

# New wrinkle in Wingspread saga

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SANTA CRUZ — Fourth District Supervisor E. Wayne Moore Jr. did more than write an end to his own political career Monday. With his resignation from the Board of Supervisors, Moore also threw the future of Palo Alto Developer Ryland Kelley's Wingspread Beach project into doubt.

Moore's departure from the board means that there is now no chance that Kelley can obtain final approval of the ambitious condominium/conference center-performing arts complex before next month's election.

And, depending on the outcome of the Fourth District supervisors race between Sherry Mehl, who supports Wingspread, and Russ Oaks, who opposes it, it could mean that Kelley's project is dead.

In the immediate future, Moore's abrupt decision to step down has scuttled a reported plan by County Administrative Officer George Newell to seek final board approval this month for Kelley's development proposal.

According to both Board of Supervisors Chairman Gary Patton and Kelley spokesman Tim Welch, Kelley's revised Wingspread development plan had been slated by Newell for further board consideration next week.

A Planning Department staffer indicated last week that supervisors would be asked to vote on whether to give the plan their final approval or subject it to further, time-consuming environmental review.

Kelley's development proposal for the 66-acre Porter-Sesnon property and an adjoining six-acre parcel in Aptos was approved "in concept" by supervisors on a 3-2 vote last March. Moore joined with Second District Supervisor Robley Levy and First District Supervisor Dan

Forbus in voting to approve the project, over the objections of Patton and Fifth District Supervisor Joe Cucchiara.

At Levy's insistence, the board's conceptual approval was

subject to a number of conditions.

Levy demanded, among other things, that Kelley reduce the number of condominium units by 20 percent, provide for direct access to Porter-Sesnon from High-

way 1 and add another athletics field to the project.

In July, Kelley met most of Levy's demands. But he indicated that he would ask the board to "detach" the freeway-access condition from the rest of the project, because, he said, political complications surrounding that condition threatened to stall Wingspread for "years."

The original Wingspread proposal was subjected to an extensive environmental impact study, and it's unlikely that further environmental review would be required for plan revisions involving reductions in the project's density and the amount of land that would actually be covered by structures and paving. But additional environmental study would most likely be needed for the freeway link and for the extra athletics field sought by Levy.

Planning staffer Marc Eymard said last week that supervisors would be asked this month to decide whether to separate those issues from the rest of the project. If the board decided to split them off, he indicated, it would then be possible for supervisors to grant immediate, final approval to most aspects of the Wingspread development.

The question was shaping up as another battle royal for the divided board, but the outcome was not really in doubt.

Now, in the wake of Moore's resignation, the issue is unlikely to be raised at all. Without Moore, it will be impossible for the board to muster a majority on almost any question related to Wingspread. And without Moore, there is no way Kelley's project can be approved before the Fourth District race is decided.

The outcome of that election has thus become critical to Wingspread's future.

Former Farm Bureau Presi-

dent Mehl said Monday that she supports Kelley's development proposal in "concept."

"I support the concept of Wingspread, if we can solve the ... traffic concerns of the neighbors," said the Mehl, who beat Oaks better than two-to-one in the spring primary election.

Oaks said Monday he's "absolutely opposed" to Wingspread.

Kelley spokesman Welch, meanwhile, played down the importance of Moore's resignation.

"What this means is simply delay — something we're well accustomed to," he said.

Welch said there's no way to predict how the Wingspread saga will end "until we know who takes Wayne's place" on the board.

Said Welch: "It has always kind of hinged on how the Fourth District election came out, anyway."