

## Developers retain hope for San Diego golf projects

SAN DIEGO, Calif. — Last summer's defeat of a ballot proposal to develop 12,000 acres on the city's northern fringe seemed to dash any near-term hopes of fashioning a new urban community that was scheduled to include two championship golf courses. But developers haven't given up hope for some sort of golf development farther down the road.

Landowners spent nearly \$2 million to try to convince voters to approve Proposition C, a move that would have eased the way for development on 12,270 acres of

rolling hills, canyons, grazing land and farmland long held in reserve for future development. The site is known as the North City Urban Reserve.

Under a 1985 managed-growth initiative, citywide voter approval is required before most development can occur in the area. The reserve is one of the last chunks of undeveloped land in San Diego.

Doing their best to recover from the ballot defeat, developers and landowners are busy trying to draft new plans or resurrect old ones in an effort to salvage

some kind of development.

The single largest property owner in the reserve, Potomac Investment Associates, is reworking an already-approved development plan in an effort to reduce its costs for roads and utilities. Part of that plan calls for two championship golf courses. At least one of the golf courses is scheduled to be ready for play in 1998.

An 18-hole golf course and 160-room resort hotel are also part of development plans for a Phoenix-based developer with 350 acres in the reserve.

### EPA EXPANDS LAWSUIT OVER WETLANDS DAMAGE IN COLO.

TELLURIDE, Colo. — A lawsuit against Telluride Ski Co. for allegedly damaging wetlands during construction of its village and golf course has been expanded. The amended complaint by the Environmental Protection Agency filed in U.S. District Court claims the company illegally put dredged or fill materials on 58 acres of wetlands. Telluride spokesman Mike Shimi-Konis said the EPA's latest filing is an attempt to expand the number of acres in the dispute and is "misguided."

## Calif. man arrested in extortion plot to acquire golf course

BOWMAN, Calif. — Steven Mark Mabbett of Colfax was arrested by Placer County officials after a failed extortion plot to take possession of the Black Oak Golf Course.

Mabbett, 47, was arrested on suspicion of attempted extortion and remains in Placer County Jail in lieu of \$10,000 bail.

Mabbett, a former employee at Black Oak who was laid off, had allegedly sent a series of threatening letters to Gordon Morrice, the owner of Black Oak Golf Course, in late September 1994. Mabbett threatened to tell federal tax authorities that Morrice supposedly had not reported a large amount of income. Mabbett eventually sent Morrice a letter demanding that Morrice sell him the golf course for \$1 million with no money down and no interest.

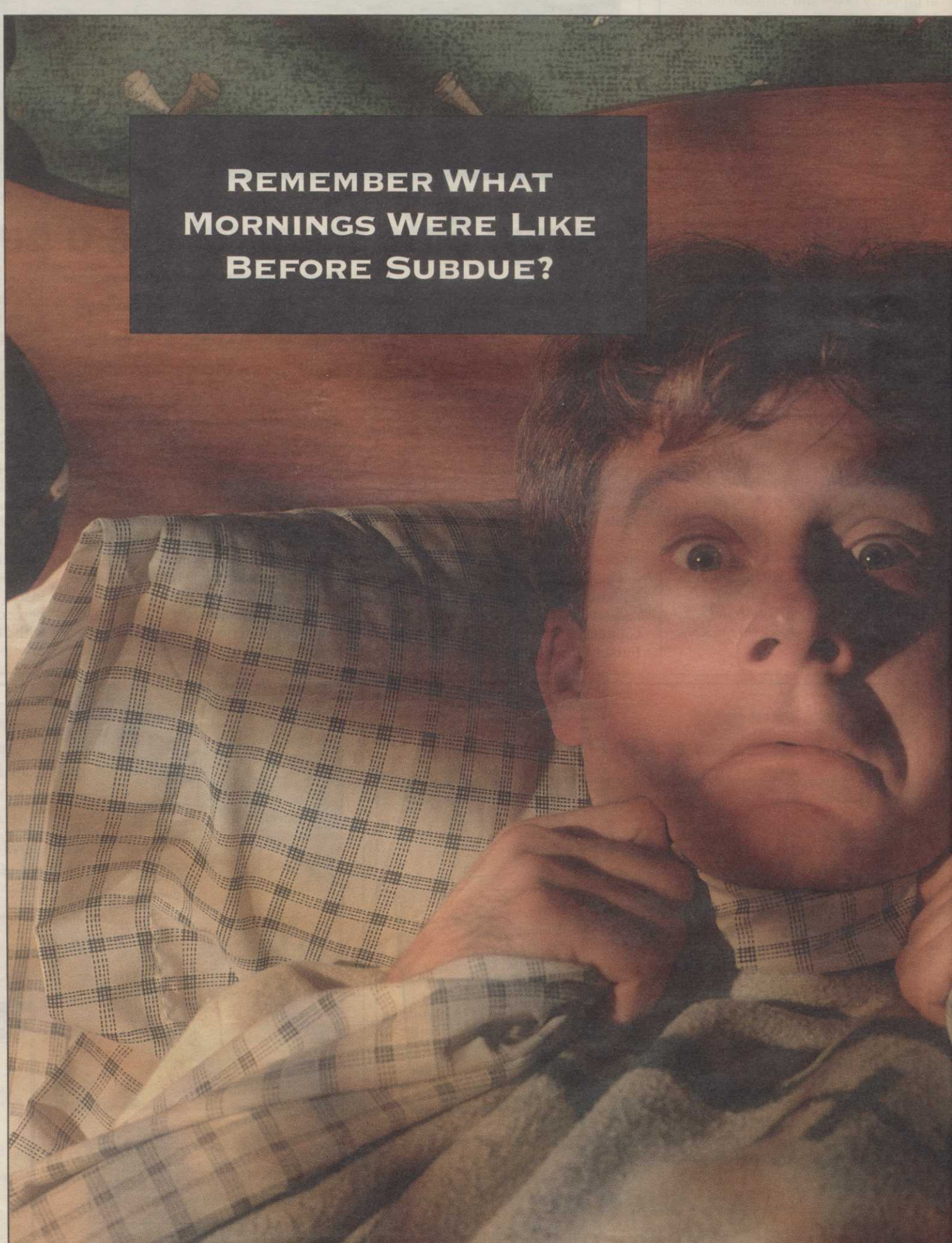
Morrice went to authorities to tell them about Mabbett's threats. Morrice then wore a hidden microphone on loan from the Department of Justice to record several meetings with Mabbett. Mabbett was finally arrested during a meeting with Morrice at a Denny's restaurant. Morrice has denied any financial wrongdoing at the course.

## Late payments may cost town its facility

ARVIN, Calif. — A lawsuit has been filed against the city of Arvin for failing to make payments on certificates of participation issued to finance the town's \$8 million Sycamore Canyon Golf Course.

State Street Bank is seeking ownership of the course and compensation for lost interest payments on the 18-hole development.

Financed over a 20-year period, the city's final price tag for the course could exceed \$28 million. So far, Arvin has defaulted on between \$650,000 and \$1.2 million in payments. The city has been in default on payments since August 1992.



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