

Latest Wingspread proposal likely will be turned down

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The state Department of Parks and Recreation is taking a dim view of developer Ryland Kelley's proposal to sell his lease on the Porter-Sesnon property to the state and will likely turn Kelley down, a high-ranking official indicated today.

Deputy Parks and Recreation Director Ees McCargo said this morning that Kelley's proposal "doesn't

look like ... a package we can totally endorse."

Kelley last month asked the state to purchase the balance of his lease on the Porter-Sesnon land for \$3.9 million in cash and then lease the 66-acre parcel back to him for development of his "Wingspread" hotel-conference center complex there.

To make the proposal more attractive to the state, the Palo Alto-based developer also offered to construct a recreational vehicle park,

youth hostel, day-use parking facilities and a hiking trail on the property.

But according to McCargo, Kelley also subsequently asked the state to give him an option to buy the lease back again at the end of 50 years. Kelley paid the University of California \$1.75 million for a 99-year lease on the Porter-Sesnon property in 1978.

McCargo said Kelley's complicated proposal had left state parks officials wondering: "What does the public get for its investment?"

The deputy parks director said Kelley's proposal was "very limited in the amount of public services" it contained, "So it's not an attractive offer to our department ... because it doesn't fulfill our mission very well."

McCargo also indicated that parks officials were disenchanted with the idea of selling the lease back to Kelley after 50 years. He said the department, which would use state parks bond money secured by State Sen. Henry Mello, D-Watsonville, to purchase Kelley's lease, would prefer to have permanent title to the Porter-Sesnon land.