

Report puts price tag on Live Oak's future

By CAROLYN SWIFT

Live Oak residents will have a chance Monday night to review a capital improvements study and a revised map of the Live Oak General Plan.

County planners have scheduled a study presentation for 7:30 p.m. in the Live Oak Elementary School cafeteria, Capitola Road and Chanticleer Ave. While there are no revised portions of the written plan, there will be a report on the capital improvements program for water, sewers, schools, parks, transportation and other public facilities.

Linda Niebanck, a staff planner working on the Live Oak plan, said the capital improvements study is a list of services that will be needed over the life of the plan to support proposed developments. It pinpoints both immediate and future needs for Live Oak. The proposed plan projects a population growth of 36,000 to 38,000 residents between Arana Gulch and Soquel Creek.

"Nearly everyone agrees there are services needed to support

the population of 23,000 that is here now," Mrs. Niebanck said. "We need to see exactly what services are needed and then see what can be developed."

Development of land in Live Oak is presently guided by the 1964 Santa Cruz County General Plan. Mrs. Niebanck said the completed Live Oak General Plan will replace that portion of the county document.

The Live Oak plan is scheduled for study by the county planning commission on Nov. 9, and this meeting will be followed by a public hearing before the commission Nov. 30. Tentative date for presentation to the county board of supervisors is Dec. 13.

Mrs. Niebanck said there will be further public meetings for a period of one-to-three months when the document is under consideration by the supervisors, who may suggest additional revisions before final adoption.

Once adopted, a zoning plan will be created to follow the guidelines of the Live Oak General Plan.

The county planner said much of plan developed for Live Oak

has been influenced by the work of the Live Oak General Plan Advisory Committee (LOGPAC) and its recommendations. She added that citizen interest in the planning process for the Live Oak community has been lively, and planners have tried to follow suggestions wherever possible.

"Everyone pretty well recognizes what the issues are in Live Oak," she said, "But people have different ways to approach these issues. We've tried to follow recommendations, and where we were unable to do so it was usually for technical reasons."

Now that staff members are revising the plan map, Mrs. Niebanck said they are again looking at areas that concerned some property owners and residents at previous public meetings. These parcels include lands around the gulches and property along Portola Drive.

Mrs. Niebanck is one of several county planners and specialists who have worked on the general plan document. Persons with additional questions may contact Mrs. Niebanck, Don Lauritson or Ron Marquez at the county planning department.