

Aptos Development Given Another Delay

By KEITH MURAOKA
Sentinel Staff Writer

The long-proposed development on the 140-acre Koch/Cabrillo Woods property above Cabrillo College in Aptos will be delayed even longer as the county Planning Commission last week refused a General Plan amendment as proposed by developers and, instead, approved its own amendment.

The proposed amendment by Advanced Developers Inc., came before the commission Wednesday night as a large crowd of residents from the Thousand Oaks/Haas Drive and Park Wilshire/Vienna Woods neighborhood attended.

Commissioners unanimously refused to redesignate the property from rural and mountain residential zoning to urban low or suburban/urban reserve. The latter, combined with extension of the urban services line, which was also proposed, would have allowed some 145 to 180 lots on the property.

Instead, commissioners went along with planning staff's recommendation that the developable portion of the property that is under 30 percent slope be designated rural residential and remain outside the urban services line.

The action was actually a step backwards for the applicants since part of the property that is adjacent to the Vienna Woods/Park Wilshire subdivision was already inside the urban services line, indicating its potential of being served by public sewer, water and fire protection by 1990.

The applicants, however, were successful in getting commissioners to add a clause in its recommendation that the property north of Haas Drive be tagged for possible future "urban" development, if and when, certain criteria are met.

Those criteria included the lifting of the Soquel Creek County Water District meter connection moratorium and the property's being annexed to the Aptos Fire District (from the current Soquel Fire District).

Commissioners changed another clause

that simply reads that "adequate primary and secondary access to the property be accommodated."

Staff's earlier recommendation had called for primary access to any future development being from Haas Drive rather than Jennifer Drive or Hudson Lane. That, however, would require condemnation procedures by the county to acquire the 300-foot right-of-way that exists from the end of Haas Drive to the beginning of the Koch property.

Virtually every one of the 11 residents of the area who spoke during the 2½-hour hearing expressed opposition to such a plan.

Ted Durkee, president of the Thousand Oaks Homeowners Association, led the charge. "This county has a history of 'sort of' doing things and giving conceptual approval, then ending up in court and usually losing those lawsuits," he said. "No one can recall this county government ever condemning a part of a homeowner's property to provide access to an adjacent property so an out-of-town

developer with an option on that property can pursue his project."

Commissioners were unanimous in reiterating the numerous development problems in the area.

In answer to the access problem, Commissioner Alternate Winifred Alexander made a tongue-in-cheek remark that a helicopter pad should be installed to fly the new residents in and out. It was met by applause.

Commissioner Ree Burnap felt the developer's planned project — if and when the General Plan is changed — was "premature." She added, "It almost seems that development is impossible at this time."

The future project Advanced Developers were looking at involved some 145 residential lots on 84 of the lower acres.

Commissioners made it clear they were not precluding future urban development on the property. They also pointed out that any such development should be compatible with existing neighborhoods.