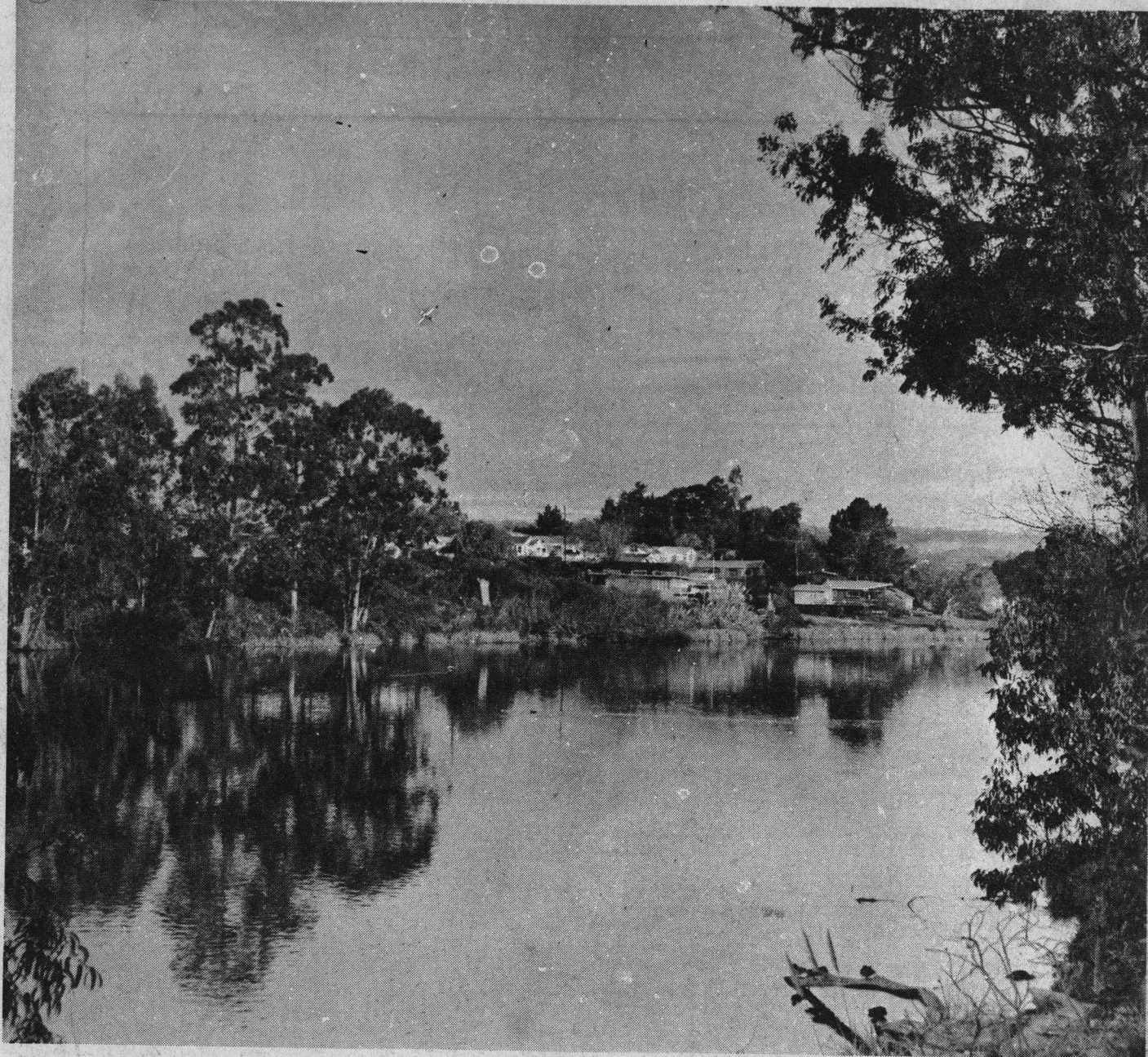


Twin Lakes



Santa Cruz Library  
224 Church St.  
Santa Cruz, Calif.

State must decide by Feb. 20

## Schwann lake = development or state park?

by David Johnston

For six years the state of California has held up Royce Kaufmann's planned \$1.5 million, 100-unit apartment complex on the edge of Schwann lake with promises to buy his land so a Lake Merritt-type of recreational facility can be developed. Kaufmann is now certain the state will fail to come up with the money to buy his 2.2 acres of land and water during the five weeks that county supervisors have given the state for action on the matter.

Kaufmann told The News that John Healy of the General Services Administration division of the state has approached him and offered \$47,000 for the property.

Kaufmann paid \$60,000 for the site six years ago.

Kaufmann said this was the first time in six years that any official of any state agency has approached him about purchasing the property.

The state acquired most of the lake in 1955, but has failed to act on the Kaufmann site until now.

Kaufmann told The News he may accept \$200,000 for the site if the state wants to buy it between now and February 20, but that he is almost certain the land won't be purchased.

County supervisors have set February 20 for Kaufmann's latest request that the lake be rezoned from "U" or unclassified to RM-100 (ap-

artment) or RM-V (visitor-apartment). If the state has not come up with the funds by that time Kaufmann is practically assured of getting the zoning change.

Dennis Kehoe, Kaufmann's attorney, has predicted the state will not come up with the money to buy the site. Kaufmann's site is located along East Cliff drive near 12th avenue.

Kehoe told supervisors he is aware that the state has \$780,000 available for projects at Schwann Lake and Twin Lakes beach at the ocean end of the lake.

Kaufmann told The News, however, the \$780,000 was not available for site acquisition, and that only the General Services division could buy the property. Kaufmann also noted that if he is allowed to build his complex he will deed 29,000 square feet of the lake over to the state or county. He owns 60,000 square feet of the lake, and 40,000 square feet of land.

Supervisor Tom Black has said the best way to "get the state off its dime is to rezone it. I can't see using the county as a foil to get what the state wants," said Black of efforts by the state to get the county to hold up Kaufmann's rezoning request.

The whole problems stems in part from a superior Court decision which forbids the state from condemning any additional beach properties until a county master beach

plan is finished.

The planning department is actively working on such a program now, but was supposed to have it completed two years ago. Understaffing in the department is blamed for the delay.

John A. Cruze, who heads up Schwann Lake Conservation committee, said he and his group oppose rezoning the Kaufmann property, saying others would expect the same treatment. Cruze feels the state's failure to even the easterly boundary in the ensuing years since the state accepted a gift of about 20 acres of submerged land 15 years ago is the basis of Kaufmann's contention that his constitutional rights have been abridged.

Cruze feels these trouble making part water, part land parcels bordering the lake should be acquired by the state at the earliest opportunity time.

The matter will be taken up with the state by a delegation of Santa Cruz county officials (and Cruze) this week. In the delegation will be supervisors Henry Mello and Robert Burton. Burton, in whose district the lake is, has urged the board "not to abandon the lake." He was a staunch opponent of a plan to convert a part of the lake into a parking lot facility to serve the Twin Lakes beach area a year ago.

Burton has said he doesn't want "a stone left unturned, before turning this lake over

to private interests." He is a strong advocate of putting it up to the state to make a decision.

Cruze said that he and his group (composed of about 2000 members) "are aware that the state's present financial position may delay such acquisition indefinitely." But suggests the maintenance of the park should not be abandoned.

He is critical of the deterioration of the area, saying: "The once delightful trails enjoyed by so many nature lovers now look more like fire-breaks, due to the removal of brush and small trees with a bulldozer and pushing them aside to decay as an unsightly mess. Fallen trees remain untouched, a tinder box invitation to firebugs. Horses are ridden in rodeo training fashion (around barrels at full speed). They also use the trails as exercise grounds."

In the meantime, the 42-year-old Kaufmann says the going may get rough in trying to get the planning commission to approve his complex, once the site is rezoned (which he is confident it will be). "But the county will take a fortune in taxes from this complex," Kaufmann added.

Kaufmann has said through his attorney that "if permitted to build his development, it would extend between 50 to 100 feet over the water near the shoreline."

Double sessions for