

music festivals in America." The festival is included in a story called "Sounds of a Summer Night" about the major role summer music festivals play in the American

and violinist Romuald Tecco, soloists. Program includes music by Henze, Brubeck's "Brandenburg Gate Revisited," and Dvorak's Symphony No. 6.

Tickets for these and next week's concerts may be obtained at the Cabrillo College Community Education Center.

Huge project planned for Porter-Sesnon

Green Sheet 7/20/80 Wingspread

Soquel Creek water directors slapped a freeze Monday night on all new major housing developments in the mid-county that need service from the water district.

The freeze, which blocks plans for a massive development on the 66-acre Porter Sesnon property that includes 630 residential units, will be in effect until Oct. 6 when the water directors expect to know if they will impose a long term moratorium on all new water services in the mid-county area.

The freeze does not apply to single-family homes, but will affect any subdivision or condominium applications that require water district approval before the county or the City of Capitola will process their applications.

Hare, Brewer and Kelley, who have leased the Porter-Sesnon property from the University of California regents, filed an application with the water district, asking that the water district agree to serve the proposed development.

As now proposed, the project will dwarf the highly controversial application for 490 residential units on the O'Neill Ranch above Soquel High School.

A letter to Water District General Manager Bob Johnson from Ryland Kelley, sets up the proposal.

On one 14.7 acre parcel, the group is proposing a community performing arts center, an adjacent theater district with 30,000 square feet of commercial, theater-related uses, 33 apartments for artists and other employees of low-to-moderate income, an underground 737-space parking "reservoir"; a colony of 100 apartments, also for artists and other low and moderate income employees, and a multi-purpose transportation center.

Kelley is proposing a conference center with 15,000 square feet of conference facilities and 100 rooms on the second, 51.7 acre parcel; a lodge with 170 condominium studio units; The Wingspread Clusters — three sod-roofed structures with 66-67 condominium units each, and two levels of underground parking for 150 cars for each structure.

The second unit would include the Courtyard Homes, nine groups of three sod-roofed condominiums, and a recreation center with six tennis courts, a spa, swimming

pool and parking for 184 cars below the spa.

"The 70 condominium studios in the Lodge and the 200 condominium units in the Wingspread Clusters will be built," Kelley said, "under county provisions for 'horizontal hotels' and, therefore, available for short term rentals for all but 45 days per year; they are designed to function in conjunction with the Conference Center and the Performing Arts Area.

"The remaining 133 units which are not available for short term rentals will be rented to low-to-moderate income employees and artists associated with the private, non-profit foundation which will own the Performing Arts Center, Theater District and Apartment Colony," Kelley added.

The water directors unanimously approved the freeze proposal by board president Ken Izant, who suggested the district take no action on the applications until it has decided if and how a moratorium would be im-

posed.

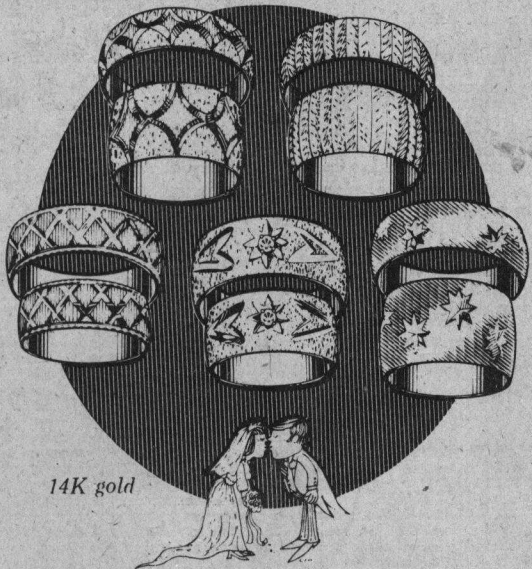
Caught in the freeze along with Kelley's Wingspread Beach, is an 18-unit Park Pacific condominium project at Soquel Drive and McGlenn Drive, and three projects — Summer Woods, Apple Acres, and Rancho Cabrillo — that had been waiting for final approval of water service agreements before getting county building permits.

The board did approve two water main extension agreements at the east end of Soquel Drive in Aptos because county building permits had already been issued.

The board also enthusiastically agreed to attend a water "summit conference" planned by the Santa Cruz City council for Sept. 16.

All of the north county water boards have been invited to the meeting along with the Board of Supervisors and the Capitola and Scotts Valley city councils, Santa Cruz City Water Director Morris Allen told the Soquel water directors.

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