

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



January 16, 2007

Mike Novo, Director
Monterey County Planning and Building Inspection Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: Coastal Development Permits Rescinded for the Pebble Beach Company's Del Monte Forest Development Projects – Appeals to Coastal Commission Mooted

Dear Mr. Novo:

As you are aware, the County's approvals of coastal development permits (CDPs) PLN010254 and PLN010341 for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (PDP) projects were appealed to the Coastal Commission (Commission Appeal Numbers A-3-MCO-05-044 and A-3-MCO-05-045). These CDPs were approved by the Monterey County Board of Supervisors in Board Resolution Numbers 05-061 and 05-062.¹

On October 26, 2006 we received a copy of Tony Lombardo's October 26, 2006 letter to the County on behalf of the Pebble Beach Company requesting that the Board rescind these previous CDP decisions, and stating that the Company's intent in that request was to surrender and relinquish any rights to CDPs, including the CDPs themselves, associated with the County's previous CDP decisions.

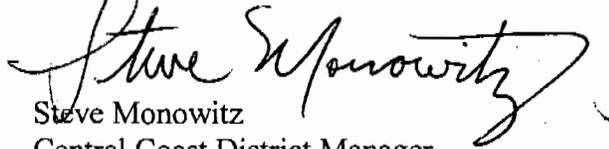
On December 19, 2006 we received a copy of Board Resolution Number 06-354 through which the Board of Supervisors, on December 5, 2006, acknowledged the Company's October 26, 2006 request and rescinded the County's approval of combined development permits (and thus rescinded approval of the underlying CDPs) approved under Board Resolution Numbers 05-061, 05-062, and 05-063 for the PDP projects.

As we stated in our comments dated December 4, 2006, on the County's impending rescission of the CDPs, it is our view that the County's action in rescinding the CDPs had the effect of rendering the rescinded CDPs null and void and of no further force and effect. Because there are no longer any County CDP actions on the PDP projects to appeal: (1) the appeals of the County's actions on CDPs PLN010254 and PLN010341 are moot; (2) there will be no hearings on Commission appeal numbers A-3-MCO-05-044 and A-3-MCO-05-045; and (3) appeal files A-3-MCO-05-044 and A-3-MCO-05-045 are now closed. All materials submitted in conjunction with

¹ The County also approved application PLN040160 associated with the Pebble Beach Company's project in Board Resolution Number 05-063. However, because PLN040160 was limited to modifying conditions of approval that are part the Coastal Commission's Spanish Bay CDP (CDP 3-84-226), and because changes to CDP 3-84-226 must be approved by the Commission, the County did not have the legal authority to alter CDP 3-84-226. Rather, changes to CDP 3-84-226 must be applied for by the permittee and can only be made by the Commission itself. Thus, the County's action on PLN040160 (and Resolution Number 05-063) was not a coastal development permit action for purposes of the Coastal Act and the LCP.

the appeals remain in the files as public records. If you have any questions, please contact Dan Carl of my staff at the address and phone number above.

Sincerely,



Steve Monowitz
Central Coast District Manager

cc: Applicant: Mark Stilwell, Pebble Beach Company; Tony Lombardo, Esq., Lombardo and Gilles
Appellants: California Coastkeeper Alliance; California Native Plant Society, Monterey Bay Chapter; Carmel Valley Women's Network; Helaine Clark; Coastal Commissioners Meg Caldwell and Mary Shallenberger; Concerned Residents of Pebble Beach and Monterey County; Friends of the Sea Otter; Ruth Gingerich; Green Party of Monterey County; Marilyn Hartwell Schlangen; HOPE (Helping our Peninsula's Environment); League of Women Voters of the Monterey Peninsula; Mary Ann Mathews; Herman Medwin; The Ocean Conservancy; Pacific Grove Neighbors; Nancy Parsons; Karin Perling; San Luis Obispo Coastkeeper; Save Our Peninsula Committee; Robert W. Shepner; Sierra Club, Ventana Chapter

RECEIVED

DEC 19 2006

Dan C.
SM
RH
CL
KM

0602.200

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Before the Board of Supervisors in and for the
County of Monterey, State of California

Resolution No. 06-354

Resolution to Rescind Approval of)
Combined Development Permits)
PLN010341, PLN010254, and PLN040160)
for the Pebble Beach Company's Del)
Monte Forest Preservation and)
Development Plan.)

This resolution is made with reference to the following facts:

RECITALS

- A. On March 15, 2005, the Board of Supervisors certified a Final Environmental Impact Report and approved Combined Development Permits for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan. (Resolution Nos. 05-061, 05-062, and 05-063). The approval was conditioned upon Coastal Commission certification of Measure A, a voter-approved initiative measure which amends the County's Local Coastal Program.
- B. On March 15 and September 20, 2005, the Board of Supervisors submitted Measure A to the Coastal Commission for certification and subsequently withdrew its submission.
- C. An appeal from the County's approval of the Combined Development Permits is pending at the Coastal Commission and may soon be set for hearing.
- D. On October 26, 2006, the applicant, the Pebble Beach Company, requested that the Board of Supervisors rescind its approval of the Combined Development Permits. Pebble Beach Company intends and understands that rescission would surrender coastal development rights granted under the rescinded permits.
- E. Rescission of the approval would terminate the appeal of the project at the Coastal Commission and would allow the County to resubmit Measure A to the Commission for certification ahead of the Coastal Commission's consideration of the project.
- F. On December 5, 2006, the Board of Supervisors held a duly noticed public hearing to consider this action.

DECISION

NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

1. The Board of Supervisors hereby rescinds its approval of the Combined Development Permits approved under Resolutions Nos. 05-061, 05-062, and 05-063.
2. [Optional addition] The Board of Supervisors hereby expresses its intent to approve the above-referenced Combined Development Permits at a future date, subject to final action by the Board following Coastal Commission certification of Measure A, public hearing before the Board, and appropriate environmental review.
3. The Board of Supervisors directs staff to forward this resolution to the Coastal Commission.

PASSED AND ADOPTED on this 5th day of December 2006, upon motion of Supervisor Potter, seconded by Supervisor Lindley, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Lindley, Potter, and Smith
NOES: None
ABSENT: None

SECOND MOTION AS TO OPTION NUMBER 2:

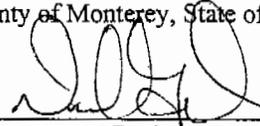
PASSED AND ADOPTED on this 5th day of December 2006, upon motion of Supervisor Lindley, seconded by Supervisor Smith, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Lindley, , and Smith
NOES: Supervisor Potter
ABSENT: None

I, Lew Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book 73, on December 5, 2006.

Dated: December 5, 2006

Lew C. Bauman, Clerk of the Board of Supervisors,
County of Monterey, State of California.

By 
Darlene Drain, Deputy

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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December 4, 2006

Monterey County Board of Supervisors
P.O. Box 1728
Salinas, CA 93902

Subject: Item Number S-2 on the December 5, 2006 Board of Supervisors Agenda (Pebble Beach Company Projects and Related Local Coastal Program Amendment Processing)

Dear Chairman Smith and Supervisors:

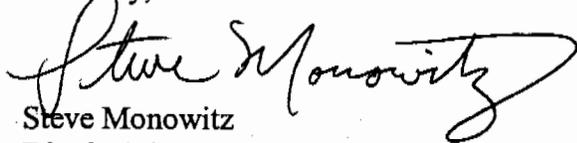
Please accept these comments on the above-referenced item. We are in receipt of Mr. Tony Lombardo's October 26, 2006 letter to the County on behalf of the Pebble Beach Company requesting that the Board rescind its previous decisions approving coastal development permits (CDPs) for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (PDP) projects (CDP applications PLN010254 and PLN010341), and stating that the Company's intent in this request is to surrender and relinquish any rights to CDPs, including the CDPs themselves, associated with the County's previous decisions. If the Board rescinds its previous decisions, then we would consider those previous decisions to be null and void and of no further force and effect. If that were to occur, then the appeals of the County's previous decisions filed with the Coastal Commission (A-3-MCO-05-044 and A-3-05-045) would be considered moot, there would be no hearings on those appeals, and the appeal files would be closed.

We support the Pebble Beach Company's request and recommend that the Board of Supervisors rescind its previous CDP decisions as recommended by your staff. The request is consistent with our previous recommendations that any final CDP decisions on the PDP projects not be taken by the County until after the Coastal Commission has taken final action on the proposed Measure A LCP amendment. Such final CDP actions are not appropriate in light of the multiple and clear inconsistencies of the proposed PDP projects with the currently certified LCP. Nor is it appropriate to evaluate a project against proposed LCP policies and standards that may or may not be certified by the Commission as consistent with the California Coastal Act.

For these same reasons, we would also recommend that the Board not adopt the proposed optional resolution expressing an intent to approve the PDP projects at a future date subject to the Commission's certification of Measure A. In addition, we understand from discussions with the Pebble Beach Company and County staff that the Pebble Beach Company is pursuing modifications to the PDP projects through the County's CDP process to address some of the concerns previously raised by Commission staff and others, and thus it is unclear at this time what project the Board would be expressing its intent to endorse. In the alternative, we see no problem in the Board endorsing an intent to provide expedited CDP review and processing of the Company's proposed project applications after the Commission has taken final LCP amendment action.

Finally, as you know, Commission staff have concluded that the proposed Measure A LCP amendment is inconsistent with the Coastal Act, and we previously recommended to the Coastal Commission that it be denied (see staff report and recommendation for the June 14, 2006 Coastal Commission hearing on the proposed Measure A LCP amendment (<http://documents.coastal.ca.gov/reports/2006/6/W9a-6-2006.pdf>)). In addition, given the significant ESHA resources in the Del Monte Forest, we continue to recommend that a majority of the previously proposed PDP projects cannot be found consistent with the Coastal Act and the LCP, whether the latter is amended by Measure A or not. That said, we also believe that there are significant opportunities for potential new visitor-serving development or redevelopment in Del Monte Forest that could be accomplished without adversely impacting other sensitive coastal resources (e.g., at the Pebble Beach Lodge and Spanish Bay Inn areas, at the existing Pebble Beach Equestrian Center and Driving Range area, at the Company's corporation yard area, and at the former Spyglass Hill quarry site). We would welcome the opportunity to work with your staff on evaluating such future development options for the Del Monte Forest.

Sincerely,



Steve Monowitz
District Manager

cc: Carl Holm, Planning Manager, Monterey County Planning and Building Inspection Department
Mark Stilwell, Pebble Beach Company

Anthony L. Lombardo
Jeffery R. Gilles
Derinda L. Messenger

Dennis C. Beougher
Patrick S.M. Casey
Sheri L. Damon
E. Soren Diaz
J. Kenneth Gorman
Virginia A. Hines
Steven D. Penrose*
Miriam Schakot
Bradley W. Sullivan
James W. Sullivan
Kelly McCarthy Sutherland
Jacqueline M. Zischke

**Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
in Estate Planning, Trust and
Probate Law.*

RECEIVED Lombardo & Gilles
PROFESSIONAL CORPORATION

OCT 30 2006

Attorneys At Law

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

318 Cayuga Street
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Salinas, CA 93902-2119
831-754-2444 (SALINAS)
888-757-2444 (MONTEREY)
831-754-2011 (FAX)

225 Sixth Street
Hollister, CA 95023
831-630-9444

File No. 00368.011

October 26, 2006

VIA FACSIMILE

Mr. Carl Holm
Monterey County Planning
168 W. Alisal Street, Second Floor
Salinas, CA 93901

Re: **CDP applications PLN010254 and PLN010341 for Pebble Beach
Company's Del Monte Forest Plan**

Dear Carl:

As you know from the County's discussions with the Coastal Commission staff on this subject, Commission staff believes they must set the appeals of the Pebble Beach Company's project for hearing perhaps as soon as November, even though such a hearing would occur before the Commission's consideration of Measure A.

In lieu of setting this hearing, the staff has offered the County and the Company the option of rescinding the County's final approval of Coastal Development Permit ("CDP") applications PLN010254 and PLN010341 for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan ("DMF Plan").

A hearing on the project appeals before consideration of Measure A would obviously preclude a fair hearing on either. I am writing on behalf of Pebble Beach Company to request that the County Board of Supervisors formally rescind its final decision approving the DMF Plan CDP applications. In making this request, Pebble Beach Company intends to surrender and relinquish any rights to coastal development permits associated with the County's actions to approve CDP applications PLN010254 and PLN010341 (including the CDP's themselves).

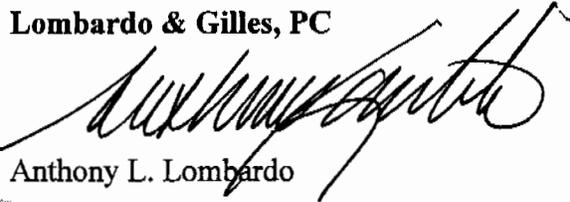
Based on our mutual conversations with Commission staff, the Company understands that by taking this action, the appeals currently filed with the Commission on the DMF Plan CDP applications would be rendered moot, as there would no longer be any final action of the County on the CDP applications from which to appeal. This action would therefore eliminate any requirement by the Commission to hear any project-related appeals prior to its consideration of Measure A.

Mr. Carl Holm
Monterey County Planning
October 26, 2006
Page 2

Please call me if you have any questions or require any further information about this request.

Sincerely,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

cc: Mr. Charles Lester
Mr. Dave Potter

NODDB GLOBAL RANK EXPLANATION

The global rank reflects overall condition (rarity and endangerment) of an element throughout its range. Ranks are assigned by the NODDB biological staff following review of all available information.

Global Rank	Meaning
G1:	Less than 6 Element Occurrences (EO) OR less than 1,000 individuals OR less than 2000 acres
G2:	6 - 20 EOs OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres
G3:	21 - 100 EOs OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres
G4:	Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat.
G5:	Population or stand demonstrably secure to ineradicable due to being commonly found in the world.
GnTn:	Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies; where n = 1,2,3,4,5 as described above.

NODDB STATE RANK EXPLANATION

The state rank reflects condition (rarity and endangerment) of an element within the State of California. Ranks may be combined e.g. S1S2

State Rank	Meaning
S1:	Less than 6 Element Occurrences (EO) OR less than 1,000 individuals OR less than 2000 acres
S1.1:	Very threatened
S1.2:	Threatened
S1.3:	No current threats known
S2:	6 - 20 EOs OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres
S2.1:	Very threatened
S2.2:	Threatened
S2.3:	No current threats known
S3:	21 - 100 EOs OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres
S3.1:	Very threatened
S3.2:	Threatened
S3.3:	No current threats known
S4:	Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat. NO THREAT RANK.
S5:	Demonstrably secure to ineradicable in California. NO THREAT RANK.

California Native Plant Society

CNPS MONTEREY PINE FOREST POLICY

Adopted March 1995

Policy Statement

Because of habitat fragmentation and other cumulative impacts to Monterey Pine Forests, CNPS recommends that there should be no further removal of healthy, non-hazardous native Monterey Pine trees, except for minimal removal on existing lots of record and to meet fire safety requirements. Preservation efforts should be concentrated on stands 20 acres or larger and contiguous stands of smaller acreages that provide wildlife corridors, habitat connectivity, or occupy rare terrace soils. Fire resistant construction should be required for homes located in and near Monterey Pine Forests.

In landscaping, reforestation and/or mitigation projects, replanting of native Monterey Pine Forest habitat with trees grown from locally-collected seeds, preferably from trees uninfected with pitch canker, should be encouraged. Special care should be taken to avoid contamination of seedlings with pitch canker. Monterey Pines propagated from non-native genetic stock should be replaced when they occur near native forests. In some cases where Monterey Pine Forest stands are not regenerating, management techniques that encourage natural seedling establishment and forest rejuvenation should be considered. This includes prescribed fire where appropriate. As new information is developed, additional management techniques may be identified.

While breeding programs for resistant strains will be a part of the response to the pitch canker threat, the primary emphasis of action should be on maintaining the maximum appropriate natural genetic and ecological diversity in the native forest habitat.

CNPS recommends that all remaining natural stands of Monterey Pine Forest be incorporated into an effective regional forest conservation plan, with specific criteria for identifying areas essential to maintain the full complement of genetic and floristic diversity. The plan should propose a strategy, alternatives and a timeline for achieving permanent protection of the Monterey Pine Forest.

Background

Native Monterey Pine Forest provides the scenic backdrop highlighting the distinctive character and ambience of the Monterey Peninsula, Cambria, and Swanton-Ano Nuevo areas. These three Monterey Pine Forest areas are relicts of the Pleistocene coastal coniferous forest that supported Monterey Pine from modern Marin County in the north to Riverside County in the south.

In 1994, CNPS considered the native Monterey Pine to be Rare and Endangered (List 1B) because this forest type is naturally confined to these three small areas on the central California coast and two small Mexican islands. Throughout its natural range, Monterey Pine Forest is subject to increased threats from clearing, fragmentation, feral animals, and disease. Monterey Pine is also on the California Department of Fish and Game Special Plant List and is a federal candidate for endangered species listing and protection.

A recent study finds that the native Monterey Pine Forest on the Monterey Peninsula is grouped into distinct community sub-types based on soil and geomorphic surfaces. Further, pine forest sub-types found on the six granitic marine terraces in the Del Monte Forest area differ from the pine forest sub-types found on sandstone and shale terraces of Jacks Peak. Subtypes are also expected to exist in Cambria and Swanton-Ano Nuevo. The natural stands of Monterey Pine Forest form plant and animal ensembles found nowhere else on Earth. For example, Del Monte Forest supports 10 rare and endangered plant species.



1 of 2

Dedicated to the preservation of California native flora



CNPS MONTEREY PINE FOREST POLICY PAGE 2

Monterey Pines propagated from nursery stock of unknown origin have been widely planted in and near the native Monterey Pine populations. If these introduced trees hybridize with native Monterey Pines, the offspring may lack genetic traits necessary to adapt to changing conditions.

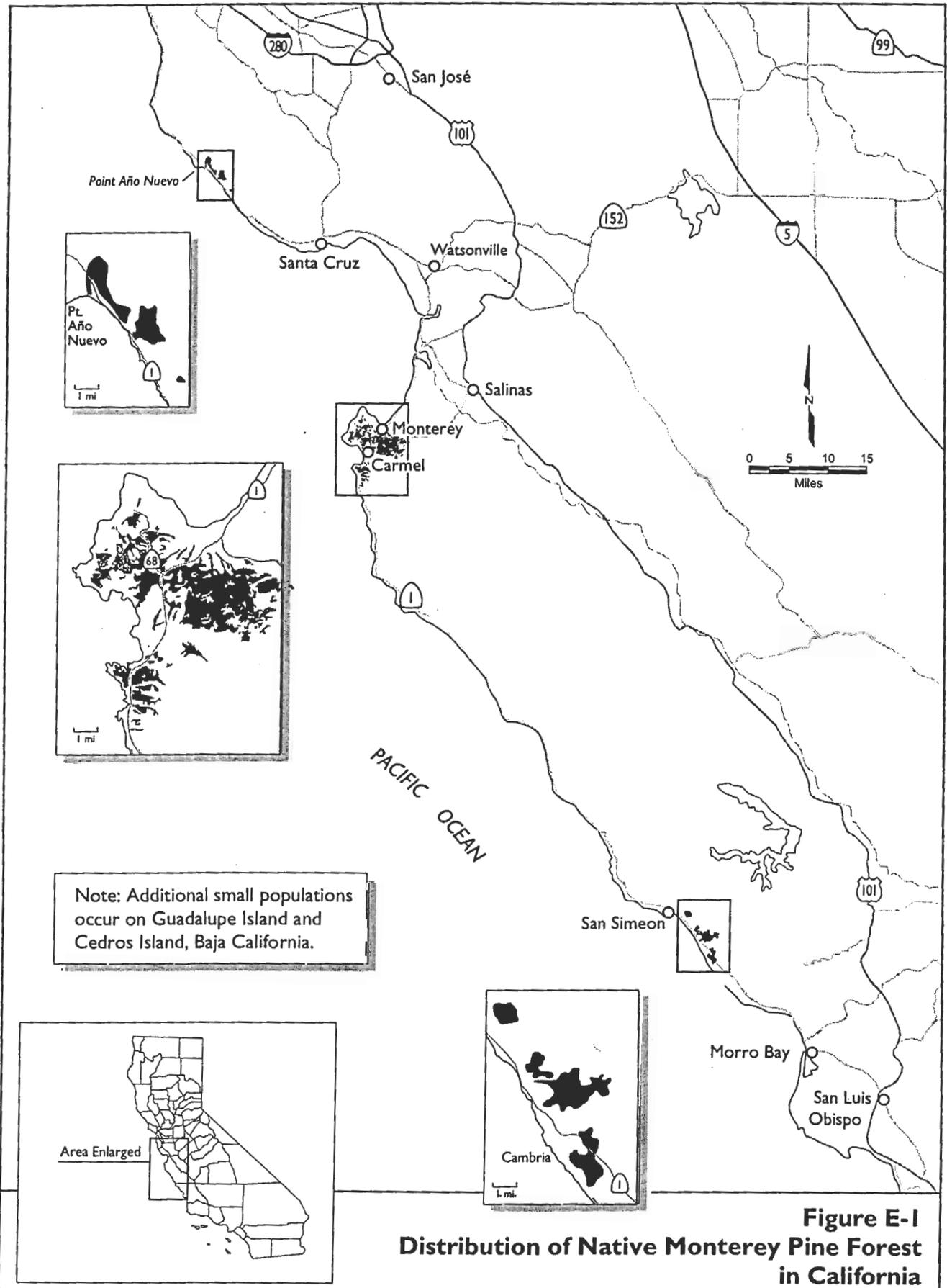
Pitch canker, a fungal disease introduced to California in 1986, has been spreading rapidly throughout the central coast. Pitch canker has infected planted stands of Monterey Pine, as well as native trees on the margins of developed areas. Preliminary research suggests that between 5 and 15 percent of the pines in the affected stands are resistant to the disease. Trees weakened by pitch canker are susceptible to fatal attacks by a variety of beetles for which there is no practical control. Foresters and scientists have recommended funding a breeding program to develop trees that are resistant to pitch canker; this may result in the loss of genetic diversity among native stands that support trees resistant to pitch canker and other pathogens. Some authorities have recommended that there should be no further extensive planting of Monterey Pines in order to limit the spread of pitch canker; but unless native forests can be restocked to balance tree removal and mortality, the long-term survival of the forest may be threatened. Experts agree that the largest possible stands of native trees should be preserved as a buffer to pitch canker and a reservoir of potential resistance.

Recent fire protection proposals have recommended that the "defensible space" around dwellings be expanded to 150' in Monterey Pine Forest areas. This proposal threatens to result in the removal of large numbers of Monterey Pines and the increase of "edge effect" on remaining trees, thus exacerbating the disease hazard. Such proposals may be inconsistent with Local Coastal Plans and county ordinances, as well as with the fire hazard rating of Monterey Pine Forest habitat. Although the Monterey Pine is a closed-cone species with a reproductive strategy that benefits from fire or hot temperature, the existence of fog in its habitat during much of the fire season reduces the actual danger of fire occurring.

The preservation of the full genetic heritage of the Monterey Pine Forest is a matter of global concern. Monterey Pine is the most widely planted timber tree in the world and could provide a source of wood that reduces logging pressure and potential extinction trends in tropical rainforests. In tree plantation settings, cultivated Monterey Pines selected for rapid growth, straight trunks and maximum height, may not have critical genetic traits and disease resistance that could be provided from breeding with native stock.

(Most of the information on which this policy is based appeared in the January 1995 Fremontia. For documentation of issues not covered in the January 1995 Fremontia, contact the Monterey Bay Chapter of CNPS.)

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814
(916) 447-2677

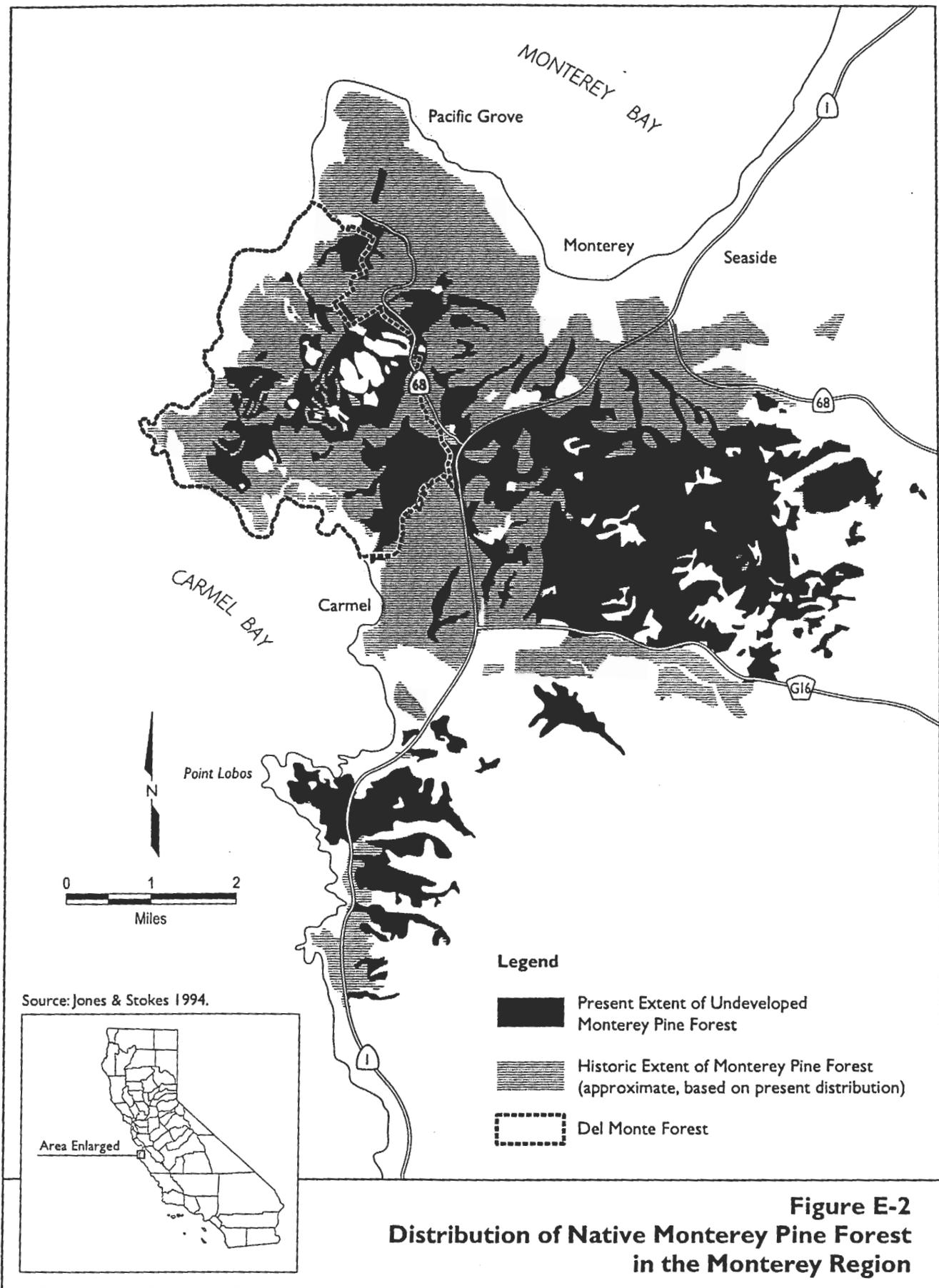


Note: Additional small populations occur on Guadalupe Island and Cedros Island, Baja California.

Figure E-1
Distribution of Native Monterey Pine Forest
in California

DISTRIBUTION OF VARIOUS SENSITIVE SPECIES

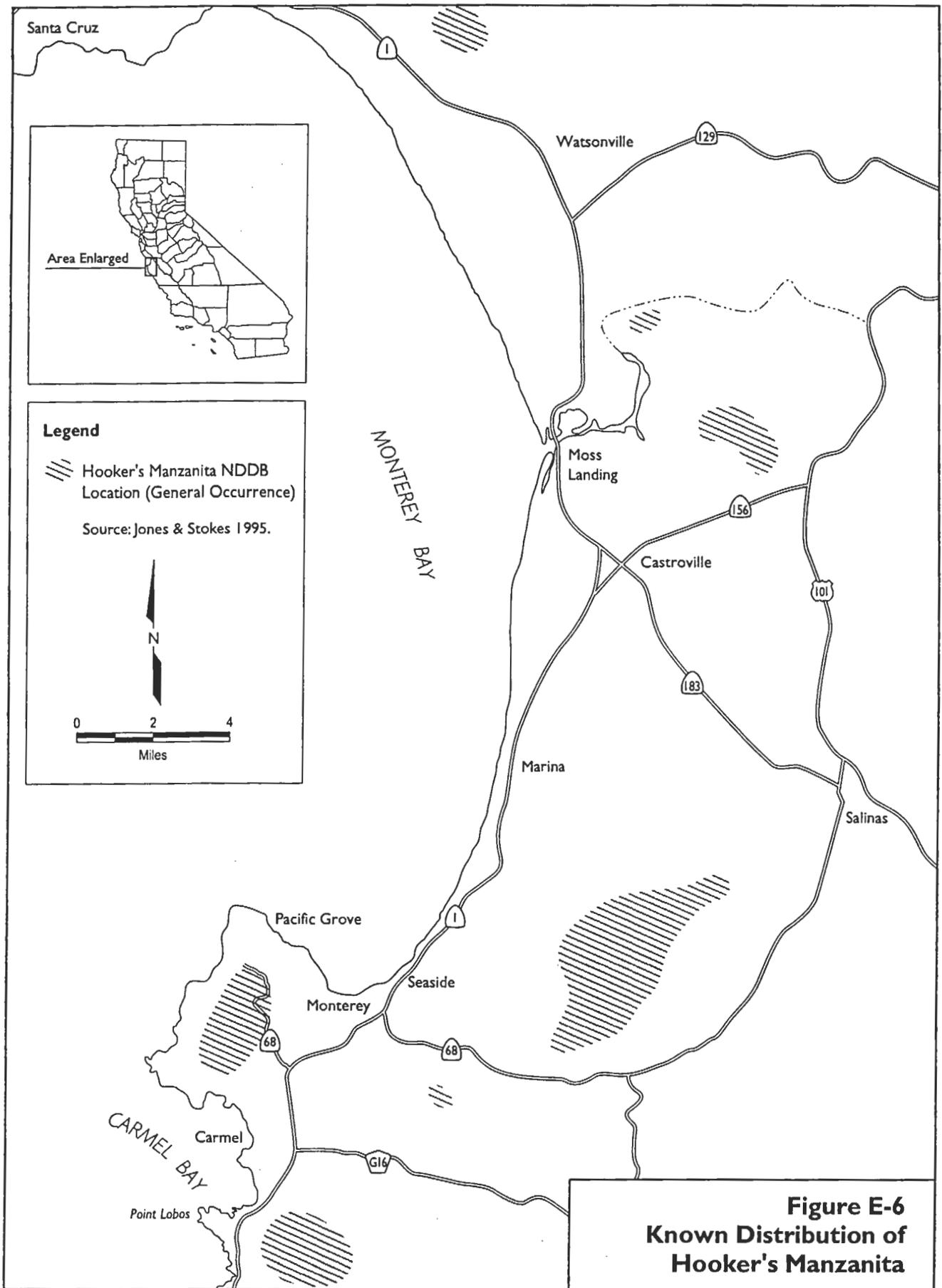
02270.02 2/28/03



02270 02 7/25/03



Figure E-3
Distribution of Pitch Canker in Monterey Pine Forest
in California



02270 02 3/5/93

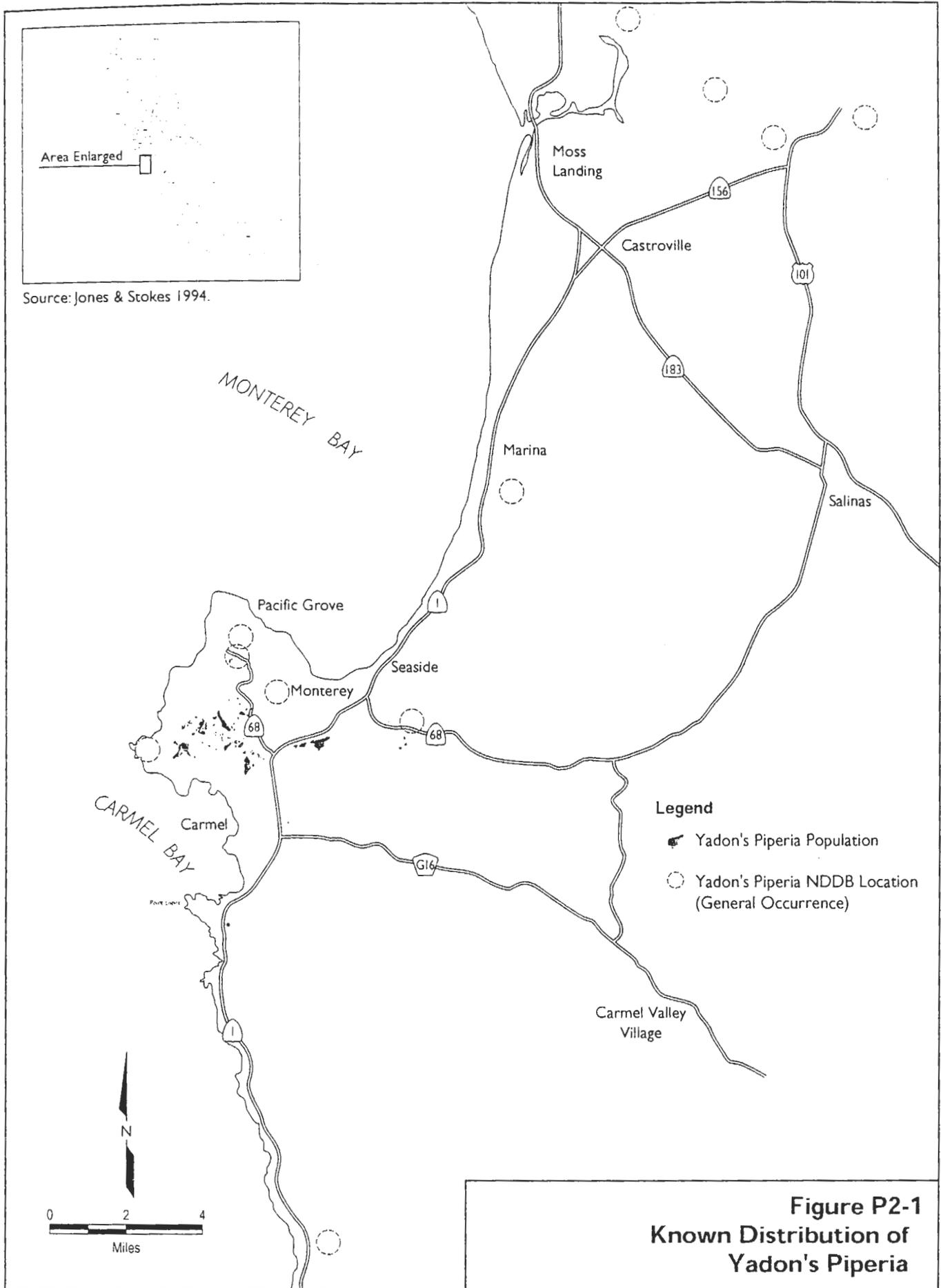


Figure P2-1
Known Distribution of
Yadon's Piperia



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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FAX: (831) 427-4877



December 15, 2006

Diane Noda, Field Supervisor
United States Fish and Wildlife Service Ventura Field Office
2493 Portola Road, Suite B
Ventura, CA 93003

Subject: Proposed Critical Habitat Designation for Yadon's Piperia

Dear Ms. Noda:

We are pleased to see that the United States Fish and Wildlife Service is proposing to designate critical habitat for *Piperia yadonii*, variously known as Yadon's rein orchid or Yadon's piperia. As the proposed critical habitat rule indicates, Yadon's piperia and its habitat are subject to ever-increasing development pressures, particularly on the Monterey Peninsula. Unfortunately, that portion of the Del Monte Forest that supports the majority of the known population of the species is currently at greatest risk of development.

In view of these facts, we are extremely disappointed to see that the proposed critical habitat within the Del Monte Forest explicitly excludes those areas where Yadon's piperia and its constituent habitat have been documented but where the Pebble Beach Company also proposes development. It thus appears that the critical habitat area maps for the Del Monte Forest were drawn to exclude areas where development has been proposed rather than to include all significant areas where habitat and Yadon's piperia are present. This anomaly is perhaps most apparent at the undeveloped Monterey pine forest area in the heart of Pebble Beach (generally referred to as Area MNOUV) that is also the site of the Pebble Beach Company's proposed golf course. Despite the fact that Area MNOUV supports roughly one-third of the world's known population of Yadon's piperia, it is not included in the critical habitat area designation. This decision defies common sense and is not given any biological justification.

We strongly recommend that the critical habitat areas be redrawn to include both Monterey pine forest areas that have been documented to support Yadon's piperia and any other areas of pine forest that have been demonstrated to contain the necessary attributes of Yadon's piperia habitat. During the course of development of the Pebble Beach Company's proposed project and the associated Monterey County Local Coastal Program amendment designed to accommodate it (i.e., Measure A), significant information was developed regarding both the distribution and abundance of Yadon's piperia and its habitat characteristics. We have summarized much of this information in a staff report (<http://documents.coastal.ca.gov/reports/2006/6/W9a-6-2006.pdf>). We recommend that the Service redraw the critical habitat area boundaries such that they reflect the documented habitat that is present and that supports the bulk of the world's population of this species.

Thank you for the opportunity to comment.

Sincerely,

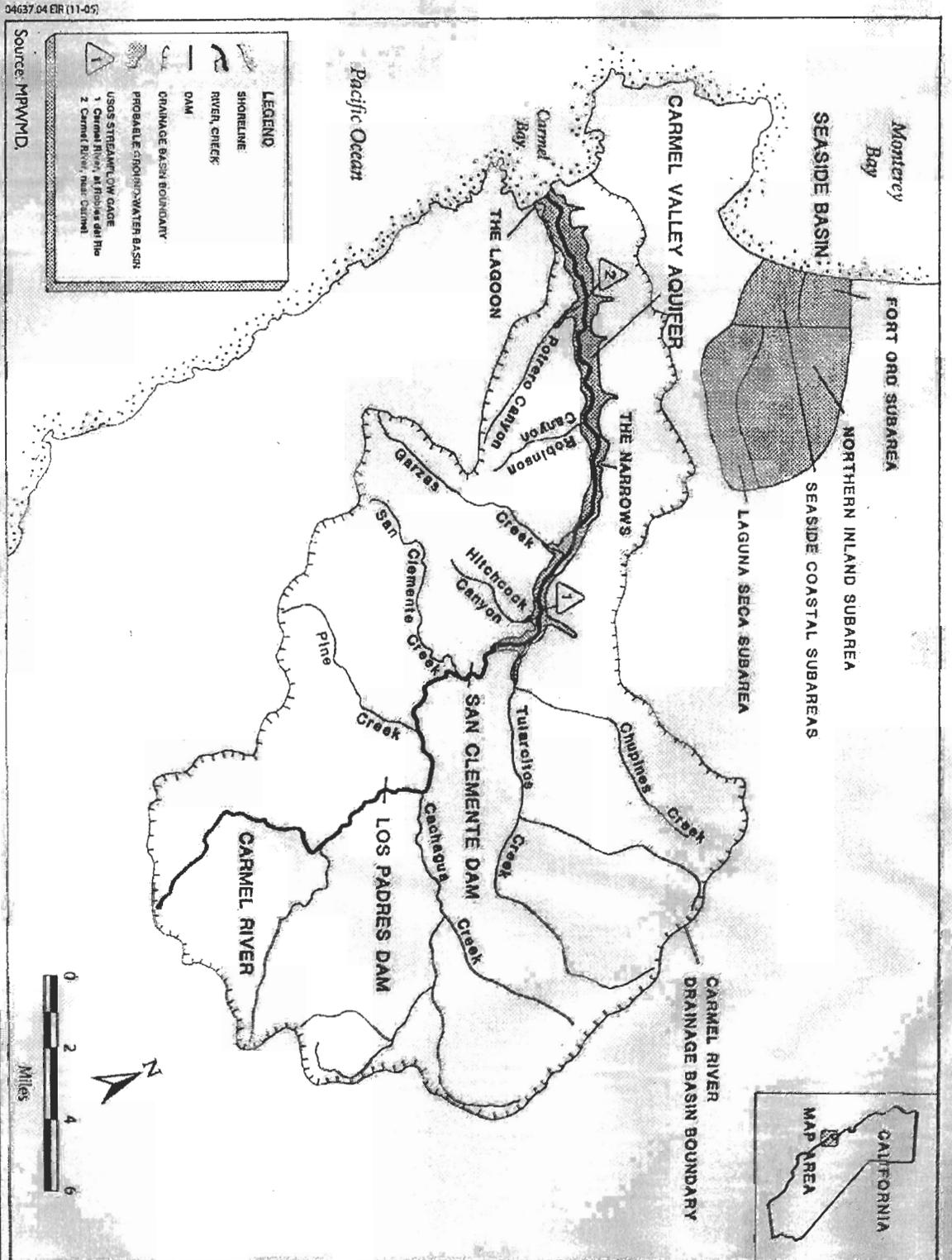
A handwritten signature in black ink, appearing to read "DAN CAPL".

DAN CAPL FOR:

Steve Monowitz

Central Coast District Manager

**Exhibit 13: Commission Staff Comments on
Proposed Yadon's Piperia Critical Habitat
Page 1 of 1**

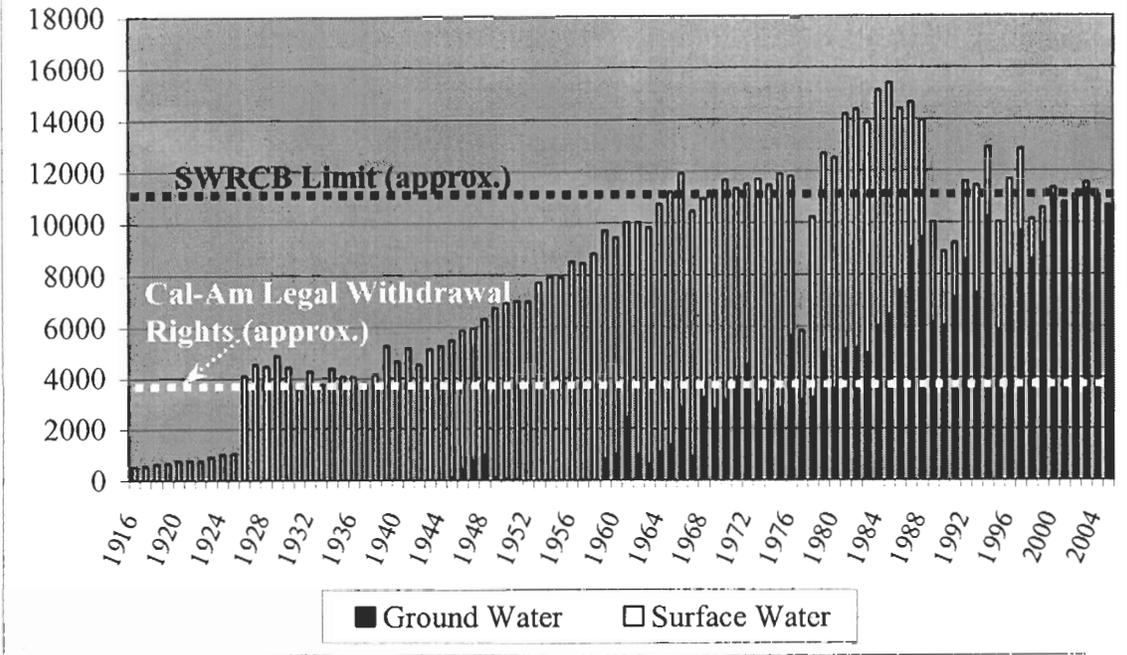


Jones & Stokes

Figure 8-13 Water Resources System for the Monterey Peninsula Area, Including Carmel River, Carmel Valley Alluvial Aquifer, and Seaside Groundwater Basin

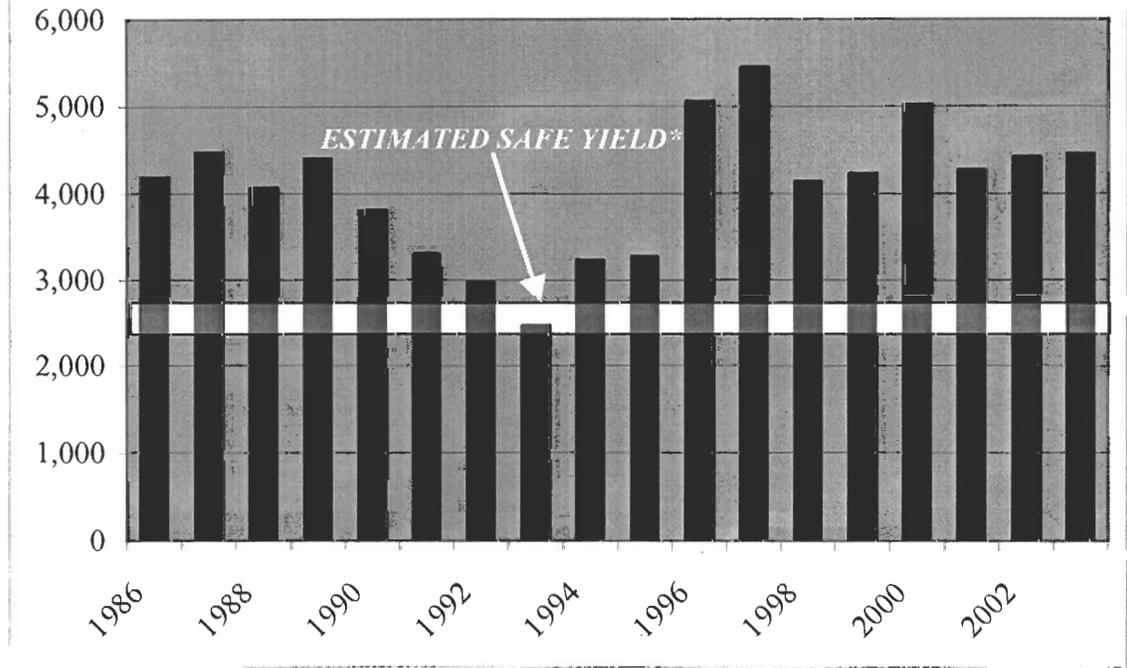
Cal-Am Production (Acre-Feet), Carmel River

Production Data Source: PDP EIR Table G.4-1B



Total Production (Acre-Feet), Seaside Groundwater Basin

Data Source: Yates et al, April 14, 2005, Table 4. Prepared for the MPWMD.



*Estimated Safe Yield from *Cal-Am Water v. City of Seaside*, Monterey County Superior Court Case M66343

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MAY 25 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED

MAY 25 2007

CALIFORNIA
COASTAL COMMISSION

Date and time of communication: 5-22-07 3 PM

Location of communication: SLO COUNTY GOV. CENTER
(If communication was sent by mail or facsimile, indicate the means of transmission.)

Identity of person(s) initiating communication: TONY LOMBARDO & CNT EASTWOOD

Identity of person(s) receiving communication: K. ACHADJIAN

Name or description of project: PEBBLE BEACH

Description of content of communication:
(If communication included written material, attach a copy of the complete text of the written material.)

Due to short time available for me, I had being on
BASED ON SUE MEETING DAY, THE MEETING WITH THE APPLICANT WAS
FOR LESS THAN 15 MIN.

AT THIS TIME I DID NOT HAVE STAFF REPORT, SO I DID NOT ASK
ANY NEW CONCERNS OR QUESTIONS TO ASK

THE APPLICANT TALKED ABOUT ISSUES CONCERNING THE PINES
AND THEIR WILLINGNESS TO PUT A DEED RESTRICTION ON THE REMAINDER OF THE
PROPERTY TO PROTECT IT FROM FUTURE DEVELOPMENT

5/22/07
Date

[Signature]
Signature of Commissioner

If communication occurred seven (7) or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven (7) days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven (7) days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

APPENDIX 2

Anthony L. Lombardo
Jeffery R. Gilles
Dorinda L. Messenger

Dennis C. Beougher
Patrick S.M. Casey
Shirli L. Damon
E. Soren Diaz
J. Kenneth Gorman
Virginia A. Hines
Steven D. Penrose*
Paul Rovella
Miriam Schakat
Bradley W. Sullivan
James W. Sullivan
Kelly McCarthy Sutherland

Jacqueline M. Zischke
of counsel

*Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
in Estate Planning, Trust and
Probate Law.

Lombardo
& Gilles
PROFESSIONAL CORPORATION
Attorneys At Law

4/13

318 Cayuga Street
P. O. Box 2119
Salinas, CA 93902-2119
831-754-2444 (SALINAS)
888-757-2444 (MONTEREY)
831-754-2011 (FAX)

225 Sixth Street
Hollister, CA 95023
831-630-9444

RECEIVED

MAY 01 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

April 12, 2007

File No. 00368.011

Mr. Benjamin Hueso
Coastal Commissioner
San Diego City Council
202 "C" Street, Tenth Floor
San Diego, CA 92101

Re: **Pebble Beach Company**

Dear Commissioner Hueso:

It was a pleasure to meet you at this week's hearing. I had to catch a flight early the next morning from San Francisco to go to the East Coast, so I couldn't stay for the rest of the meeting.

I am enclosing copies of the relevant correspondence which our office sent to all of the members of the Coastal Commission during last year's hearings.

I hope you find the information helpful.

Sincerely,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

Enclosures

cc: Mr. Peter Douglas (w/o Enclosures)

RECEIVED

CL
DC
DD's apt

APR 06 2007

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RECEIVED
APR 05 2007
CALIFORNIA
COASTAL COMMISSION

Name or description of project, LCP, etc.:

Pebble Beach

Date and time of receipt of communication:

4/3/07

Location of communication:

Rancho Santa Fe, CA

Type of communication (letter, facsimile, etc.):

meeting

Person(s) initiating communication:

Tony Lombardo and C. Eastwood

Person(s) receiving communication:

Pat Krue

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

MR Lombardo and MR. Eastwood are concerned at
this meeting about the timing of the next
meeting and hearing on their project with close
proximity to Monterey. They believe that the June
hearing meeting in Santa Rosa would be the correct
place for a hearing considering all the options to all the
people interested in such hearing. They noted last year
extensive public hearing and preparation by all parties.

Date 4/3/07

Pat Krue
Signature of Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

RECEIVED

MAR 23 2007

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED
MAR 23 2007
CALIFORNIA
COASTAL COMMISSION

Date and time of communication: 3/14/07 6:30 PM

Location of communication: DEL MONTE FOREST PLAN
(If communication was sent by mail or facsimile, indicate the means of transmission.) TOUR THE PROPERTY

Identity of person(s) initiating communication: ANTHONY LOMBARDO
MARK STILLWELL

Identity of person(s) receiving communication: K. ACHADJIAN

Name or description of project: PEBBLE BEACH (GOLF COURSE)

Description of content of communication:
(If communication included written material, attach a copy of the complete text of the written material.)

DEL MONTE FOREST / DEVELOPMENT & PRESERVATION
TOUR OF FACILITY / LAND
MAPS COMPARING EXISTING ZONING & PROPOSED ZONING

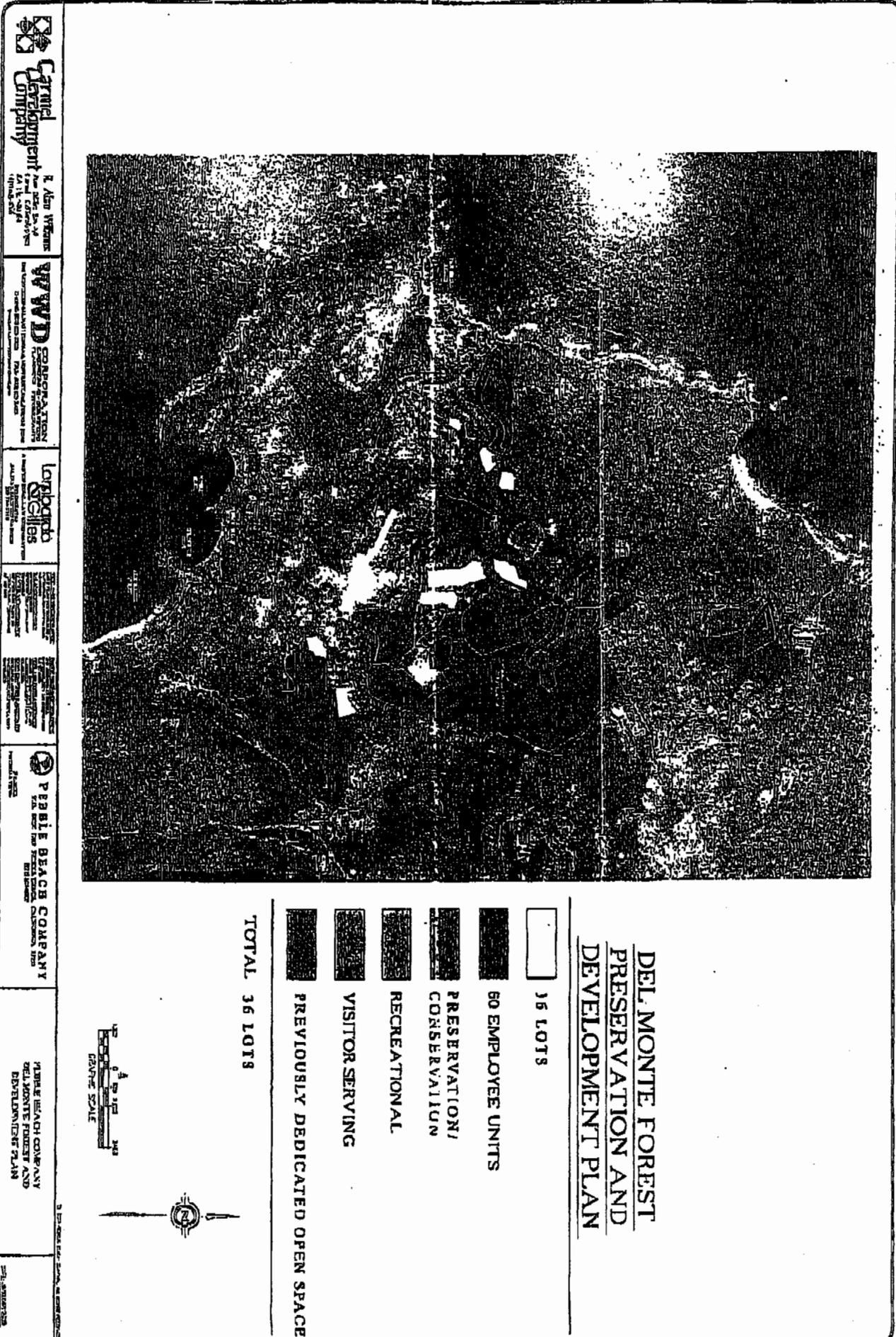
3/22/07
Date


Signature of Commissioner

If communication occurred seven (7) or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven (7) days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven (7) days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

APPENDIX 2



Carroll Development Company
1410 S. 10th St.
San Jose, CA 95128
Tel: 408/298-1000

WWD CORPORATION
2100 S. Bascom Ave., Suite 200
San Jose, CA 95128
Tel: 408/298-1000

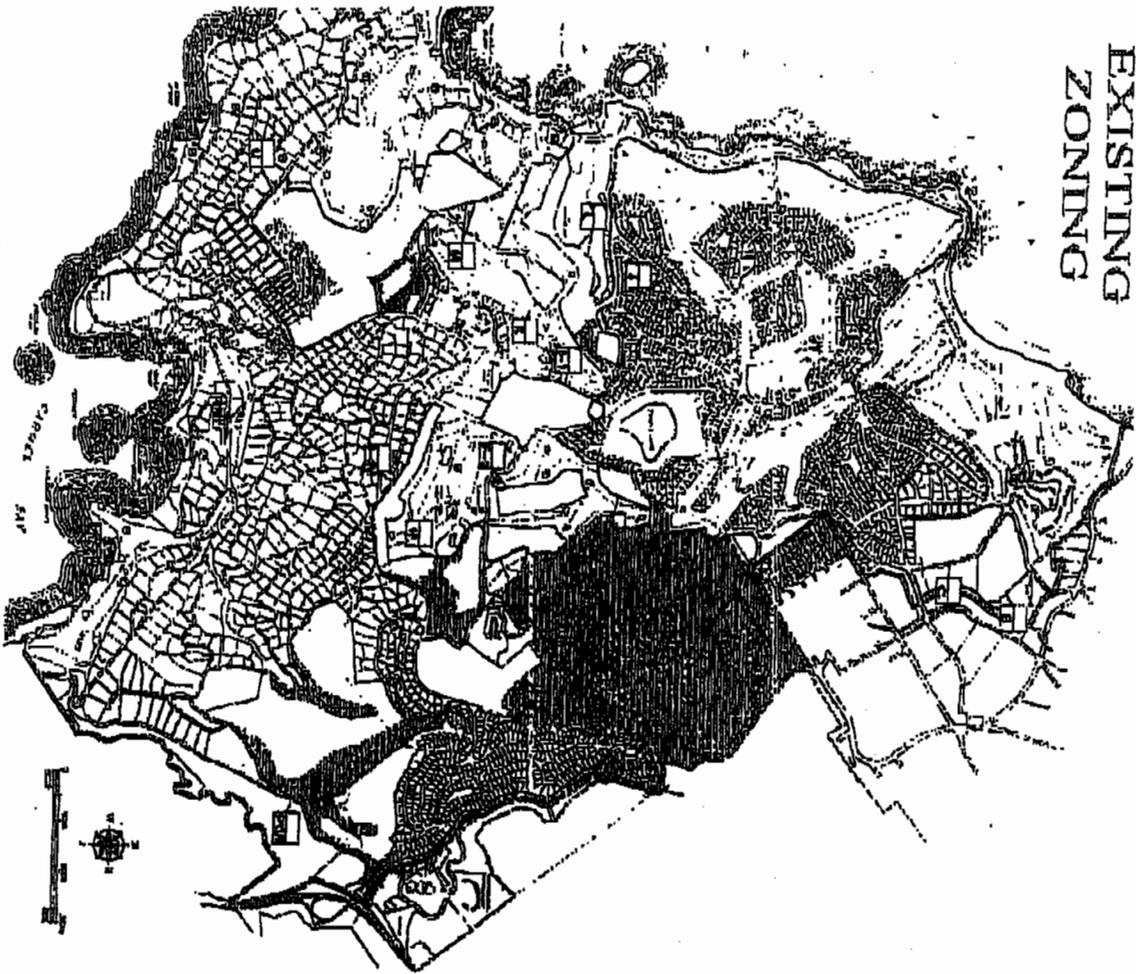
Longridge SIGILLIS
1410 S. 10th St.
San Jose, CA 95128
Tel: 408/298-1000

PEBBLE BEACH COMPANY
1410 S. 10th St.
San Jose, CA 95128
Tel: 408/298-1000

**PEBBLE BEACH COMPANY
DEL MONTE FOREST AND
DEVELOPMENT PLAN**

DEL MONTE FOREST PLAN:
FOREST PRESERVATION AND
DEVELOPMENT LIMITATION INITIATIVE

EXISTING
ZONING



PROPOSED
ZONING

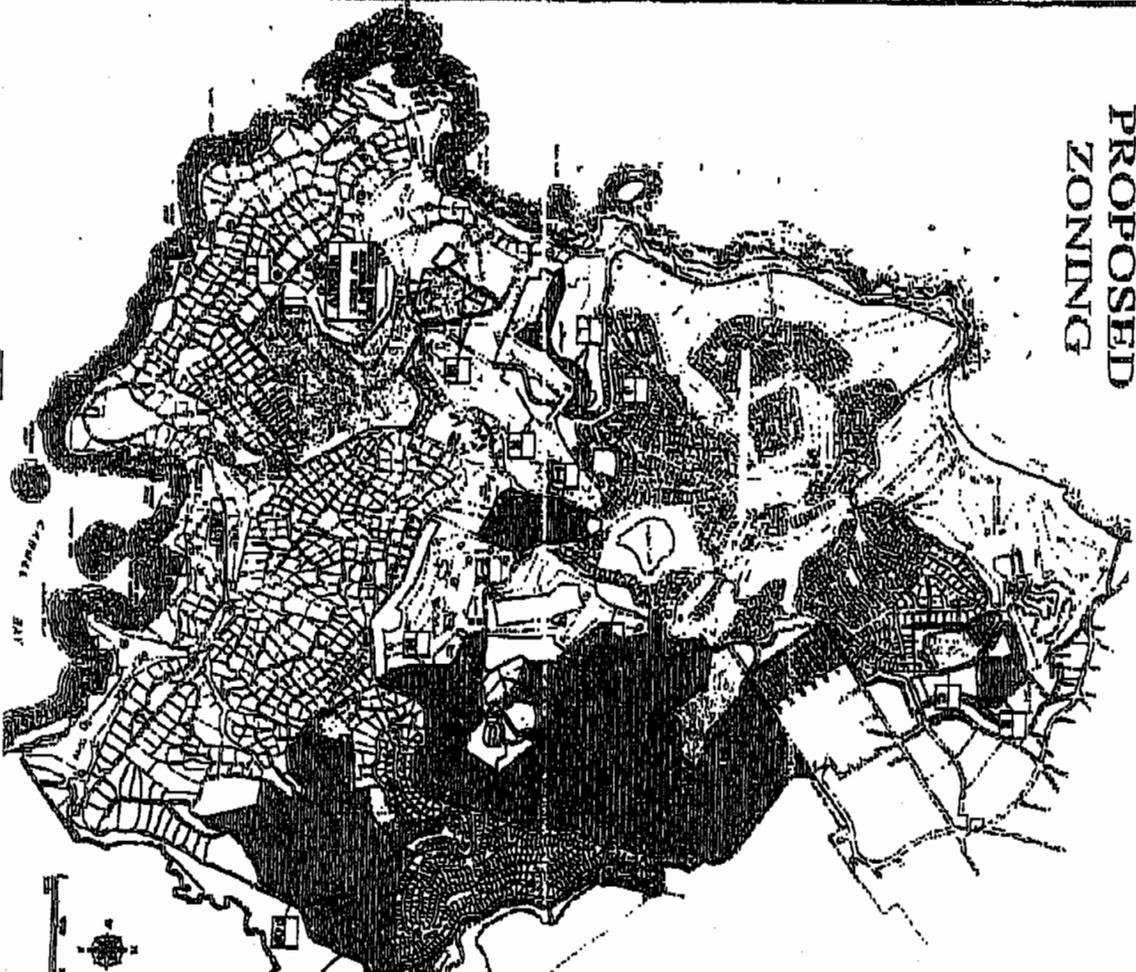


Exhibit 15: Coastal Commissioner Ex Parte Communications
Page 6 of 40

Date: Thurs 3/15/07

Location: Monterey Peninsula

Parties: Tony Lombardo & John Arriaga

Subject: Monterey County LCP Amendment (Measure A) & Pebble Beach Company Development Plan

Discussion: I met with Tony Lombardo and John Arriaga at their request on Thursday, 3/15/07 on the Monterey Peninsula and discussed the status of the proposed Monterey County LCP Amendment (Measure A) withdrawn from the June 2006 Coastal Commission agenda by the County of Monterey with support from the Pebble Beach Company. Messieurs Lombardo and Arriaga indicated that the Pebble Beach Co. would be requesting Monterey County request Coastal Commission Staff to re-agendize this LCP Amendment with it's underlying development plan either for the June or the July 2007 Coastal Commission meeting. I expressed concern over the embedded loss of Monterey pine forest and ESHA associated with the proposed new golf course component of the underlying development. I questioned whether the location of the golf course could be moved to the existing equestrian grounds in conjunction with the Peter Hay 9-hole course acreage, with the idea that if this was feasible it would potentially alleviate the need for any Monterey Pine Forest and ESHA impacts associated with the new golf course component. Mr Lombardo indicated that he did not believe this was feasible in that the

combined acreage of the equestrian facility and Peter Hay 9-hole par 3 course would not accommodate a regulation 18 championship golf course. We also discussed the proposed acreage for permanent Monterey forest preserve at approximately 400 acres and how much total forest would remain that could be preserved (approx. 600 more acres).

Larry Clark

Coastal Commissioner

RECEIVED

RECEIVED

AUG 14 2006

JUN 06 2006

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

CALIFORNIA COASTAL COMMISSION

Title of project, LCP, etc.:

Monterey Co LCP

Date and time of receipt of communication:

5/22/06 6PM

Location of communication:

Fresville CA

Type of communication (letter, facsimile, etc.)

Phone

Person(s) initiating communication:

Mark Stilwell

Person(s) receiving communication:

Mike Reilly

Detailed substantive description of content of communication: (Attach a copy of the complete text of any written material received.)

M. Stilwell, representing Pebble Beach Co., spoke in favor of Measure A. Wetlands delineation is not agreed to between John Dixon and company experts. M. Stilwell indicated that both U.S. Fish & Wildlife Service & Ca Dept of Fish & Game would indicate their support for LCP amendment and project.

6/06/06 Date

Signature of Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

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RECEIVED

RECEIVED

AUG 14 2006

JUN 06 2006

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

CALIFORNIA COASTAL COMMISSION

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Name of project, LCP, etc.:

Monterey Co. LCP

Date and time of receipt of communication:

6/2/06 - 7PM

Location of communication:

Fresnoville CA

Type of communication (letter, facsimile, etc.):

Phone

Person(s) initiating communication:

Mark Stilwell

Person(s) receiving communication:

Mike Reilly

Detailed substantive description of content of communication: (Attach a copy of the complete text of any written material received.)

M. Stilwell, representing Pebble Beach Co., spoke in favor of Measure A passage by Commission. Equestrian Center site has been moved and company has identified additional lands for restoration / re-forestation to offset tree loss at golf course

6/6/06 Date

Mike Reilly Signature of Commissioner

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DISCLOSURE OF EX PARTE COMMUNICATIONS

RECEIVED

AUG 14 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Name or description of project:

PEBBLE BEACH PROJECT (MEASURE A)

Date and time of receipt of communication:

JUNE 8 - 06 4:30PM

Location of communication:

SAN LUIS AIRPORT AT THE SPIRITS

Type of communication:

MEET

Person(s) in attendance at time of communication:

JEFF GILLES and ANTHONY LOMBARDO (TONY)

Person(s) receiving communication:

KATCHO ACHAOJIAN

Detailed substantive description of the content of communication:

(Attach a copy of the complete text of any written material received.)

PEBBLE BEACH COMPANY PROJECT

MEASURE A - LIMITATION ON FUTURE ADDITIONS TO HOTELS

VOTER INFORMATION ON PLANS FOR NEW PEBBLE BEACH GOLF COURSE

INFORMATION RELATED TO B-8 ZONING

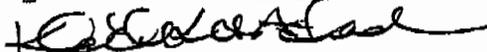
PEBBLE BEACH DEVELOPMENT PROJECT ALTERNATIVES

HISTORY OF THE PROJECT

Date:

6-8-06

Signature of Commissioner:



DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:

PEBBLE BEACH PROJECT

Date and time of receipt of communication:

MONDAY 12-06 1:07 PM

Location of communication:

OFFICE TELEPHONE CALL

Type of communication:

MEETING

Person(s) in attendance at time of communication:

MARK MASSARA

Person(s) receiving communication:

KATCHO ACHADJIAN

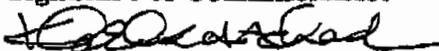
Detailed substantive description of the content of communication:

(Attach a copy of the complete text of any written material received.)

HE WELCOMED ME TO COASTAL COMMISSION
COMPLEMENTED STAFF AND HOW DEDICATED THEY ARE
GAVE ME HISTORY OF PROJECT
MADE A POINT OF HOW ENVIRONMENTALLY SENSITIVE IS THE AREA
ESHA CONCERNS

Date: 6-12-06

Signature of Commissioner:



PS Received a Cake in the mail shape of a pine tree

RECEIVED

AUG 14 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

DISCLOSURE OF EX PARTE COMMUNICATIONS

RECEIVED

Name or description of project:

PEBBLE BEACH / MEASURE A

AUG 14 2006

Date and time of receipt of communication:

6-8-06 THURSDAY 12:30 PM.

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Location of communication:

COUNTY GOV. SUPERVISORS OFFICE

Type of communication:

MEET IN OFFICE (VERBAL)

Person(s) in attendance at time of communication:

GORDON HENSLEY EXECUTIVE DIRECTOR S.L.D. COASTKEEPER

Person(s) receiving communication:

KATCHO ACHADJIAN

Detailed substantive description of the content of communication:

(Attach a copy of the complete text of any written material received.)

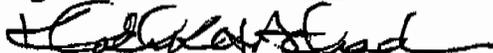
MEASURE A (CONSISTENT OR NOT WITH COASTAL ACT,
ESHA CONCERNS and WETLAND POLICIES)

OVERALL THE IMPACT OF THE PROJECT
ON DEL MONTE FOREST

Date:

June 8

Signature of Commissioner:



RECEIVED

RECEIVED

JUN 07 2006

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

JUN 06 2006

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

CALIFORNIA COASTAL COMMISSION

Name or description of project, LCP, etc.:

Monterey Co LCP

Date and time of receipt of communication:

5/22/06 6PM

Location of communication:

Freswille CA

Type of communication (letter, facsimile, etc.):

Phone

Person(s) initiating communication:

Mark Stilwell

Person(s) receiving communication:

Mike Reilly

Detailed substantive description of content of communication: (Attach a copy of the complete text of any written material received.)

M. Stilwell, representing Pebble Beach Co., spoke in favor of Measure A. Wetlands delineation is not agreed to between John Dixon and company experts. M. Stilwell indicated that both U.S. Fish & Wildlife Service & Ca Dept of Fish & Game would indicate their support for LCP amendment and project.

6/06/06

Mike Reilly

Date

Signature of Commissioner

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If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

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RECEIVED

RECEIVED

JUN 07 2006

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

JUN 06 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LCP, etc.: Monterey Co. LCP

Date and time of receipt of communication: 6/2/06 - 7PM

Location of communication: Fresnoville CA

Type of communication (letter, facsimile, etc.): Phone

Person(s) initiating communication: Mark Stilwell

Person(s) receiving communication: Mike Reilly

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

M. Stilwell, representing Pebble Beach Co., spoke
in favor of Measure A passage by Commission. Equestrian
Center site has been moved and company has
identified additional lands for restoration /
re-forestation to offset tree loss at golf course

6/6/06
Date

Mike Reilly
Signature of Commissioner

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RECEIVED

MAR 17 2006

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED

MAR - 9 2006

CALIFORNIA
COASTAL COMMISSION

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Name or description of project, LCP, etc.:

Pebble - Monterey LCP Amend.

Date and time of receipt of communication:

3/7/06 - 7 PM

Location of communication:

Monterey

Type of communication (letter, facsimile, etc.):

meeting

Person(s) initiating communication:

Tony Lombardo / Mark Stilwell

Person(s) receiving communication:

Mike Restly

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Representatives of Pebble Beach Co. Contend that LCP
amendment meets all coastal act requirements. Monterey
Pine are not ESA under existing LCP. Permanently
protected land for outwages project development
impacts. Equestrian center could be relocated so
as not to violate conservation easement.

3/9/06

Date

Paul Reilly

Signature of Commissioner

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FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

RECEIVED

MAR - 7 2006

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LPC, etc.: Monterey Pines/LCP Amendment No. 1-05

Date and time of receipt of communication: 2/6/06 @ 11:00 a.m.

Location of communication: Mayor's Conference Room

Type of communication (letter, facsimile, etc.): meeting

Person(s) initiating communication: Mark Massara

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

RECEIVED
MAR 16 2006
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Attendees: Approximately 10 local Sierra Club members lead by Mark Massara. Sign-in sheet will be sent via mail. The group dropped off a packet of photocopied documentation (also to be sent via mail).

The following comments were made: Mr. Eastwood is upset with Sierra Club and Peter Douglas because they aren't supporting the compromise that will result in removal of 16,000 trees. Del Monte sold parcels to friends. There are already 7 golf courses in the forest. Pebble Beach owns 4. The course they are proposing is called the "forest course." Showed us new schematic for the golf course. There are some changes from when the initiative was passed. Ask staff to explain the extent of the changes. That way we can determine if this development scheme is consistent with the initiative. The company is not providing buffers for the forest wetland. It will be an amenity for the golf course (water feature). In 1982 when the Spanish Bay golf course was approved, the company promised the Commission that that would be the last golf course they would build. This is not well-documented – only an article from the Monterey Herald. They are proposing equestrian center in the promised permanent conservation area for the Spanish Bay Project. Initiative/Measure A is not a mandate. It still has to be found consistent with the Coastal Act. The company should have submitted the initiative to staff for Coastal Act consistency review. Company won't deal with run-off that pollutes Stillwater Cover. They refuse to accept that the pollution is related to the golf courses. Pebble Beach Company contributed to the construction of a reclaimed water facility – this is good, but they want to take that contribution as "payment" for taking fresh water from the Carmel River. The community would then drink the reclaimed/saltier water. Habitat on the hillsides is already protected by existing law, so the company shouldn't be claiming it as mitigation – company would like decision-makers to think that they can get hillsides protected in exchange for approving the golf course. Company will say that if course isn't approved, their only option is to build single-family homes. The company has between 1-41 legal lots. At most, with the legal lots and certificates of compliance, there could be 41 homes at most. Zoning allows for more but assuming that no trees are cut down. One of the problems is that they are dealing with an LCP that was approved in the early 1980's. Company will argue that forest is not ESHA. Staff will explain that mistakes have been made over the years. Staff didn't really begin to put together the pieces about how important this habitat is until the last 20 years. It's clear

to the biologists now that it is ESHA. Example of good precedent on this – Commission v. Cambria water district. Citizens of Monterey really feel betrayed by Pebble Beach for not living up to Spanish Bay project promises and for using scare tactics to pass the initiative (i.e. vote “yes” or get 800 homes). Water run-off issues are extremely important and they are fighting any regulations on their run-off. These forests are living examples of what the coast used to be like. This is one of the most important Coastal Commission issues in this decade.

7 March 2006
Date


Signature of Commissioner

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project, LPC, etc.: various

Date and time of receipt of communication: 3/3/06 @ 2:00 p.m.

Location of communication: Marie Callendar's Restaurant

Type of communication (letter, facsimile, etc.): in person

Person(s) initiating communication: ORCA (Organization of Regional Coastal Activists)

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Attendees: David Grubb (Sierra Club, San Diego), Laura Hunter (Environmental Health Coalition)

The following comments were made:

- 1) Pebble Beach/Monterey Co. LCP Amendment No. 1-05 – Sierra Club opposes this LCP Amendment and urges Commission Padilla to oppose.
- 2) Condo hotel in Encinitas/Tue 22a – KSL wants to have individuals invest in each room. Opposed to this amendment request because this is a bad precedent: there's another project in the mill down in Solana Beach.
- 3) Olson project in National City will come before the Commission soon. Oppose residential in this location. Same position as the Working Waterfront Group.

7 April 2006
Date

[Signature]
Signature of Commissioner **RECEIVED**

RECEIVED
MAR 16 2006
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA
RECEIVED
MAR - 7 2006
CALIFORNIA
COASTAL COMMISSION

RECEIVED

MAR 16 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED

MAR - 7 2006

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LCP, etc.:

Pebble LCP

Date and time of receipt of communication:

3/1/06 11AM

Location of communication:

Santa Ana, CA

Type of communication (letter, facsimile, etc.):

Phone call

Person(s) initiating communication:

Sen. Wesley Chesbro

Person(s) receiving communication:

Mike Reilly

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Senator Chesbro advocated protection of
Monterey Pines in the Del Monte forest in
considering the upcoming Monterey County
LCP amendment.

Date

3/4/06

Signature of Commissioner

Mike Reilly

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RECEIVED

MAR 10 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED

MAR - 7 2006

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LCP, etc.: Pebble - Del Monte LCP

Date and time of receipt of communication: 3PM - 2/24/06

Location of communication: Fresnoville CA

Type of communication (letter, facsimile, etc.): Phone call

Person(s) initiating communication: Mark Stillwell

Person(s) receiving communication: Mike Reddy

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Mark Stillwell, representing Pebble Beach Co., discussed
Del Monte LCP amendment + CCL staff + Sierra Club
objections. Contends LCP Amendment is more protective
of forest than current LCP. Said that both USFW
and DFG support amendment + projects Disputes
ESHA designation for Monterey Pines + staff expansion
of wetland designations.

3/4/06
Date

Mike Reddy
Signature of Commissioner

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RECEIVED

MAR 16 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED

MAR - 7 2006

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LCP, etc.:

Pebble Del Monte LCP

Date and time of receipt of communication:

2:30 PM - 2/23/06

Location of communication:

Santa Rosa, CA

Type of communication (letter, facsimile, etc.):

Meeting

Person(s) initiating communication:

Mark Massara

Person(s) receiving communication:

Mike Reilly

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Met with Sierra Club contingent including Mark
Massara, Bill Korfom + Margaret Pennington. They advocated
denial of Del Monte LCP Amendment due to tree loss,
loss of other rare plants and water quality impacts.
Provided a materials packet detailing their
objections.

Also had another discussion with Mark Massara on 2/24/06.

Some issues.

3/4/06

Date

Mike Reilly

Signature of Commissioner

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RECEIVED

MAR 16 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

RECEIVED

MAR - 7 2006

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LPC, etc.: Pebble Beach/LCP Amendment No. 1-05

Date and time of receipt of communication: 12/15/05 1:00 - 2:00 p.m.

Location of communication: San Francisco Coastal Commission meeting/nearby restaurant

Type of communication (letter, facsimile, etc.): lunch meeting

Person(s) initiating communication: Mark Massara

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

The following comments were made: Mark Massara explained the background related to the Pebble Beach project including an explanation of Measure A, a description of why the project is ESHA, the number of existing golf courses in the area, a description of the equestrian center and residential subdivisions, and employee housing.

7 March 2006
Date

[Signature]
Signature of Commissioner

Mar 03 06 02:14p

Drs. Dan & Mary Secord

805 682 3756

p. 1

DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project: Monterey County LCPA No. 1-05 (Measure A in Del Monte Forest)

Date and time of receipt of communication: February 25, 2006

Location of communication: Santa Barbara Airport

Type of communication: Meeting

Person(s) in attendance at time of communication: Susan McCabe, Tony Lombardo, John Arriega

Person(s) receiving communication: Dan Secord

Detailed substantive description of the content of communication:
(Attach a copy of the complete text of any written material received.)

The applicant's representatives discussed the history of Measure A, a local ballot initiative that would change zoning in the Del Monte Forest primarily from residential to zoning that would allow construction of a golf course, and construction of a driving range, employee housing and additional hotel rooms. They explained that the applicant will preserve approximately 200 acres of Monterey Pine Forest both within and outside of DMF. They also discussed the upcoming field trip and hearing at the Commission and explained that the LCPA would not be voted on at the March hearing.

Date: 3-2-06

Signature of Commissioner: 

RECEIVED
MAR 03 2006
CALIFORNIA
COASTAL COMMISSION
RECEIVED
MAR 06 2006
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RECEIVED

Received at Commission Meeting

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

MAR 03 2006

FEB - 8 2006

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Name or Description of Project, LCP, etc.:

From: Pebble Beach Expansion -

Date and time of receipt of communication:

2/3/06 - 6 PM

Location of communication:

Forestville CA

Type of communication (letter, facsimile, etc.)

Phone Call

Person(s) initiating communication:

Mark Stillwell

Person(s) receiving communication:

Mike Reilly

Detailed substantive description of content of communication: (Attach a copy of the complete text of any written material received.)

Pebble Beach rep concerned that staff not prepared with full report by March but wants to conduct a hearing anyway. Feels it would be prejudicial to their project. Wants to have full staff report before Commission so they can address areas of disagreement. Monterey County LCP amendment.

2/6/06 Date

Mike Reilly Signature of Commissioner

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FORM FOR DISCLOSURE OF EX-PARTE COMMUNICATIONS

RECEIVED
JAN 10 2006
CALIFORNIA
COASTAL COMMISSION

Name or description of the project: Pebble Beach Golf Course

Time/Date of communication: 3 pm-1/9/06

Location of communication: 22350 Carbon Mesa Rd, Malibu

Person(s) initiating communication: Sara Wan

Person(s) receiving communication: Annie Notthoff

Type of communication: phone call

RECEIVED
JAN 18 2006
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

I called Annie to talk with her about a number of matters and the Pebble Beach project came up. We mostly discussed the process but in addition we discussed some of the issues regarding the project

1- That there was a contention being made that this project was better than the alternative, i.e. the area is zoned for 890 homes, but in fact the County has recognized only 21 lots or so and to get to 890 would require subdivision which, given the fact that this is ESHA, would mean they are NOT entitled to. Son in fact, given the location in Monterey pine forest which is sensitive habitat, the maximum they could get would be 21 homes. In fact, they might even only be entitled to less than that once a legal constitutional analysis were done (for example, lots held in only one ownership, etc.) and the homes could be sited towards existing roads, etc. So the benefits of a trade-off between the golf course and homes is not a real one and the existing situation is far better from a resource protection perspective

2- In order to undertake the project they need to move the equestrian center to an area of sensitive habitat that was put into a conservation easement as a mitigation for the Spanish Bay golf course many years ago. This is inappropriate

3- The plan involves taking out 17000 + trees, the heart of the remaining forest. There are only 4 remaining stands of native Monterey pine left in the world, 3 in the US, one in Baja. The other three are very small. The other 2 in the US are in San Luis Obispo County and also under attack from development. The one in Baja has no protection. All 3 US stands are currently severely fragmented and heavily impacted by development and development pressures. The area proposed to be removed is the last really large relatively intact stand. If it is removed, the

remaining patches of forest will be subject to all sorts of stresses that include, among other things edge effects. The forest is currently showing signs of recovery from pitch canker disease, but it's ability to do so requires a large enough gene pool and healthy forest areas. Fragmenting it this way will put the existence of this forest and the species in jeopardy.

Date: 1/10/06

A handwritten signature in cursive script that reads "Sara Wan".

Sara Wan

Dan Carl

From: Charles Lester
Sent: Tuesday, December 06, 2005 11:43 AM
To: Dan Carl
Subject: FW: Please Stop Pebble Beach Company Forest Destruction Project

For the file...

Charles Lester
Deputy Director
North Central/Central Coast Districts
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060
831-427-4863

-----Original Message-----

From: Meg Caldwell [mailto:megc@stanford.edu]
Sent: Tuesday, December 06, 2005 11:39 AM
To: Charles Lester
Subject: Fwd: Please Stop Pebble Beach Company Forest Destruction Project

X-Sieve: CMU Sieve 2.2
X-Originating-IP: [68.35.61.33]
X-Originating-Email: [donnan_sutherland@hotmail.com]
X-Sender: donnan_sutherland@hotmail.com
From: "donnan sutherland" <donnan_sutherland@hotmail.com>
To: <dcarl@coastal.ca.gov>
Cc: <megcoastal@law.stanford.edu>, <pkruer@monarchgroup.com>
Subject: Please Stop Pebble Beach Company Forest Destruction Project
Date: Tue, 6 Dec 2005 10:55:47 -0700
X-Mailer: Microsoft Outlook Express 6.00.2900.2180
X-OriginalArrivalTime: 06 Dec 2005 17:55:51.0847 (UTC) FILETIME=
[4C11EB70:01C5FA8E]
X-MIMETrack: Itemize by SMTP Server on lawmail1/stanford(Release 5.0.12 [February
13, 2003) at
12/06/2005 09:55:54 AM,
Serialize by Router on lawmail1/stanford(Release 5.0.12 [February 13, 2003) at
12/06/2005 09:55:56 AM,
Serialize complete at 12/06/2005 09:55:56 AM

Dear Commissioners Meg Caldwell, William A. Burke, Steven Kram, Patrick Kruer,
Bonnie Neeley, David Potter, Mike Reilly, Dan Secord M.D., Mary Shallenberger, and Sara
Wan,

I respectfully urge you to reject and deny the proposed Pebble Beach Company golf course
project because it would permanently destroy large areas of the vital native Monterey pine
forest ecosystem.

This project would kill more than 17,000 mature, healthy, living Monterey pines and could potentially drive the species to extinction. It would also kill untold numbers of imperiled California red-legged frogs - the creature that made Mark Twain famous with his 'Celebrated Jumping Frog of Calaveras County' story. It would also kill as much as 25 percent of the few remaining endangered Yaden's Rein orchids.

The project should also be denied due to water shortages and traffic congestion.

Please put me on your interested parties list and send me all notices of available documents, meetings and hearings.

Thank you for your efforts on behalf of the Del Monte Forest.

Sincerely,

Donnan Sutherland
donnan_sutherland@hotmail.com

Meg Caldwell, J.D.
Senior Lecturer and Director,
Environmental and Natural Resources Law
and Policy Program
Stanford Law School
559 Nathan Abbott Way, Room 243
Stanford, CA 94305-8610
phone: 650/723-4057
fax: 650/725-2190
<http://casestudies.stanford.edu/>
<http://naturalresourceslaw.stanford.edu>

NOV 16 2005

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

From:

Name or description of project, LCP, etc.: Pebble Beach Co. Expansion
 Date and time of receipt of communication: 11/11/05 9:30 AM
 Location of communication: Forestville CA
 Type of communication (letter, facsimile, etc.): Phone Call
 Person(s) initiating communication: Susan McCabe
 Person(s) receiving communication: Mike Reilly

Detailed substantive description of content of communication: (Attach a copy of the complete text of any written material received.)

Discussed problems with Pebble Beach pending application - removal of Monterey Cypress trees for new golf course + driving range; conservation easement on proposed equestrian center, etc. Also discussed discrepancies between staff + applicant estimates of how many residential units would be retired by applicant.

RECEIVED

11/13/05 Date
 DEC 01 2005
 CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA
 Signature of Commissioner Mike Reilly

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RECEIVED
FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

Meeting
JUN 10 2005

JUN 23 2005

CENTRAL CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

From: _____

Name or description of project, LCP, etc.: Pebble Beach, golf course equestrian center

Date and time of receipt of communication: 5/19/05 10 AM

Location of communication: phone

Type of communication (letter, facsimile, etc.): phone

Person(s) initiating communication: Clint Eastwood

Person(s) receiving communication: Mary Challenger

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Mr Eastwood's main concern was that staff in general, and Executive Director Douglas in particular, are running "a campaign" against his project. He asserted that he believed Mr Douglas's opposition is based his personal background. Mr Eastwood expressed frustration that he had moved the equestrian center in his proposal from the upland to an area that

6/9/05
Date

Mary K Challenger
Signature of Commissioner

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was protected as mitigation for the already developed Spanish Bay project at the request of the Sierra Club. Now, they object to its location. Finally, Mr Eastwood asserted that he has a long standing reputation as an environmentalist. He said this golf course will be world class and should be approved.

I told Mr Eastwood that in my limited experience the Commission did not necessarily accept the staff recommendation; rather, that the Commission often ~~adopts~~ makes changes to the staff proposal to reflect what they hear in public hearings. Second, I said that the only knowledge I had of his project was what I had read in the media & testimony before the Commission. I expressed my thought that it is not O.K. to develop in an area that has been protected as mitigation for another development, as it would be a net loss of natural resources.

Approximately a week later I received the attached in the mail from Mr. Eastwood's

L.A. office

**Del Monte Forest Preservation and Development
Monterey Pine Forest (MPF) Preservation
SUMMARY**

These are being
delivered quietly to
various Commissioners

HISTORY OF DEL MONTE FOREST PLAN

- CE

1994 Plan: Proposed to remove 57,000 trees and to develop 295 acres of MPF.

1997 Plan: Proposed to remove 34,220 trees and to develop 484 acres of MPF.

2002 New Ownership Plan (Current DMF/PDP): Propose to develop 99 MPF acres and to preserve an additional 820 acres of MPF and 150,000+ trees.

- US Fish & Wildlife Service (USFWS), NOAA National Marine Fisheries Services (NMFS), and California Department of Fish & Game (CDFG) have accepted that the 2002 Plan (current DMF/PDP) mitigates all impacts to the environment.
- Final EIR for the 2002 Plan, certified and approved by Monterey County, concludes that all impacts to the environment are fully mitigated.

PROTECTION OF MONTEREY PINE ON THE MONTEREY PENINSULA

1994: 2,520 acres of Monterey pine forest (MPF) permanently protected.

2002: 3,000 acres of MPF permanently protected (other projects in Monterey County).

2005: New Owners of Pebble Beach Company (PBC) proposes to permanently protect over 1000 acres of intact MPF, which includes 362 acres outside of the DMF (owned by PBC), and 658 acres of MPF within the DMF (which includes pre-mitigation of 200 acres of MPF in Huckleberry Hill). If accepted, total MPF protected acres in Monterey County would increase to 3,820 acres.

HISTORY OF RESIDENTIAL DEVELOPMENT PROPOSALS

Local Coastal Plan allowable number of lots on PBC lands: 891 residential lots.

1994 Plan: Proposed 403 lots and a golf course in Pescadero Canyon, within 245 acres of intact MPF that is contiguous to additional intact tracts of forested areas.

1997 Plan: Proposed 364 lots and a golf course in the area of the existing Equestrian Center.

2002 New Ownership Plan (Current DMF/PDP): Proposes 33 new lots (extinguishes over 40 existing lots of record), a golf course in the area of the existing Equestrian Center, 173 new hotel rooms in existing developed areas (at the Lodge and at Spanish Bay resorts), a new driving range and an Equestrian Center (Sawmill site), along with large preservation areas. The 2002 Plan represents a 95% decrease in the number of lots allowed by the current LCP.

Note:

Monterey pine forest on the golf course site is currently fragmented by existing roadways (5.5 acres to be removed) trails (to be relocated), a 4 acre former quarry on the north, 48 acres of the existing disturbed Equestrian Center/Collins Field and Driving Range on the South and North, residential development on the east and west, and golf course development on the north (Cypress course and Spyglass). The design for the proposed golf course will retain more than 55 forested acres containing over 8,000 trees.

**Del Monte Forest Preservation and Development Plan (DMF/PDP)
Monterey Pine Forest (MPF) Preservation and Impacts
SUMMARY**

HISTORY OF DEL MONTE FOREST PLAN

1994 Plan: Proposed to remove 57,000 trees and to develop 415 MPF acres and to preserve 295 acres of MPF.

1997 Plan: Proposed to remove 34,220 trees and to develop 278 MPF acres and to preserve 484 acres of MPF.

2002 New Ownership Plan (Current DMF/PDP): Proposed to remove 17,969 trees and to develop 99 MPF acres and to preserve an additional 820 acres of MPF and 150,000+ trees.

- US Fish & Wildlife Service (USFWS), NOAA National Marine Fisheries Services (NMFS), and California Department of Fish & Game (CDFG) have accepted that the 2002 Plan (current DMF/PDP) mitigates all impacts to the environment.
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YADON'S PIPERIA

Yadon's piperia is an endangered species of orchid with habitat ranging from Prunedale in Northern Monterey County to Palo Colorado Canyon in the Big Sur area, with significant occurrences within the Del Monte Forest.

The US Fish & Wildlife Service proposed Yadon's piperia for listing as an endangered species in 1995. At that time just over 2,000 plants were known to exist. Recent surveys completed in 2004 and 2005 increase the known population to over 200,000. The proposed project will preserve over 108,984 plants. Over 80% of the identified Yadon's Piperia on PBC property is being permanently preserved and protected.

PROTECTION OF SENSITIVE COASTAL RESOURCES

The Del Monte Forest LUP requires the maintenance of contiguous areas of undisturbed open space for the purpose of protecting ESHA's identified in Appendix A and its associated map in the LUP. For this reason PBC proposed to permanently preserve and ecologically manage 117 additional unfragmented acres of natural forest contiguous to the Huckleberry Hill Natural Preserve area. For this same reason 233 acres of the connected Pescadero watershed are proposed for preservation. The project will add 820 acres of new open space, resulting in preservation and management of over 1500 acres.

ESHA (Environmentally Sensitive Habitat Areas)

The DMF/PDP has avoided any development in the areas that are listed as ESHA in the Del Monte Forest LUP. There are two small wetlands that are designated as ESHA on the golfcourse site that have been preserved. The Final EIR, certified and approved by the County of Monterey for the project, concludes that the proposed development avoids all ESHA.

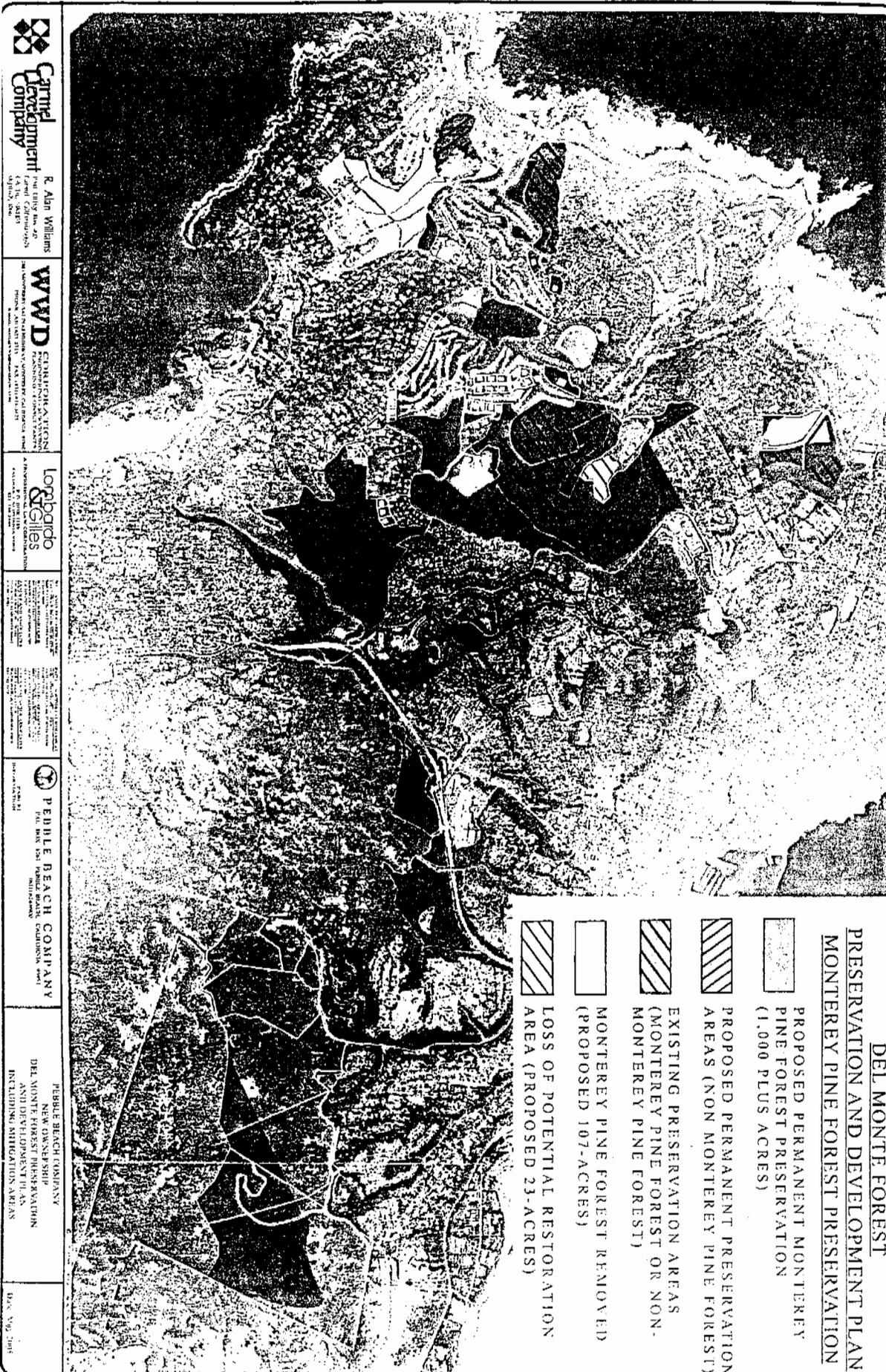
EQUESTRIAN CENTER

Conditions of approval from both the County and the California Coastal Commission regulate the use of this 45 acre area formerly used as a sand mine. Prior to mining activities, both the lower and the upper areas of the Sawmill site were mostly devoid of vegetation. Permit conditions for the Spanish Bay resort required revegetation of the Sawmill site with native plants. Conservation easements apply to the upper and lower areas of the site.

The Final EIR of the current DMF/PDP requires PBC to mitigate for the loss of this acreage, for the proposed equestrian center, by setting aside additional high quality forest on lands owned by PBC. Therefore, 184 acres of additional intact MPF are included within the total proposed MPF open space dedication areas, as mitigation for the loss of the 23 acres of potential restoration area in the Sawmill site.

WATER SUPPLY

Phase I of the reclamation project sponsored by PBC has saved approximately 650 acre-feet per year (AFY) from the Carmel River aquifer. PBC may sell up to 150 acre feet of its unused 355 AFY entitlement to finance additional reclamation project improvements that will save an additional 300 AFY of reclaimed water, for total average savings of 950 acre feet of potable water per year. On average, the project will use 91 acre feet of potable water, plus any water sold to residents.



**DEL MONTE FOREST
PRESERVATION AND DEVELOPMENT PLAN
MONTEREY PINE FOREST PRESERVATION**

-  PROPOSED PERMANENT MONTEREY PINE FOREST PRESERVATION (1,000 PLUS ACRES)
-  PROPOSED PERMANENT PRESERVATION AREAS (NON MONTEREY PINE FOREST)
-  EXISTING PRESERVATION AREAS (MONTEREY PINE FOREST OR NON-MONTEREY PINE FOREST)
-  MONTEREY PINE FOREST REMOVED (PROPOSED 107-ACRES)
-  LOSS OF POTENTIAL RESTORATION AREA (PROPOSED 23-ACRES)

Cartel Development Company
R. Alan Williams
President
1000 California Street
San Francisco, CA 94108

WWD
SUNSHINE CONSULTANTS
A Division of WWD
1000 California Street
San Francisco, CA 94108

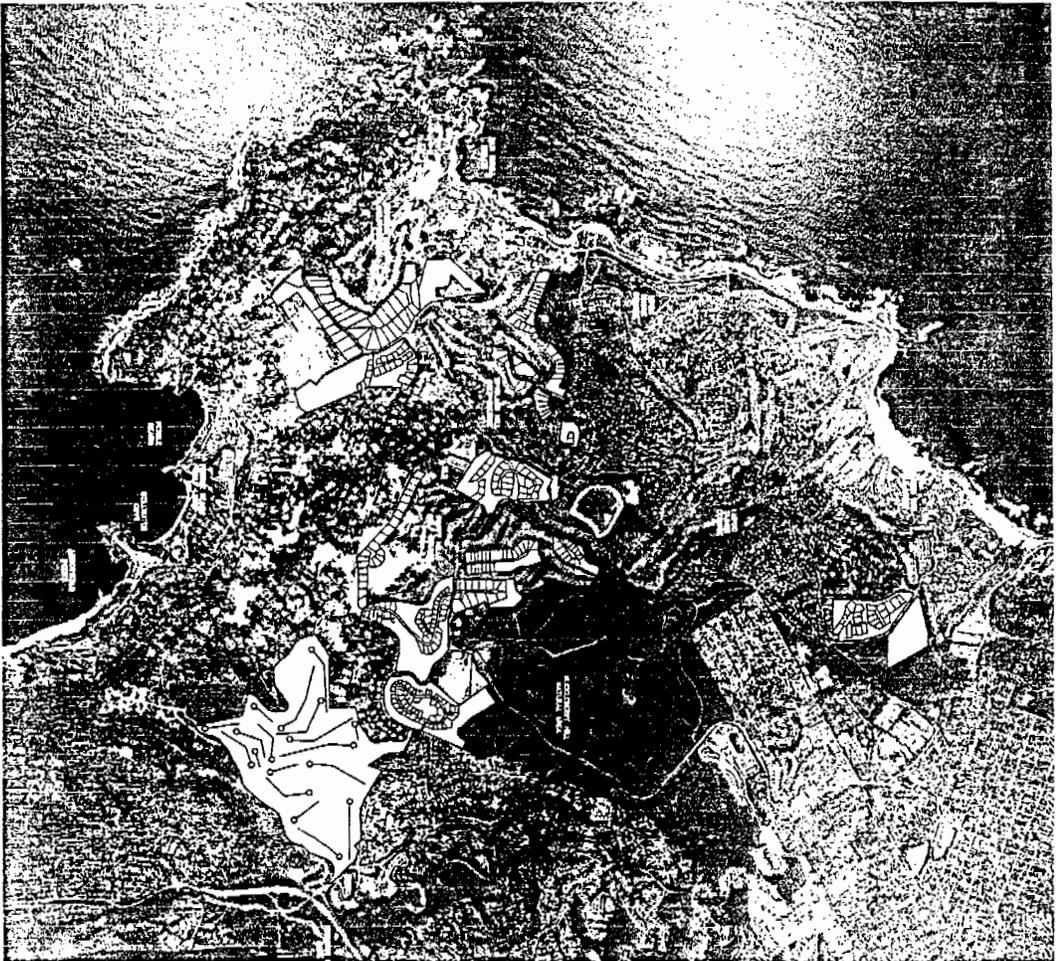
Loribardo & Gillies
A Division of Sunlight
1000 California Street
San Francisco, CA 94108

PEBBLE BEACH COMPANY
1000 California Street
San Francisco, CA 94108

PEBBLE BEACH COMPANY
1000 California Street
San Francisco, CA 94108

PEBBLE BEACH COMPANY
1000 California Street
San Francisco, CA 94108

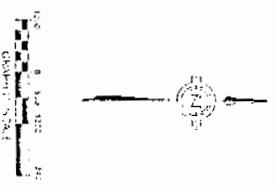
PEBBLE BEACH COMPANY
1000 California Street
San Francisco, CA 94108



PREVIOUS LOT PROGRAM
1994

- 316 LOTS
- PLANNED UNIT DEVELOPMENT
- 87 UNITS
- PRESERVATION - 393 ACRES
(295-ACRES MONTEREY PINE FOREST)
- RECREATIONAL - 245 ACRES

TOTAL 403 LOTS



Central Development Company
R. Abn Williams
Principal
141 E. 4th St.
San Jose, CA 95131
(408) 281-1111

WWD CORPORATION
1000 W. 1st St.
San Jose, CA 95128
(408) 281-1111

Loribardo Scullies
1000 W. 1st St.
San Jose, CA 95128
(408) 281-1111

PERLE HEACH COMPANY
1000 W. 1st St.
San Jose, CA 95128
(408) 281-1111

PERLE HEACH COMPANY
P.O. Box 1000
San Jose, CA 95128
(408) 281-1111

PERLE HEACH COMPANY
LOT PROGRAM



The Carmel Pine Cone

YOUR SOURCE FOR LOCAL NEWS, ARTS AND OPINION SINCE 1915

Editorial: Hypocritical newspapers also get their facts wrong

Published: April 29, 2005

A MARCH 19 editorial in the Salinas Californian, in justifying the paper's hope that the coastal commission "will put a stop" to plans for new development in Del Monte Forest, complained that the Pebble Beach Company's proposed new golf course, hotel rooms and employee housing had been "fast-tracked" through the county permit process.

A few weeks later, a British newspaper reported that the Monterey pine is a "rare" species that grows in "very few places on the planet."

And at about the same time, USA Today unquestioningly quoted a Sierra Club rep's opinion that what the P.B. Co. wants to do with a small portion of its undeveloped land amounts to the "largest project" proposed for the California coast "in decades."

These blatantly erroneous assertions — and dozens more like them — have been represented as the gospel truth in newspaper across the country and around the world during the last few weeks.

Reporters and editors, it seems, are outraged at the idea of removing 100 acres of trees to make way for a golf course. Their umbrage has been expressed in editorials and news stories so similarly indignant it's hard to tell which is which.

As a threshold question, one might ask whether they can actually be unaware that their beloved industry — printing newspapers — is one of the biggest tree-killers in history. The slaughter of old-growth trees to produce millions of copies of stimulating features ("Your Daily Horoscope"), can't-miss news items ("Special pullout on the NFL draft"), and highly detailed descriptions of weekend discounts at the local retailer ("Kmart will be open 'til midnight!"), has been going on for decades and continues today. And the people who benefit most from the worldwide logging that makes their livelihoods possible blithely pretend that only a scoundrel would cut down a Monterey pine.

So certain are they that it's a bad idea to clear a small forest to make way for fairways and sandtraps, they see no need to get their facts straight as they condemn the idea. In some cases, they didn't even bother to make their stories internally consistent:

- On the Californian's website, right next to the paper's complaint that the P.B. Co.'s latest plan has been "fast-tracked," a caption below a photo showing Clint Eastwood announcing the plan almost five years ago describes it as "one of the Peninsula's longest running land-use battles." Huh?

- In USA Today, just a few paragraphs below the Sierra Club spokesman's description of the plan as "the biggest in decades," another recent project was detailed: In 1999, the paper reported, the coastal commission approved 3,400 homes on 1,600 acres of "undeveloped wetlands and coastal mesas in Orange County." Isn't that just a wee bit bigger than what the Pebble Beach Company is up to?

The British newspaper's story at least didn't contradict itself. But if the reporter had no idea the Monterey pine not only isn't rare, it's one of the most common trees in the world, he at least could have done a wee bit of investigating and discovered that Clint Eastwood doesn't live in Carmel; there is no water rationing in Carmel Valley every summer, and David Dilworth doesn't represent a group. He just represents himself.

Almost all these stories make the mistake of exaggerating opposition to the Pebble Beach project. Not having taken the time to get familiar with local circumstances, the reporters invoked a journalistic cliché: "Developers" try to ruin things; "environmentalists" and "the public" try to thwart them.

But in this case, a majority of the people of the Monterey Peninsula clearly support what the P.B. Co. is doing. The November 2000 vote on Measure A showed this, and so has public testimony at numerous hearings in the years since. In fact, most people around here actually appreciate the drastic reduction in potential development and the vast increase in protected open space the P.B. project represents.

We urge the coastal commission to take due notice of these facts and approve the P.B. plan with minimal changes. No matter what all those other newspapers say.

Dan Carl

From: Charles Lester
Sent: Tuesday, June 07, 2005 6:40 AM
To: Dan Carl
Subject: FW: No to Eastwood Golf Course

for the file; this is an ex parte

-----Original Message-----

From: Meg Caldwell [mailto:megc@stanford.edu]
Sent: Tuesday, May 31, 2005 9:52 AM
To: Charles Lester
Subject: Fwd: No to Eastwood Golf Course

X-Sieve: CMU Sieve 2.2
User-Agent: Microsoft-Outlook-Express-Macintosh-Edition/5.02.2022
Date: Tue, 05 Apr 2005 15:39:06 -0700
Subject: No to Eastwood Golf Course
From: Andrew Reed <andrewjpr@earthlink.net>
To: <megcoastal@law.stanford.edu>
X-MIMETrack: Itemize by SMTP Server on lawmail1/stanford(Release 5.0.12 |February 13, 2003) at 04/05/2005 03:25:58 PM,
Serialize by Router on lawmail1/stanford(Release 5.0.12 |February 13, 2003) at 04/05/2005 03:25:59 PM,
Serialize complete at 04/05/2005 03:25:59 PM

Dear Meg Caldwell:

I ask that you and your fellow commissioners at the CCC preserve the Monterrey Pines that would be lost if Mr. Eastwood builds his proposed golf course.

It seems wasteful to add another golf course to the Carmel area. Such destruction of habitat becomes even more tragic when one sees how little natural habitat we currently enjoy.

Please protect what is left of the coast and say no to the above-mentioned proposal when it comes before you.

Thank you for your time and consideration.

Sincerely,

A. Reed
Kensington, CA

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FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

APR 13 2005

From: _____

Name or description of project, LCP, etc.: Pebble Beach Expansion
Date and time of receipt of communication: 2/28/05 1PM
Location of communication: Santa Rosa CA
Type of communication (letter, facsimile, etc.): Meeting
Person(s) initiating communication: Richard Nichols/Mark Massam/Peter Aschraf
Person(s) receiving communication: Mike Reilly

Detailed substantive description of content of communication: (Attach a copy of the complete text of any written material received.)

Seema Club objections to Pebble Beach EIR which allegedly destroys sensitive habitat + violates existing conservation easements

RECEIVED

APR 20 2005

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Date 4/10/05

Signature of Commissioner Mike Reilly

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.