

# State rejects new Wingspread plan

A spokesman for the state Department of Parks and Recreation said Friday that the state has rejected a proposal by developer Ryland Kelley for the development of the Porter Sesnon property in Aptos and is reviewing a counter-proposal by Kelley.

But Kelley said he had just clarified several points in the proposal, and is still in discussions with the state.

Even as Kelley's two Wingspread Beach proposals are moving through the Santa Cruz County planning process, Kelley brought forth another proposal, the one discussed with the state.

The third proposal, infor-

mally called "Plan C" or the "Asilomar of the Arts" involved Kelley selling his 99-year lease on the Porter Sesnon property to the state parks department for a total of \$4.7 million. (Kelley now leases the land from the state university system.)

Kelley would then lease back the land from the state for 50 years, and be able to build most of his Plan B — the larger of the two proposals being reviewed by the county. The 295 condominiums included in Plan B would be reduced by 20 percent, but he would be able to build the performing arts center which is part of Plan B.

He would also put in a youth

hostel and a campsite for 36 recreational vehicles.

Kelley said yesterday the proposal would give the state the option of having him buy back the land for the same \$4.7 million purchase price, or lease the land so the state will receive income. Either way, at the end of the 50 years, the property and the development would be turned over to state ownership, Kelley said.

Kelley also said that in all his discussions with the state, the performing arts center has been included in the development.

Ross Henry, chief of the

parks department's planning division, said yesterday that Parks Director William Briner rejected Kelley's proposal after separate meetings last week with Kelley and the Friends of Porter Sesnon. Kelley submitted a counter-proposal, and a special parks department task force is reviewing that proposal, Henry said.

Briner turned down Kelley's offer, Henry said, because he "felt that the proposal as presented was not in the best interest of the public or the parks department."

Kelley said he has clarified several points in the proposal for the parks department's reconsideration.