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Good Times

# Wingspread Report

*The word is not good for the Aptos development*

AN environmental impact report (EIR) on Wingspread has come out against the 67-acre Aptos development, as GOOD TIMES reported it would last March. The EIR, released last week, cites eleven negative consequences the project would have on the Porter-Sesnon property, located opposite Cabrillo College and across the freeway.

Rye Kelley, the project's developer, claims all those consequences can be mitigated. "It is in the nature of all EIR's to read like doomsday scenarios," said Kelley. But county environmental planner Don Bussey said the project "is not buildable" as submitted.

The original plan provides for 630 units, a con-

vention center and a performing arts complex. One primary problem with the Kelley proposal is the high erosion risk that structures on the ground's slopes would pose.

Other problems with the project include the threat to vegetation and wildlife in the area, insufficient drainage for storm water and an excessive noise level.

Kelley has suggested two other developments, one with 295 units and a performing arts center, and the other with 200 units and no arts facility. But he hasn't submitted these proposals to the planning commission or applied for an amendment to the General Plan and Local Coastal Plan, the first steps in pursuing any project, ac-

ording to Bussey. Presently, the area is zoned for no more than 160 units.

Supervising planner Mark Deming will request that the application, which has already cost the development company more than \$40,000, be cancelled if Kelley does not submit a new proposal or amendment to the General Plan within 60 days.

That move would force the developer to act before the November elections. Those elections, in which environmentalist county supervisor Robley Levy may face conservative challengers for her seat, could change the present liberal majority of the board. The supervisors must ultimately approve any plan on the Aptos property. •

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