

Wingspread limit gets final OK

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SANTA CRUZ — With County Supervisor Robley Levy saying she didn't like the "whereas clauses," the county Board of Supervisors this morning gave unanimous consent to an ordinance barring the county from investing money in the Wingspread Beach project.

The county action came in response to a petition by more than 11,400 county residents who oppose the project. Wingspread would result in 468 housing units and a performing arts center on the 72-acre Porter-Sesnon property, south of Cabrillo College.

The "whereas clauses" that bothered Levy included statements that financial analysts have found than Wingspread "does not appear to be a sound investment" and that the county would be putting public money in a "speculative land development scheme." They also state the property should be purchased by the state Parks and Recreation Department for \$4 million. The ordinance says that accepting the prop-

Please see Page A2

Wingspread

Continued from Page A1

erty will compromise the county board as it looks at the environmental impact of the project.

A majority of the board gave conceptual approval to developer Ryland Kelley's plans in March. Kelley had agreed to cut down the size of the project, and then sweetened the deal by offering to give the county the 99-year lease to the Porter-Sesnon property.

He'll also throw in an adjacent six acre parcel he owns.

This morning's ordinance does not exclude the county from accepting the lease nor from accepting

Kelley's guarantee of millions of dollars in concession revenues, according to County Counsel Dwight Herr.

Supervisors Chairman Gary Patton and Supervisor Joe Cucchiara have strenuously objected to Herr's opinion and to the entire Wingspread project.

However, this morning few words were said, other than Levy's objection.

She told Patton, "These clauses do not reflect the facts."

"Does that mean you are voting against it?" he asked and she answered, "no."

Levy told reporters the "where-

as" clauses reflect statements made when petitioners were signing people up and some of them are "patently false."

She said agreeing to accept the property and concession money will not mean the project will have an easy time through the environmental assessment.

She also labeled as false the statement that financial analysts had determined the project would most likely fail.

"There have been no independent financial analysts review this. That has yet to be done," Levy said.

Kelley's latest proposal cut down the number of "habitable units"

from 595 to 468 and cut down the coverage by homes and pavement by 30 percent. Kelley said that 93 percent of the 72-acre property would be left in open space.

Kelley has objected to a requirement he build on- and off-ramps to the southbound lane of Highway 1. He said that since the project was smaller, it shouldn't be required to provide access to the highway.

He claimed that modifications to the performing arts center has added \$5 million.

Kelley's plans will need an environmental review before returning to the board for final approval.