

Capitola Mall

Wednesday, June 17, 1987 — Santa Cruz Sentinel—A-3

# ✓ Accord reached on Capitola Mall drainage plan

By KEITH MURAOKA

Sentinel Staff Writer

SANTA CRUZ — A compromise solution to drainage problems in-

volving a \$35-million Capitola Mall expansion project was OK'd by county supervisors Tuesday, paving the way for construction to begin next month.

John Gatto, spokesman for mall developer Cypress Properties of Menlo Park, estimated afterward that — despite the unforeseen delays — the company is still aiming at

completion for fall of 1988.

A JC Penney and Leask's will be the two new anchor tenants of the expanded mall. The county's 100-acre covered shopping center will nearly double in size, adding 304,575 square feet to the existing 381,098-square-foot mall.

The drainage agreement requires Cypress to construct on-site storm runoff detention ponds. Additionally, the developer must guarantee financing for the eventual construction of a storm drain along Capitola Road, to divert runoff from the mall to Rodeo Gulch.

Cypress will be required to put up a \$300,000 deposit to insure completion of the Rodeo Gulch diversion line. At the same time, Cypress will be required to pay more than \$80,000 in drainage fees to Zone 5 if the County Flood Control and Water Conservation District.

The proposed agreement was postponed six hours Tuesday by Supervisor Gary Patton, who wanted to insure that "written guarantees" were made plain for Cypress to fulfill its obligations. The board eventually gave unanimous approval.

The need for drainage improvements before the start of the expansion project placed the project in jeopardy. The improvements were recommended by Public Works Director Don Porath.

Porath said — and supervisors agreed — that storm runoff from construction could aggravate already serious flooding problems on portions of 41st Avenue.

If the on-site storm runoff detention ponds will not be operable by Oct. 15, 1987, Cypress will be required to construct a temporary detention system to control storm waters on the mall site. In the event the Rodeo Gulch line is not constructed, a detention system capable of serving as a long-term alternative will be required before occupancy of any new mall buildings.

Supervisors made it clear the Rodeo Gulch line was preferred.

Gatto said later he was "relieved" the drainage problem had been resolved, albeit at more expense than Cypress anticipated. Cypress Properties President John deBenedetti had said earlier that it was "unfair" of the county to require

detention ponds, the storm drain to Rodeo Gulch and drainage fees.

Gatto said that individuals making up Cypress have developed some 50 shopping centers across the country. He called the Capitola Mall expansion "complex," saying, "Here, we had more agencies that had the ability to impact the project. We had multiple umbrellas to be concerned with. All we could do was hope none would spring a leak."

The latest "leak" occurred last week when the Capitola City Council returned the proposed design of the 91,809-square-foot Penney store for redesign.

While the city has already approved the overall expansion plan, designs of specific buildings still need approval. The council has already approved the design of the 54,000-square-foot Leask's.

After that meeting, Penney spokesman George MacNevin estimated that the store's planned opening in the fall of 1988 would probably be pushed back to spring of 1989 due to the redesign.

Gatto disagreed with that projection Tuesday, saying they "still hope" to open by the fall of 1988.