

# City wonders what to do with Sky Park Airport

SANTA CRUZ — The 46 acres in Scotts Valley that was Sky Park Airport is worth from \$7-\$10 million if used for light industry and retail stores, according to a market report.

City councilmembers will discuss the report Tuesday at their 7:30 p.m. session at City Hall. The regular 4 p.m. session is cancelled due to lack of business items.

The airport was closed by the council after a majority decided the city wasn't getting much benefit by using the land for a small craft airport.

It was located in the center of Scotts Valley and city officials there supported the closing. They said the airport had become threatening to the shopping centers that now surround it.

According to the Land Economics Group's market study, the site has about 40 acres of flat or

slightly sloping land that could be developed.

It recommends 37 acres be developed for light industry — probably high-technology companies which are migrating to this county — and that three acres closest to Mt. Hermon Road be built-out in retail stores.

Santa Cruz City Manager Richard Wilson said this morning the planning process will take a long time and he wants the city to "involve the community of Scotts Valley."

He said the situation is akin to that of UCSC's plans for a high-tech park on its campus which does not need the okay of the the city of Santa Cruz.

The market group recommends delaying retail stores for five years since Scotts Valley has a major shopping center about to open across Mt. Hermon Road.

It recommends the city form a partnership in the development to get the most money out of it, but that it put the land under the jurisdiction of Scotts Valley.

"Transfer of jurisdiction over the site from the city of Sant Cruz to the city of Scotts Valley is recommended since it may be legally difficult to retain jurisdiction if the iste is not used for public purposes."

The development partnership would be another step in city involvement in commercial enterprise to make up for the stifled flow of property tax money.

It is noted in the report that water shortages in Scotts Valley may be the biggest barrier to development.

In other business, the council will receive a

report from Earth Sciences Associates on their study of three slides in the Newell Creek Reservoir area.

The slide on the East Reservoir rim needs more study to determine how it would move in an earthquake.

"Future movement of the (1980) landslide without an earthquake will probably closely follow the type of activity that has occurred (and) would not pose a hazard to the safety of Newell Creek dam," according to the report.

The slide on the west reservoir rim poses no hazard, nor does the slide at the spillway, according to the report.

The council also is expected to accept a proposal from Group W on its offer for a new cable TV contract.