

Register-Pajaronian

Wednesday, January 28, 1976

Parts of Aptos get new zoning status

Rezoning of several large portions of the Aptos area to make the zoning classifications consistent with the general plan was approved Tuesday by the board of supervisors.

Involved in the rezoning were school sites in the area, the Polo Grounds, the residential area above the salamander pond near Rob Roy junction, and various other sites.

In a change from the planning commission recommendation that large areas between Rio del Mar and the Seascap development be placed in a UBS zone, supervisors approved Dale Dawson's recommendation that these areas be zoned residential, with 40-acre minimum building sites for the time being. The land is owned by Seascap and Mr. and Mrs. Carlyle Miller.

Mrs. Miller objected to placing a planned development designation on the salamander habitat above the freeway. She said the permit fees for planned development were unfair to homebuilders.

Dawson said he tended to agree that individuals should not have to pay the cost of protecting the rare amphibians but said that for the time being the planned development designation should remain to ensure that county planners can require that development in the area take the habitat into account.

A lengthy presentation was given by Jerry Tucker on behalf of R. J. Hunter, owner of the 62 acres which include the Polo Grounds.

The planning commission had recommended that the entire area be placed in an agricultural zone, an action subsequently endorsed by supervisors.

Tucker asked that 20 acres of the flat land be placed in the UBS zone and that the remaining land be zoned residential. He

called the agricultural designation "totally unreasonable, inconsistent with the policies of the general plan and inconsistent with the surrounding property."

He also presented a report from an agricultural consultant who said that less than half the land had any agricultural potential at all, that the soils were diseased and that commercial farming of the land is not financially feasible. Tucker said Hunter has leased the land for \$800 a year while his taxes have been about \$8,800 a year.

Dawson, however, noted that Farm Advisor Ron Tyler says the Polo Grounds is "viable agricultural land."

"Valuable agricultural lands should be preserved whenever possible," Dawson said. "Part of this land may be possible for residential development in the future but this action will not foreclose that possibility."