

# Wingspread

## Developers

### Won't Sell 5-20-82

By KEITH MURAOKA

Sentinel Staff Writer

State Sen. Henry Mello says the state government can come up with some \$4 million for purchase of the highly-sought Porter-Sesnon property near Aptos, but the current lessee says the land is not for sale "at any price."

Mello, D-Watsonville, says the \$4 million is virtually guaranteed in the 1982-83 budget.

But the lessor, Ryland Kelley of Hare, Brewer and Kelley, has already said his firm is not interested.

Kelley's interests center on the controversial Wingspread Beach proposal for the 67-acre parcel, which would include a 640-unit tourist lodging facility and performing arts complex. Both the county Board of Supervisors and the state Department of Parks and Recreation want the property for expansion of adjacent New Brighton State Beach.

Up to now, state park monies for Porter-Sesnon have moved back and forth from the 1982-83 budget to 1984-85. Most recently it had been recommended for purchase in 1983-84.

Mello informed The Sentinel Wednesday that he has gained concurrence from both the Senate and Assembly subcommittees to move the Mid-County property acquisition up to this year's budget. Such approval, he said, "normally guarantees it will become a reality once it comes before both floors."

Mello anticipates such approval in July, after which the \$4 million offer goes to the state parks commission for final OK.

The moving-up of the acquisition procedure was vital, added Mello, since the monies will come from the 1980 State Parks Bond Act. If it were to be delayed for another year, those monies would be used up.

"This fulfills a goal I had of getting this question resolved," said Mello. "Now that the money will actually be in the budget, it's no longer a case of a staff person simply saying that state parks hope to acquire it. The money will have been put up front."

Kelley termed the action as an "unfortunate misuse of public funds."

He added: "Obviously, the price is out of line, but we're not interested at selling at any price."

The \$4 million figure, according to Mello, was a halfway point represented in an appraisal conducted last year on the property which placed its value between \$3 and \$5 million.

The offer is for the remaining leasehold interests of Hare, Brewer and Kelley, which has a 99-year lease, as well as for fee titles of the property from the University of California, which owns the land.

Mello refused to go into detail regarding alternatives by the state if the \$4 million is deemed not enough. He did, however, mention a state formula that could raise the offer 20 percent, as well as condemnation procedures.

"At this point, I'm not recommending how we go about acquiring it," he said. "I got the money up. I will leave it to the parks department to try to acquire it through negotiation."

Remote possibilities still include a compromise, of sorts, that would allow state park expansion and a segment of the Wingspread Beach proposal.

Mello was quick to note, however, that his "first priority" would be to purchase the entire parcel for state park.

Vickie Powell, spokeswoman for Friends of Porter-Sesnon, which worked with Mello through the process, termed the state park offer "fantastic."

"It puts us in a great position now that the state has taken the aggressive stand on acquiring the property," she added.

Hare, Brewer and Kelley is currently proceeding with an environmental impact report on the project in pursuit of its development proposal.