.

As a part of the flood control project, the entire river has been surveyed with the approval of the state department of water resources to ascertain the mean tide lines, etc.

Flood control also becomes tied in directly with the city's urban renewal program in the area where properties in the San Lorenzo Park project are affected both by the flood control take lines and the redevelopment project.

Earl Newkirk, director of the Redevelopment Agency of Santa Cruz, outlined the steps still to be taken in the San Lorenzo park project.

The contract between the federal government and the redevelopment agency is now being drawn. It calls for a federal loan of \$2,685,307 for carrying out the project and a federal grant of \$1,123,107 which represents two-thirds of the estimated net cost of the project.

When the redevelopment agency receives its funds, the first step will be to purchase its share of the properties jointly affected by both flood control and urban renewal. These lands include buildings and land between Soquel avenue and Water street on both sides of the river.

Included are such parcels as part of the Meadow Gold Creamery property and a section of the property of Kerrick's Laundry and Dry Cleaning, mentioned only as illustrations.

Under the urban renewal program, properties that remain inside the project must conform to the existing city building code, and must be modernized, if necessary to meet with the requirements of the redevelopment project.

Therefore, as an example, a parcel of land might be acquired by flood control, reducing the amount of square footage necessary for the operation of the existing business. Then, if the building does not meet the renewal agency standards, expenditures would be required at least to give the building a "face-lifting."

Such multiple problems might wind up with the owner feeling

that he did not want to continue business in the same location. These are the types of problems that make the negotiations ticklish and difficult for both the city and the property owner involved.

The redevelopment program is just getting started while the flood control project is near the construction stage.

Both use the same type of appraisal procedures in dealing with property owners with the exception that the redevelopment acquisitions must meet with the approval of the federal agency as well as the city agency.

Both projects are aimed at making Santa Cruz a better place in which to live.

And the flood control project is almost becoming a construction reality, designed to protect the residents of Santa Cruz from facing another scene such as they saw the morning of December 23, 1955.

The assessed valuation of the area affected by the Christmas flood is about \$16 million. The total value of the area is estimated at more than \$50 million.

Thus, the expenditure of the flood control project is money designed to protect a valuable and key asset to the city as well as to save the lives and property of its citizenry.

In itself, the flood control project is opening up new vistas for greater development in the community. The \$2 million to be spent on property acquisition and other flood control details brings new money into the community for the growth of the municipality.

No one who was here the night of December 22 will deny the need of the San Lorenzo river flood control project.

It is a public works planned for the protection of Santa Cruz against future flood disaster and a gigantic step toward the building of a greater Santa Cruz.

(End of Series)

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