

2, 1982

Park Official Says

8/2/82
Sentinel

Porter-Sesnon Purchase Up To County

By PAUL BEATTY

Sentinel Staff Writer

Any partial acquisition of the Porter-Sesnon property by the state — rather than the purchase of all 67 acres for a state park — would primarily be a county decision, state Parks Director Peter Dangermond said this morning.

He confirmed developer Ryland Kelley of Hare, Brewer and Kelley had offered to sell a part, rather than all, of the parcel the company leases. "but we do not feel we are part of that process," Dangermond said.

"If he (Kelley) goes to the county to ask the use be changed to part-park and part-private and the county goes along with it, we'll look at what he says at that time, and then it will be part of the process," Dangermond said.

The parks director was reacting to a story in the July 27 Sentinel which stated that Kelley had made the sales offer and that the parks department had it as "a proposal" as stated by one staff member.

Dangermond said today that Kelley's offer was not an official proposal and hadn't been treated as such.

Dangermond said the state Parks Com-

mission would only make the determination of whether park bond money should be spent on Porter-Sesnon. There is approximately \$4 million that could be used for the purchase.

Kelley also said the \$4 million won't do it, and has stated his lease just isn't for sale.

His company has leased the beautiful, open space lands in the center of Santa Cruz from the University of California on a 99-year-lease.

Initially, Kelley proposed a major development which included a performing arts center, commercial enterprises around it and over 600 housing units.

While the development called Wingspread had a lot of initial support, that support slowly eroded until a majority on the county Board of Supervisors asked the state parks department to buy the property.

It has been designated in the local coastal plan as a parcel that should be bought for a park and have no more than 130 camping sites.

As a second choice, the property could be developed with houses, but there should be no more than 130 of those. At this time, the county and Kelley are dickering over how many bedrooms each house should have.

However, it appears that Kelley has not

given up the dream of Wingspread and he pointed out that an environmental impact report on Porter-Sesnon that includes Wingspread is due out any day.

Dangermond says that for his office to consider a recommendation for partial purchase from the state bond money would mean the state had entered the planning process.

He said that even if the county designated and/or zoned the property as part-public and part-private "we could still recommend for purchase of all of it."

He said the official purchase is made through the state General Services Office and if there ever was to be a condemnation action on the purchase, it would have to be done by the state Public Works Board which makes such decisions.

While he didn't totally exclude a possible condemnation if Kelley continues to hang tough, Dangermond pointed out such proceedings hardly happen any more.

Dangermond said the decision by the Parks Commission on whether to release bond money for the purchase is expected to be made in Santa Cruz when the commission meets here in November.