

Center must chip in on street work

The developer of the Deer Park Shopping Center will be charged \$60,000 to help cover the cost of redesigning the intersection of Rio Del Mar Boulevard and Clubhouse Drive.

The developer, Community Research Institute, Inc., signed an agreement with the county in 1975, saying that if improvements were needed at that intersection within the following 10 years, the developer would pay one-fourth of the costs of those improvements.

That 10-year agreement expires next week.

The Board of Supervisors yesterday approved a plan to spend a total of \$240,000 to redesign the intersection and put in a traffic light. By approving that plan, the board expects to be

able to collect the developer's share of the costs.

Supervisor Gary Patton said he was angry that county planners just presented the traffic improvement plan yesterday, because if it is determined the improvements now planned are inadequate, and more work is needed, it will be too late to collect any more from the developer.

"Money for capital improvements is not that available and if we can get some developers to pay, we should," Patton told the county staff. The county can only collect from the developer one-fourth of the improvements now planned.

County Planning Director Kris Schenck said in a letter to the Board of Supervisors that a

study now being prepared on traffic in the Rio Del Mar area could indicate other improvements are needed. Although Community Research Institute, Inc. could not be forced to pay for any of the improvements deemed necessary once its agreement with the county expires next week, Schenck recommended the establishment of a trust fund to help cover the costs of any future improvements. Fees based on the cost

of the improvements will be charged on any new development in that area to help pay for traffic improvements.

The board adopted Schenck's suggestion, although the specific fees will be determined later.