

**CALIFORNIA COASTAL COMMISSION**

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

**Memorandum****July 10, 2007****To:** Commissioners and Interested Parties**From:** Charles Lester, Deputy District Director, Central Coast**Re:** Additional Information for Commission Meeting Thursday, July 12, 2007

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
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**FORM FOR DISCLOSURE  
OF RELEVANT  
COMMUNICATION**

7/6/07 - Conference Call

Date and time of communication:  
(For messages sent to a Commissioner  
by mail or facsimile or received as a  
teletype or other message, date  
time of receipt should be indicated.)

Receiv, CA - 1:00 pm.

**RECEIVED**

JUL 06 2007

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CENTRAL COAST AREA

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COASTAL COMMISSION

Location of communication:  
(For communications sent by mail or  
facsimile, or received as a teletype,  
or other message, indicate the means  
of transmission.)

Person(s) receiving communication:

Name or description of project:

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

78 acre parcel in Big Sur. Discussed the project history, the issues regarding auctioneers, the site visit which included staff and additional biologists who observed 250 plants. Concerned with staff's determination that there is BSEHA on the site.

7/6/07

Date

*Barbara W. Sperry*  
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 on public 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 first was the subject of the communication, complete this form and forward 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 meeting commences.

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

Th 10a

Hayes, Kirby

From: Kaelin, Barbara

Sent: Friday, July 06, 2007 2:24 PM

To: Hayes, Kirby

Subject: Riparts

Susan McCabe, Tony White  
Barr 116 - Wednesday

Commented about one condition in the staff report regarding the number of days a person or entity can stay in the hotel during a one year period.

Susan McCabe  
Elany Kaine  
Poeber Thursday, 10A

79 acre parcel in Big Sur. Discussed the project history, the issues regarding marlins deployment, the site visit which included staff and additional individuals who observed 250 plants. Concluded with staff's observation that there is ESH on the site.

Susan McCabe  
Nancy Lucast  
SheepParade

Reviewed history of project. Was advised that the Applicant withdrew the riparian plan. Applicants would like to postpone the requested riparian plan until the October Commission meeting and leave the 6 month riparian plan until then.

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7/6/2007

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Th 10a

JUL 03 2007

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JUL 02 2007

CALIFORNIA COASTAL COMMISSION

FORM FOR DISCLOSURE CALIFORNIA OF EX PARTE COASTAL COMMUNICATION CENTRAL COAST AREA

Date and time of communication: 7.2.07 11:45 AM

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

Identity of person(s) initiating communication: SUSAN McCABE & M. SCHICKETANZ architect

Identity of person(s) receiving communication: COMMISSIONER ACHADZIAN

Name or description of project: TH 10A FOSTER PERMIT

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

PROJECT DISCUSSION 3.975 SQ. FT. RESIDENCE ISSUES CONCERNING ENV. SENSITIVE HABITAT AREAS DOES NOT AGREE WITH STAFF FINDINGS ABOUT MARITIME CHAPARRAL PRESENCE ISSUES CONCERNING BUFFERS OR SETBACKS BETWEEN THE PROPOSED RESIDENCE AND MARITIME CHAPARRAL / ALSO VIEWED CONCERNS DUE TO NEW FINDINGS AND/OR INFORMATION REQUEST TO CONTINUE HEARING

7.2.07 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.



T11a

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JUL 10 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Trent E. Cornell, Ph.D.  
Clinical Psychology  
1601 Sunset Drive  
Pacific Grove, CA 93950  
(831) 375-1605

July 5, 2007

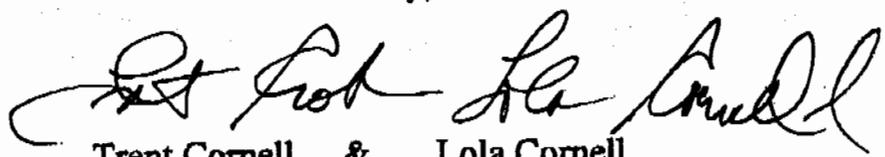
California Coastal Commission  
Attn: Commissioners, c/o Staff  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Dear Commissioners:

Because my key consultants will not be able to attend the hearing on Thursday, (item 11a), my wife and I request a continuance to your September meeting. We feel it would be very important for you to hear from our biologist Tom Moss, and our attorney John Bridges. They will be responding to the staff report.

Thank you in advance for your consideration..

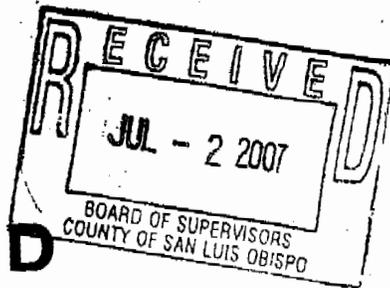
Sincerely,

  
Trent Cornell & Lola Cornell

CC: Dave Potter

Agenda Item #11a (Central Coast Dist)  
Judy Midgley Th 11a

Ms. Judy Midgley  
2870 Congress Road  
Pebbles Beach California 93953



June 30, 2007

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, Ca. 95060

RE: Cornell (A-94-78-A1)

Dear Coastal Commission:

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JUL 03 2007

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CENTRAL COAST AREA

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JUL 02 2007

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COASTAL COMMISSION

I owned the Cornell property at 1601 Sunset Dr. in Pacific Grove at the time the original home was built there and I was the applicant for the original coastal permit. At that time the Land Use Plan had not yet been adopted in Pacific Grove. Because of that, there was uncertainty as to what kind of restrictions should apply to my lot. In light of that uncertainty, I agreed to build a small house (with only about 10% lot coverage) based on assurances I received that if the later adopted LUP allowed for a larger home I could come back and apply to add on. That agreement was actually written into my permit.

I built the small house but then ended up having to sell it shortly thereafter due to changes in personal circumstances.

Lola and Trent Cornell now own the home and are seeking to add a bedroom to it. Since the adopted LUP now allows for 15% building coverage and 5% landscaping, per the agreement in my permit they should be allowed to add on. I know when they bought the house that was their intention due to their need to make room for their growing family.

I have always been told that permits run with the land. The Cornells should be able to rely on the same right to apply to add on as I was promised. It is only fair to treat them equally under the adopted LUP

Very truly yours,

*Judy Midgley*  
Judy Midgley

*faxed cc to coastal comm*

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Th 11a

JUL 05 2007

Agenda Item No.: 11a (Central Coast District)  
John S. Bridges, Representative

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

CHARLES R. KELLER  
RONALD F. SCHOLL  
THOMAS H. JAMISON  
MARK A. CAMERON  
JOHN S. BRIDGES  
DENNIS G. MCCARTHY  
JACQUELINE P. MCMANUS  
CHRISTOPHER E. PANETTA  
DAVID C. SWEIGERT  
SARA B. BOYNS  
SHARILYN R. PAYNE  
BRIAN E. TURLINGTON  
AMBER D. PASSNO  
CAROL S. HILBURN  
JAY P. MENCHACA  
KOREN R. MCWILLIAMS  
SHERYL L. AINSWORTH

FENTON & KELLER  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
2801 MONTEREY-SALINAS HIGHWAY  
POST OFFICE BOX 791  
MONTEREY, CALIFORNIA 93942-0791  
TELEPHONE (831) 373-1241  
FACSIMILE (831) 373-7219  
www.FentonKeller.com

LEWIS L. FENTON  
1925-2005

OF COUNSEL  
GARY W. SAWYERS

July 3, 2007

JOHN S. BRIDGES

JBridges@FentonKeller.com  
ext. 238

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Re: Cornell Application (A-94-78-A1); 1601 Sunset Drive, Pacific Grove  
Our File: 32920.30187

Dear Commissioners:

We represent Dr. & Dr. Cornell, the applicants for the above referenced permit amendment. The Cornells purchased their property with the intention of adding on to the existing house to accommodate their growing family. Along with their architect and coastal biologist, Tom Moss, the Cornells have worked hard to design an addition that would fit with the neighborhood and its coastal environs. The result is a modest addition that is less than what is permissible under the LUP and zoning requirements. The project has been approved by the City of Pacific Grove and to our knowledge, no one is opposing this application.

When the Cornells purchased their property they learned of a recorded Declaration of Protective Restrictions ("Declaration") which limited further development on the property "except as authorized by duly approved amendment to the permit." Upon reviewing the referenced permit, they learned that this language in the Declaration related to condition 7 of the permit which provided:

The easement document may provide provision that if on completion of the Local Coastal Program the conditions of the easement are found more stringent than the requirements of the LCP, the applicant may submit to the Commission for consideration a request to amend the permit.

Knowing that the certified LUP for Pacific Grove allowed for 15% building coverage plus 5% landscaping, the Cornells purchased the house based on their reasonable expectation that because the permit conditions were more stringent than the certified LUP they could submit an

application to add on to their home. The Cornell's expectation was also consistent with what they saw in the neighborhood; namely, several new homes and remodels with additions approved and constructed along Sunset Drive which had been allowed 15% or more structural coverage and 5% landscaping (Barker, Evans, Fisher, Kapp, Langlois, Lavorini, Leffler, and others). The Cornell's amendment application is precisely what the Coastal Commission anticipated in condition 7 and made provision for in the Declaration.

In September 2005, prior to developing detailed plans and initiating the process for obtaining permits from the City of Pacific Grove and the Coastal Commission, the Cornell's requested that their architect, Al Saroyan, and biologist, Tom Moss, meet with Coastal Commission staff in Santa Cruz to review a preliminary site plan for the proposed project and to identify any concerns or constraints that might result in a denial of the project, including staffs' interpretations of coverage restrictions stated in the original 1978 coastal development permit. At the meeting, staff indicated that because the project appeared to be consistent with the standards of the LUP (approved in 1991), they did not see any problem with amending the original development permit to allow coverage to exceed the 1978 Coastal Commission imposed limits up to the maximum now allowed under the current LUP of 15% for this nearly one-acre property. Based on this information, the Cornells decided to pursue remodeling their residence.

In light of the above, the Cornells were surprised to learn of staff's negative recommendation even though the application requested less coverage than allowed under the LUP and staff input nearly two years before had been encouraging. Not only is the project less than what the LUP allows in terms of coverage, the Cornells have also offered several design amenities and mitigations to enhance the local area. First, the on-site dune restoration plan prepared by Tom Moss would replace previously approved plantings of ice plant and monoculture patches of individual dune species on the property with an appropriate, balanced mix of native coastal dune species, including several rare and endangered species. The Cornells have also proposed a unique restoration monitoring program that would require inspection upon any future sale of the property. The Cornells have also proposed to relocate one dune landform on the property back away from the Sunset Drive curve to improve sight distance and safety for pedestrians and bicyclists utilizing the bike lane along Sunset and to also better screen the home from the public view. The Cornells have also offered to contribute financially toward restoration of the Pacific Grove Golf Course dune environment proportional to the additional structural coverage they are requesting (i.e., approximately .05 acres). All of these proposals were presented to staff but, unfortunately, were not mentioned in the staff report (Attachment 1).

In addition to not discussing these additional benefits of the project, the staff report falls short in several other respects. First, we believe the staff report incorrectly implies that other homes in the area are similarly limited to 11% coverage. In fact, the certified LUP allows 15% structural coverage and 5% landscaping coverage and most of the recently approved homes in the area have been allowed to take full advantage of these coverage percentages. The only reason the Cornell's existing home is less than 15% is because it was originally approved before the LUP was certified and the appropriate coverage rules were not yet decided. To ensure fair treatment of the Cornells and as discussed above, the Coastal Commission anticipated this exact circumstance and addressed it by expressly allowing for a subsequent permit amendment. The

Cornell's plans request 14.47% structural coverage and 2.61% landscape coverage for a total of 17.08%. This is 2.92% less than is permissible under the LUP.

The restoration plan approved by the Coastal Commission originally called for the planting of 18,500 square feet of ice plant, which is approximately 47% of the originally approved undeveloped portion of the property. It is now understood that this plant is not native to the area and coastal biologist Tom Moss has recommended that it be replaced, in a new restoration plan, by truly native species including rare and threatened varieties. This modification to the approved restoration plan would represent a significant enhancement of the dune environment both on the property and in the area. The site is currently degraded and there are no threatened or endangered plants on the property. As noted by Mr. Moss, on balance the project will greatly enhance the property's biological and aesthetic resource values. While the project will encroach into the degraded dune area by 2,521 square feet, the project will offset this encroachment more than seven fold by replacing the previously approved ice plant planting on 18,500 square feet of the property. In addition, the Cornells have offered to further the habitat mitigation/offset by contributing toward the restoration of the Pacific Grove Golf Course dunes in an amount proportional to their project (Attachment 1). Taken as a whole, the project as designed and mitigated will significantly enhance the dune environment rather than disrupt it.

Because the project is consistent with the certified LUP, and because the LUP has been certified as consistent with the Coastal Act we believe there is no conflict with Coastal Act section 30240. The Land Use Plan is the adopted and certified "general plan" for the area and consistency with the LUP should be the applicable standard.<sup>1</sup> As discussed above, the project is consistent with the LUP in that it falls below the maximum coverage allowance of Policy 3.4.5.2<sup>2</sup> and will result in a net overall enhancement of the habitat (not disruption). Accordingly, there should be no need in this case to rely upon constitutional takings findings. Nevertheless, the Cornell application would be protected under the U.S. Constitution based upon the facts and circumstances of this case. Namely, the Cornells' reasonable investment backed expectation that they could add onto their home is fully supported by the permit history of the property, the LUP, and the pattern of development allowed by the Coastal Commission in the area.

The alternative design staff suggests (e.g., enclosing the existing courtyard) does not work for two reasons. First, because of the roof lines of the existing structure most of the house would have to be demolished in order to tie in a courtyard addition and that would make the project cost prohibitive. Secondly, the small courtyard space is currently the only outdoor living area that is safe for the Cornell's small children to play in. The traffic on Sunset Drive creates safety concerns for children on the property.

With regard to visual resources the proposed addition is lower than the 18-foot height limit allowed by the zoning and it will be further screened by the relocation of the dune landform (which relocation, as noted above, will also enhance public access safety along Sunset Drive).

<sup>1</sup> The yet to be adopted Coastal Implementation Plan/Zoning for the Pacific Grove coastal zone area must necessarily be subordinate to and consistent with the LUP. The LUP is therefore more than merely advisory in this context.

<sup>2</sup> The Coastal Commission has routinely characterized remodels and additions as new development for purposes of applying LUP Policy 3.4.5.2 (ref. e.g., Kwiatkowski; 3-03-029).

California Coastal Commission  
July 3, 2007  
Page Four

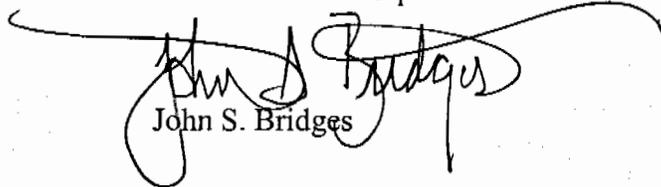
The design does not obstruct any ocean views, public or private. The proposed addition is tucked in and down to match the existing low profile of the home. When completed, the addition will be an all but imperceptible change to the current circumstance.

With regard to the alleged violations, the Cornells intend by this application to bring the driveway into conformity and to better restore the dune environment in accordance with the new habitat plan proposed by coastal biologist Tom Moss.

In conclusion, the Cornells are asking to be treated equally under the LUP and to be allowed to add on to their home in a modest way consistent with the prior Commission's contemplation (as reflected in the original permit). The City has approved this project, there is no opposition to this project, and, as coastal biologist Tom Moss has stated, the project will greatly enhance the property's biologic and aesthetic resource values. We respectfully request your approval. Thank you.

Very truly yours,

FENTON & KELLER  
A Professional Corporation



John S. Bridges

JSB:kmc  
Enclosure

cc: Commissioner Steve Blank  
Commissioner Sara Wan  
Commissioner Dr. William A. Burke  
Commissioner Steven Kram  
Commissioner Mary K. Shallenberger  
Commissioner Patrick Kruer, Chair  
Commissioner Bonnie Neely  
Commissioner Mike Reilly  
Commissioner Dave Potter  
Commissioner Khatchik Achadjian  
Commissioner Larry Clark  
Commissioner Ben Hueso  
Mr. & Mrs. Cornell  
Tom Moss

# ATTACHMENT 1

## John Bridges

---

**From:** John Bridges  
**Sent:** Friday, June 01, 2007 11:47 AM  
**To:** 'Steve Monowitz'  
**Cc:** Dr. Steinbaum-Cornell; Tom Moss (Coastal Biologist); Tom Moss - bio2  
**Subject:** RE: Cornell - (A-94-78-A1)

Also, the extra mitigation off-site contribution Dr. Cornell is prepared to offer (toward restoration of the PG Golf Course) is .05 acre (the amount of new structural coverage the application would involve) which we understand would equate to approx. \$2,050.

Thanks...JOHN

John S. Bridges, Esq.  
Fenton & Keller  
2801 Monterey-Salinas Hwy  
Monterey, CA 93940  
831-373-1241 (ext. 238)  
831-373-7219 (fax)  
[www.fentonkeller.com](http://www.fentonkeller.com)

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---

**From:** John Bridges  
**Sent:** Friday, June 01, 2007 10:18 AM  
**To:** 'Steve Monowitz'  
**Cc:** Dr. Steinbaum-Cornell; Tom Moss (Coastal Biologist); Tom Moss - bio2  
**Subject:** RE: Cornell - (A-94-78-A1)

Hi Steve: Tried reaching you by phone earlier. Any update on status? Do you need any further information?

Thanks...JOHN

John S. Bridges, Esq.  
Fenton & Keller  
2801 Monterey-Salinas Hwy  
Monterey, CA 93940  
831-373-1241 (ext. 238)  
831-373-7219 (fax)  
[www.fentonkeller.com](http://www.fentonkeller.com)

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---

**From:** John Bridges  
**Sent:** Monday, May 21, 2007 4:11 PM  
**To:** 'Steve Monowitz'

**Cc:** Dr. Steinbaum-Cornell; Tom Moss (Coastal Biologist); Tom Moss - bio2  
**Subject:** Cornell - (A-94-78-A1)

Steve: As a follow up to our 5-8-07 meeting I will be sending you a revised site plan prepared by Mr. Saroyan with input from Tom Moss which now shows the coverage calculations at 14.91% structure/impervious and 2.61% "outdoor living". The new plan will also better show how the westerly dune would be relocated to both enhance the safety of public access along Sunset as well as better screen the Cornell home.

I trust you also received my voicemail about past application of the "new development" language in the context of other remodels/additions.

As soon as we have the fair share number on the possible extra mitigation offer of off-site contribution to the PG Golf Course restoration project I will send that to you as well.

Based on the above and all we discussed on 5-8-07 including the opportunity for enhanced restoration (with elimination of "all" iceplant species and introduction of additional endangered species instead); much better monitoring; basic fairness of allowing Dr. Cornell to enjoy her property to the same extent her neighbors are allowed to; and her reasonable investment backed expectations (in light of the LUP, the old approval which anticipated just this kind of situation and thus contemplated amendment of the old deed restriction, and the development pattern along Sunset and in the area in general...we hope you will now be able to support the project.

I will look forward to hearing back from you after you have reviewed the revised site plan.

JOHN

John S. Bridges, Esq.  
Fenton & Keller  
2801 Monterey-Salinas Hwy  
Monterey, CA 93940  
831-373-1241 (ext. 238)  
831-373-7219 (fax)  
[www.fentonkeller.com](http://www.fentonkeller.com)

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ITEM NO.: TH 11A  
DUKE AND LAURA FISHER

JUNE 25, 2007

CALIFORNIA COASTAL COMMISSION  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060

RE: CORNELL (A-94-78-A1)

DEAR COASTAL COMMISSION:

DR. DUKE FISHER AND I, LAURA FISHER, ARE NEIGHBORS OF THE CORNELLS, HERE ON SUNSET DRIVE IN PACIFIC GROVE.

WE WERE INVITED TO THEIR HOME ON JEWEL AND SUNSET DRIVE TO A NEIGHBORHOOD MEETING TO DISCUSS AND VIEW THE PLANS THAT WILL ENHANCE THE VALUE AND SAFETY OF ALL OF US WHO LIVE ALONG SUNSET DRIVE.

MY HUSBAND AND I WERE BOTH EXTREMELY PLEASED WITH THE ARCHITECTURAL PLANS THAT THE CORNELL FAMILY HAS IN MIND.

FIRST AND FOREMOST, THE MODERATE ADDITION WILL ENHANCE THE APPEARANCE OF THE PROPERTY AND IS COMBINED WITH THE REMOVAL OF THE ICE PLANT AND AN EXTENSIVE RESTORATION OF THE DUNES. I UNDERSTAND THAT THE RESTORATION WILL INCLUDE ALL NATIVE PLANTS AND SOME ENDANGERED SPECIES AS WELL.

SECONDLY, WE LEARNED THAT THE CORNELL FAMILY HAS OFFERED TO CONTRIBUTE FUNDS TO RESTORE 5% OF AN ACRE ON THE PACIFIC GROVE LINKS COURSE, TO YET FURTHER ENHANCE THE COMMUNITIE'S NEEDS. THIS IS TO REPLACE THE 5% OF AN ACRE INCREASED LAND USAGE THEY ARE REQUESTING FOR THEIR REMODEL.

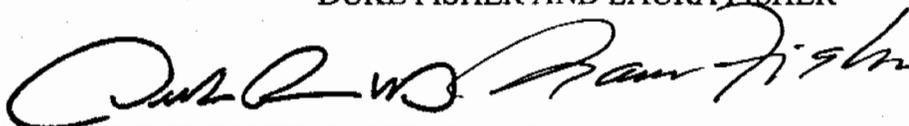
MOST IMPRESSIVELY TO US AS THEIR NEIGHBORS HERE ON SUNSET DRIVE, IS THAT THIS SLIGHT ADDITION TO THEIR CURRENT FLOOR PLAN POSES ABSOLUTELY NO IMPEDIMENT FROM ANY ANGLE TO THE VIEW OF THE OCEAN AND THE SAND DUNES.

THIS PLANNED DUNE RESTORATION WILL ENHANCE THE BEAUTY OF THIS CORNER OF JEWELL AND SUNSET DRIVE, BOTH FOR ALL OF THE NEIGHBORS AS WELL AS ALL THE VISITORS TO THE AREA. IT WILL ALSO MAKE THIS CORNER SAFER BY INCREASING VISABILITY OF PEDESTRIANS AND DRIVERS WHEN APPROACHING THIS AREA AS CURRENTLY IT IS A BLIND SPOT CAUSED BY A DUNE BEING TOO HIGH. THIS PLAN ALSO BETTER SHIELDS THE HOUSE FROM VIEW.

IN CLOSING, I WANT TO ENCOURAGE THE COASTAL COMMISSION TO ALLOW THIS PROJECT TO GO FORWARD FOR THE BENEFIT OF ALL OF US WHO ENJOY WALKING OUR DOGS, RIDING OUR BICYCLES, JOGGING, ETC IN A SAFER AND MORE SCENIC ENVIRONMENT. THE CORNELL PROPOSAL, AS SUBMITTED, WILL ONLY ADD TO THE BENEFIT OF ALL WHO SAVOR THE NATURAL BEAUTY HERE ON THE COAST OF PACIFIC GROVE.

VERY TRULY YOURS,

DUKE FISHER AND LAURA FISHER



CC: COMMISSIONER STEVE BLANK  
COMMISSIONER SARA WAN  
COMMISSIONER DR. WILLIAM A. BURKE  
COMMISSIONER STEVEN KRAM  
COMMISSIONER MARY K. SHALLENBERGER  
COMMISSIONER PATRICK KRUER, CHAIR  
COMMISSIONER BONNIE NEELY  
COMMISSIONER MIKE REILLY  
COMMISSIONER DAVE POTTER  
COMMISSIONER KHATCHIK ACHADJIAN  
COMMISSIONER LARRY CLARK  
COMMISSIONER BEN HUESO

Fisher  
1631 Sunset Dr  
P.O. 93950

**MISCELLANEOUS CORRESPONDENCE**



**Dear Commissioner Chairman Patrick Kruer and Commissioners Steve Blank, Larry Clark, Ben Hueso, Steven Kram, Mike Reilly, Mary K. Shallenberger, and Sara Wan,**

**Thank you for voting against the Pebble Beach Company development proposal. Your efforts on behalf of the Del Monte Forest are to be applauded.**

**The project would have permanently destroyed our vital native Monterey pine forest ecosystem by killing more than 18,000 mature, healthy, living trees, filling in wetlands, and driving animal and plant species to extinction.**

**Your vote has ensured that the beautiful Monterey Peninsula will continue to be cherished and enjoyed by many generations to come.**

**Please keep me on your interested parties list.**

*Sincerely,*

*Edith Frederick*

*ediesan@sbcglobal.net*

*121 Winkham St.  
Salinas, CA 93901*

**RECEIVED**

JUL 09 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA





## SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921

CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

Please respond to Rita Dalessio  
16 Via Las Encinas, Carmel Valley, CA 93924

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JUL 06 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

July 5, 2007

Commissioner Patrick Kruer, Chair  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**RE: Commission Action on Monterey County Measure A**

Dear Chairman Kruer and Members of the Commission:

Thank you for your 8-4 vote against certification of Measure A and denial of the Pebble Beach Company's (PBC) illegal plan for the Del Monte Forest. The Ventana Chapter of Sierra Club has been following the projects proposed for this rare Monterey pine forest ecosystem for over 40 years. The 1986 Coastal Commission approval for the massive Spanish Bay development was promised as the "last golf course" proposed in the forest. As you may know, many conditions of that development were never met. PBC has a long history of sacrificing the health of the forest for economic gain.

Members of the Sierra Club have reviewed testimony from the following morning, June 14. It had some worrisome elements that I would like to cover in this letter. We know it was possibly an uncomfortable situation for some of the Commissioners to deny certification for Measure A. This initiative was described to you by PBC as passed by the voters in 2000 with over 60% of the vote. While there was testimony during the June 13 hearing from voters who believed they were duped, it is important that you are firmly aware of the high level of public outrage when the PBC revealed their plan in 2004 to chop down 18,000 healthy trees, fill in fragile wetlands and imperil nearly 3-4 dozen special status species.

PBC had spent many hundreds of thousands of dollars with Mr. Eastwood appearing on television describing Measure A as a vote that would "save the forest" to sway the public. Importantly, our local moderate newspaper, the Monterey Herald was at first in favor of Measure A and then in the last year has condemned it twice in editorials when they recommended denial of the project: "a key company argument is that the plan is the will of the Monterey County voters...It is a slick argument but it ultimately falls apart because of how it was sold to the voters and what it actually says." (June 2006). And "The ballot measure was a textbook example of how initiatives can be manipulated. The Monterey County voters overwhelmingly supported the measure but that's because they believed, after an expensive ad campaign pushing a "save the forest" theme, that it would lead to less development in the forest, not more." (June 2007). The vote of 8 of your Commissioners not only upheld the Coastal Act in this situation but also may be recognition of PBC's abuse of the public voting process.

Sierra Club wishes to extend our sincere praise for the high standard of scientific research and scholarship of the Coastal Commission staff. Of the many emails and phone calls to the Chapter after the hearing, warmest regard was given to the thorough, compelling study of the Monterey pine forest habitat completed by the scientists your agency employs to review projects. It was unfortunate that this final hearing had to be held during a busy time of year in a faraway location but hundreds of us were able to participate in the March 9, 2006 meeting in Monterey and witness a preview of their stellar presentation. The staff 's findings of ESHA and their comprehensive written, spoken and visual descriptions of these irreplaceable natural resources found only in Del Monte Forest represent the public view that values this iconic area throughout the world.

Thank you for supporting your staff recommendation. This type of public forum with a positive result is immensely educational to the public, the media, students looking to their future and anyone seeking to further their knowledge of the State and its natural resources. Fully open discussions at this level are the highest example of government doing its best to widely disseminate significant and lasting information to the public and to encourage belief in the system.

Very truly yours,

A handwritten signature in cursive script that reads "Rita Dalessio".

Rita Dalessio  
Ventana Chapter Chair

Enclosures



**SIERRA CLUB VENTANA CHAPTER**

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July 5, 2007

Commissioner Patrick Kruer, Chair  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**RE: Commission Action on Monterey County Measure A**

Dear Chairman Kruer and Members of the Commission:

Enclosed is some correspondence from a local newspaper in Monterey County concerning this agenda item for your files.

Very truly yours,

Rita Dalessio  
Ventana Chapter Chair

Letters to the editor  
The Monterey County Herald  
Article Last Updated: 06/20/2007 01:25:35 AM PDT

### Scare tactics

The June 16 article "Pebble Co. to decide next move" states that among the possibilities for the Pebble Beach Co. is "submitting a new project consistent with the current Del Monte Forest Coastal Plan." During the debate about the latest proposal, proponents argued that following this route could allow development of up to 800 home sites.

It is time to kill this myth.

There's not a remote possibility that 800 home sites would be allowed. The current land use plan has a table showing approximately 800 sites. However, it is nothing but a mathematically derived number, e.g., if a 25-acre tract is zoned for four lots to the acre, then 100 lots were included. This number bears no relationship to reality. Roads, setbacks, terrain, creeks, wetlands, slopes, environmentally sensitive habit, etc., reduce the number of buildable lots.

Pebble Beach Co. and its supporters are frightening people into supporting their proposals by saying if you don't want 800 home sites, support our development plans. This is fear mongering at its worst.

Carl E. Nielson

Pebble Beach

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Thanks for opposition  
Letters to the editor  
The Monterey County Herald  
Article Last Updated: 06/19/2007 01:28:11 AM PDT

Well, whatever it took — the Sierra Club, The Herald, the California Native Plant Society, David Dilworth and HOPE, Concerned Citizens of Del Monte Forest, Monterey County Weekly, Monterey Pine Forest Watch, Pacific Grove City Council or the hundreds of county residents who signed petitions and spoke out against the project — the California Coastal commissioners understood that the plan proposed by the Pebble Beach Co. to cut 15,000 to 17,000 trees and build yet another golf course was not in the best interest of anyone except the company.

Grateful thanks must go to the coastal commissioners and staff.

Barbara Livingston

Carmel

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## **More modest plan needed for Pebble**

THE HERALD'S VIEW

The Monterey County Herald

06/12/2007

Deep within the Pebble Beach Co.'s development plan are some fine ideas. Expanding existing operations at the Lodge at Pebble Beach and the Inn at Spanish Bay make good sense from an economic standpoint and even an environmental perspective. They are low-impact ways to keep the company's resort operations on solid financial footing.

But the full plan remains just as short-sighted and unsupportable as it was a year ago when the company pulled it off the Coastal Commission's agenda amid waves of criticism from environmental groups and the commission staff.

Though many expected significant changes before the plan resurfaced, it still calls for cutting down as many as 15,000 Monterey pines to make way for another golf course. It still proposes taking a giant bite out of the seriously endangered Monterey pine forest, second only to the bay as the Peninsula's defining feature.

### **Encroaching on wetlands**

The golf course and other elements of the ambitious development plan would still encroach on protected wetlands, coastal dunes and a rare species of orchid.

The proposal returning to the commission this week still involves development of Del Monte Forest property designated as "environmentally sensitive habitat area."

Though Pebble Beach Co. representatives Alan Williams and Tony Lombardo hope to make a case to the contrary, development of such an area would violate the California Coastal Act. In short, it would be illegal.

The company says it has proposed ample mitigation measures, primarily involving protection of forest areas elsewhere, including on Monterey's Jacks Peak. But the commission's technical staff concludes that much of the acreage proposed for set-aside is already protected or is outside the coastal zone. Protecting inland forest is great, but allowing someone to develop oceanfront property in exchange for protecting land elsewhere undermines the intent of the act.

Pebble Beach representatives continue to argue that the plan reflects the will of the people because it was approved by Monterey County voters in the form of the "Del Monte Forest Preservation and Development Limitation Initiative," better known as Measure A, on the November 2000 ballot. Company officials say voters gave them the right to develop the golf course and other new facilities in exchange for the company giving up the right to develop some 800 lots in the Del Monte Forest.

**There are several flaws in that argument.**

The ballot measure was a textbook example of how initiatives can be manipulated. Monterey County voters overwhelmingly supported the measure but that's because they believed, after an expensive ad campaign pushing a "save the forest" theme, that it would lead to less development in the forest, not more.

The text of Measure A said it would "increase open space in the Del Monte Forest." It said "environmentally sensitive habitat areas" would remain "undeveloped." It made no mention of cutting down 15,000 pines.

### **Plan not sanctioned**

Measure A, not to be confused with last week's Measure A about the county general plan, sought to create the impression that the Pebble Beach Co. had development rights to more than 800 residential lots. Though they had been penciled into an earlier plan, the lots had never been subdivided and the Coastal Commission had never sanctioned that plan.

Love the commission or hate it, the truth is that if you want to develop coastal property in California, your development rights don't exist until the commission says they do.

What gives pause to the Sierra Club and other project opponents is that while the law and the plan have not changed in the past year, the makeup of the 12-member commission has shifted somewhat. A developer became chairman in January and one of the commission's most outspoken environmentalists, Meg Caldwell, was removed in February by Gov. Arnold Schwarzenegger. Those and other changes seem to be what gives Pebble Beach Co. hope that Measure A might win support this week, enabling the company to return later with final development details.

But no matter whether the components are considered together or separately, it's time for this show to end. It's time for the whole proposal to be rejected so the company can start taking steps toward a more modest but also important expansion. While not approaching the scope of the larger plan, the Spanish Bay and Lodge proposals would be welcome additions to the local tourism industry.

At Spanish Bay, the company wants to add two three-story buildings providing 86 hotel units, a 45,000-square-foot addition to the main building, underground parking with 443 spaces, and new tennis, basketball and office facilities.

At the Lodge at Pebble Beach, 20 guest units would be created in a two-story structure between the Morse Building and the links. A new complex including 43 guest units in two-story buildings would be built atop a 154-space underground parking garage.

The Coastal Commission staff says those plans contain no obvious disqualifiers. Even the Sierra Club, the leading detractor of the larger plan, says it may be able to get behind such an expansion.

**Like any other business, Pebble Beach Co. needs to grow to survive and, over time, to change in order to thrive.**

**Enough time and energy have been spent on the Measure A plan. Pebble Beach residents and the larger community would be better served by an expansion that leaves the trees where they are.**

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**Same plan for Pebble**

**Letters to the editor**

The Monterey County Herald

06/12/2007

Last year, the Pebble Beach Co. pulled its development plan from the Coastal Commission agenda the day before the hearing after a huge amount of public condemnation of the project, a negative recommendation from the commission staff, and embarrassing press coverage.

Pebble Beach Co. is still pushing this same plan. This despite the substantial credible evidence from Coastal Commission staff that it must be denied due to its fundamental incompatibility and inconsistency with the Coastal Act and local plans.

Commission data reveal how much harm would be done to threatened and endangered plants and animals, to dwindling wetlands, and to rare dunes — and it cannot be mitigated or "offset" elsewhere. The idea that the 2000 ballot measure was dubbed the "Save the Forest" initiative is foolhardy.

Richard H. Rosenthal

Carmel Valley

**Protection the key**

The Herald deserves thanks for its coverage of the development proposal that the Pebble Beach Co. is resubmitting to the Coastal Commission. It was interesting to read how the excellent staff report detailed the damage that will be done to our threatened Monterey pine forest, wildlife, wetlands and dunes.

The staff report also shows how the company's claim that the only choice is between its proposal and 800 houses is false.

The Del Monte Forest has already been heavily impacted by development to the detriment of its natural areas. Further degradation would be a real mistake. The Coastal Act and our local coastal plans will protect these "environmentally sensitive habitats" that the company wants to develop if our coastal commissioners will vote to uphold them. We can only hope and urge that the commissioners uphold the law.

Richard Dalsemer

Carmel

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**Loss of habitat**

Regarding the huge Pebble Beach project, I'm very concerned about the loss of protected rare habitat that makes up the native Monterey pine forest, which would occur should this golf course and hotel project be approved. Is another golf course (the ninth in Del Monte Forest) really worth the destruction of such a natural treasure?

The Coastal Commission staff and their experts have thoroughly completed their scientific and legal work. Now, the commissioners must do theirs by studying the facts, standing up to the lobbying and political pressure, and upholding the law.

Isn't the whole point of the Coastal Commission to protect California's natural coastal land and resources?

Steve Zmak

Marina

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### **Transplanting iffy**

The Coastal Act requires that environmentally sensitive habitat areas must be protected. Pebble Beach Co.'s Measure A, set for hearing Wednesday by the Coastal Commission, would result in the loss of thousands of rare, threatened and endangered trees, shrubs, herbaceous plants and animals.

The principal mitigations are to transplant them elsewhere (a practice that is experimental at best) and to set aside pine forest east of Highway 1 on soils that support a different type of vegetation.

Where will they find suitable receiver sites that are not already occupied by existing plants? The Department of Fish and Game has a list of possible mitigations from best to worst, and transplanting is way down the list. Development in Del Monte Forest should be confined to areas that are already disturbed.

Our relationship to our environment is crucial to the survival of all living things — we must wake up to this imminent threat.

Pauline Allen

Carmel

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**Too far away**

It's frustrating to have won the battle to save Monterey pine trees last year and then to learn that the Pebble Beach Co. has again proposed that they be destroyed. There is a Coastal Commission hearing Wednesday in Santa Rosa. Why Santa Rosa? It is just wrong for this issue to be decided so far from residents who live close to these treasured trees.

The Sierra Club is organizing Californians across the state to show up at the Hyatt Vineyard Creek Hotel.

Jane Affonso

Redondo Beach

**Pines protection**

It is important to protect the Del Monte Pines. It is part of our heritage to pass on to future generations and a part of the attraction for out of towners who like to visit Monterey.

A. May Kandarian

Berkeley

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July 2, 2007

Commissioner Kruer and Members of the California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

SUBJECT: Recent action on the proposed Del Monte Forest  
Local Coastal Program Amendment

Dear Commissioner Kruer and Members of the Coastal Commission:

Thank You for your vote on June 13, 2007 to deny the proposed Local Coastal Program Amendment in the Del Monte Forest of Pebble Beach. The proposed LCP Amendment would have facilitated inappropriate development in the Coastal Zone and irreparably damaged Environmentally Sensitive Habitat Areas that support special status plants, animals and natural communities.

The proposed Amendment would also have weakened the implementation and enforcement of conservation easements used to protect lands and their resources in perpetuity.

The language of the voter-approved "Measure A" locked the Commission and its staff into proceeding with rezoning coastal lands for a development template in Del Monte Forest that was inconsistent with both the Coastal Act and the preservation of the significant natural features that occur in the Del Monte Forest region of California's Central Coast.

Thank You for your vote to deny this LCP Amendment request. I am grateful for your thoughtful consideration of the complex ecological and legal concerns pertaining to this issue. I applaud the staff for its careful analysis of relevant facts and appreciate your uncompromised support of the California Coastal Act.

Sincerely,

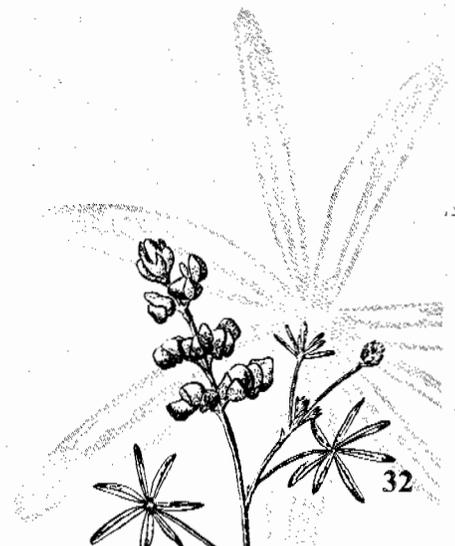


Nicole Nedeff

**Nicole Nedeff**  
Consulting Ecologist

11630 McCarthy Road  
Carmel Valley, CA 93924

(831) 659-4252  
nikki@ventanaview.net



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Pacific Grove  
July 3<sup>rd</sup> 2007

JUL 06 2007

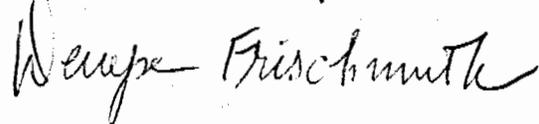
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Commissioner Kruer  
Members of the California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Greetings !

We can't say a big enough **Thank You** for your recent 8-4 vote which effectively saved the trees of Pebble Beach and all the other threatened species that make Pebble Beach their home. This was an enlightened decision and we want to express our appreciation and gratitude for your action. That's the kind of legacy you'll be proud of, and we want to thank you in the name of the future generations.

Sincerely

Denyse & Robert Frischmuth  
283 Grove Acre Avenue  
Pacific Grove, CA 93950e  
831.643.0707



Lisa Hoivik  
113 Linda Vista Pl  
Monterey CA 93940-4345

Dear Commissioners,  
Thank you so much  
for your recent decisions  
re the Pebble Beach plan.  
We know there were many  
pressures from this powerful  
development group and we  
are grateful that you were not  
wowed by their prestige and  
PR campaign. Again, thank  
you for helping protect our  
precious coastal area.

Lisa Hoivik

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2003 Member of The HSUS

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30 June 2007

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Coastal Commission  
725 Front St., No. 300  
Santa Cruz, California 95060

CALIFORNIA  
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Dear Coastal Commissioners,

Thank you for your vote to save the Del Monte Forest from its recent threat of development for another golf course.

As you are well aware, global warming is no longer a Grimm's Fairy Tale; it is a grim reality. Whatever we can save of our current wild habitat we must. Courage to you and grateful thanks from thousands of us who applaud your fine decision.

Sincerely,



Mike Biele  
Box 621  
Carmel, CA. 93921

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July 3, 2007

Commissioner Kneer and  
Members of the  
California State Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Dear Members,

I would like to thank you very much for your  
vote to protect Pebble Beach from more development  
and to uphold the California Coastal Act.

Wetlands are so critical to a healthy ecosystem  
and so I am particularly pleased to know that  
these will be preserved, not just for our future  
enjoyment but also for all the flora & fauna  
that depend on them for their own survival.

Sincerely,

Virginia Chomak

211 Third St.

Pacifica Grove, CA 93950

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Maureen D. Ryan  
200 La Questa Way  
Woodside, CA 9062

JUL 05 2007

July 3, 2007

CALIFORNIA  
COASTAL COMMISSION  
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The California Coastal Commission Staff  
Chair, Patrick Kreur and Commissioners  
725 Front Street  
Ste. 300  
Santa Cruz, CA 9506)

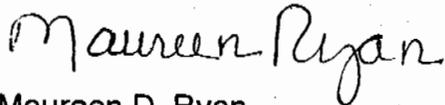
Subject: Pebble Beach

I am writing to urge you not to reconsider your decision to reject the new golf course proposal for the Pebble Beach/ Monterey Peninsula region.

I have spent a great deal of my life in this area. As a young rider with the Dick Collins stable, I used to ride cross country through the forest and along the beach area (formerly known as Bird Rock). In a later stage of my life, I ran yearly weekend seminars for The Lincoln Club of Northern CA, which were held at the Pebble Beach Lodge and sometimes at Spanish Bay.

I urge you to stand fast with your first rejection and not reconsider the proposal for a new golf course.. It's important to keep the Pebble Beach and Monterey Peninsula area in their present pristine form.

Thank you.

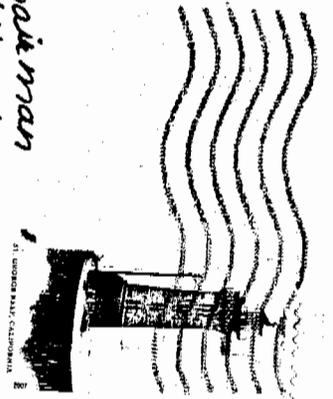


Maureen D. Ryan

/mdr

SAN JOSE CA 951

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Commissioner Chairman  
Patrick Kheel  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060-4508  
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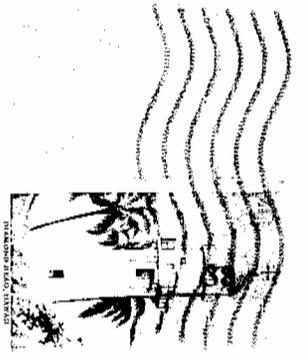
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COASTAL COMMISSION  
CENTRAL COAST AREA

Dear Chairman Kheel,  
Thank you for your wise and honest decision regarding the fate of the Del Monte forest in Monterey. It must not be easy to stand up to political and social pressure, but I feel that your judgment was fair, forthright, and sound. Big standing for your core beliefs; you have joined the ranks of heroes such as John Muir and Arsel Adams, and saved a beautiful corner of the world from destruction. You should be knighted!

Sincerely,  
Yvonne Sutherland

Yvonne Sutherland  
PO Box 613, San Jose CA 951  
Carmel, CA 93921

03 JUL 2007 PM 2 L



Commissioner Larry Clark  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060-4508  
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Dear Commissioner Clark,  
Please accept my heartfelt gratitude for your vote against the Ruble Baber project. I am so proud to have such wise guardians patrolling our beautiful coastline for short-sighted developers. You must be very proud - you have left an amazing legacy to future generations. Thank you so much.

Sincerely,  
Yvonne Sutherland

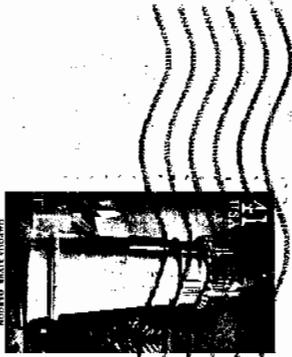
Yvonne Luthersland  
PO Box 658  
Carmel, CA 93921

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Commissioner Ben Huelo  
California Coastal Commission  
735 Front Street, Suite 300  
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Dear Commissioner Huelo,  
Thank you so much for your efforts on behalf of the Del Norte Forest on the Monterey Peninsula. Without wide alternatives such as yourself, we'd be just another parking lot. As it stands, you have saved a beautiful part of the Coast for future generations. My hat is off to you!

Sincerely,  
Yvonne Luthersland

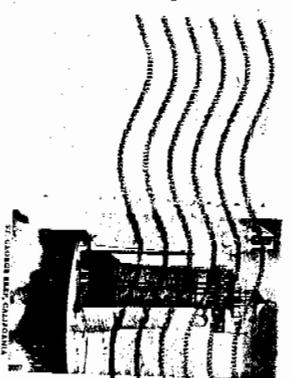
Yvonne Luthersland  
PO Box 658  
Carmel, CA 93921

03 JUL 2007 PM 2 L

Commissioner Sara Marx  
California Coastal Commission  
735 Front Street, Suite 300  
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COASTAL COMMISSION  
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Dear Commissioner Marx,  
Please allow me to give you a heartfelt thank you for your efforts on behalf of the Monterey Pine Forest. I was lucky enough to be there in person and hear your commentary. Your insight and honesty was spectacular - it validated my core beliefs as an environmentalist and a woman. Please run for President!

Thank you again for your wisdom and firm judgment. You have saved a beautiful corner of the world from destruction. That act alone is priceless.

Sincerely,  
Yvonne Luthersland

Mavis Sutherland  
PO Box 613 SAN JOSE CA 951  
Carmel, CA 93921

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Commissioner Steve Blank  
California Coastal Commission  
745 Front Street, Suite 300  
Santa Cruz, CA 95060-4508

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Dear Commissioner Blank,  
Thank you so very much for  
protecting our Monterey forest  
from development! I, along with  
future generations, am eternally  
grateful for your sound and  
thoughtful judgment. I know how  
hard you have worked on this  
case, and I am so proud of  
the commission's final decision.  
You have saved a beautiful place  
in the world - thank you again.

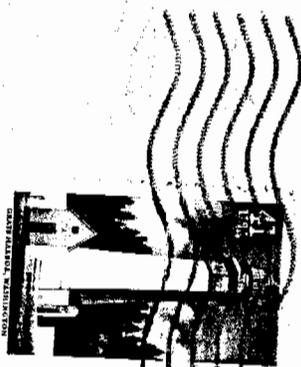
Sincerely,

Mavis Sutherland

7.2.07  
Carmel

Mavis Sutherland  
PO Box 613 SAN JOSE CA 951  
Carmel, CA 93921

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Commissioner Mike Riley  
California Coastal Commission  
745 Front Street Suite 300  
Santa Cruz, CA 95060-4508

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Dear Commissioner Riley,  
May I extend a heartfelt  
thank you for your efforts  
on behalf of the Red Monte  
forest? We are indebted to  
your sound judgment, and  
very much grateful that  
we have such wise decision  
makers guarding our precious  
natural resources.

Sincerely,

Mavis Sutherland

7.2.07  
Carmel

Yvonne Sutherland  
PO Box 613  
Carmel, CA 93921

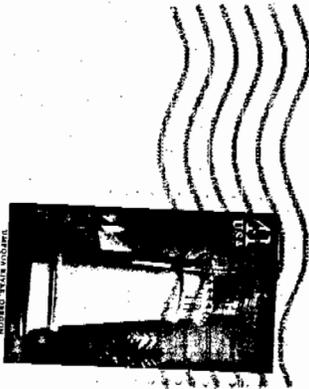
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Commissioner Yang K. Shallenbarger  
California Coastal Commission  
325 Front Street, Suite 300  
Santa Cruz, Ca 95060-4508

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Dear Commissioners Shallenbarger,  
Allow me to extend a  
heartfelt thank you for your  
efforts on behalf of the  
Henry forest. By denying  
the Pelude Beach Company's  
development proposal, you have  
saved a beautiful corner of  
the world from destruction.  
That act is priceless.

Thank you,  
Yvonne Sutherland

Yvonne Sutherland  
PO Box 613  
Carmel, CA 93921

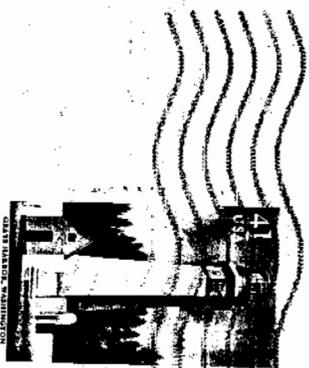
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Commissioner Steven Kram,  
California Coastal Commission  
325 Front Street, Suite 300  
Santa Cruz, Ca 95060-4508

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CENTRAL OAST AREA



Dear Commissioner Kram,  
Please allow me to send  
heartfelt gratitude for saving  
the Henry River from  
destruction. You have made  
a wise, longterm decision that  
will preserve our precious  
natural resources for future  
generations. For your efforts,  
I commend you.

Sincerely,  
Yvonne Sutherland



CONCERNED RESIDENTS OF  
PEBBLE BEACH  
*and Monterey County*  
a Non-profit California Corporation

*Dedicated to Preserving the Natural Environment and Quality of Life in Del Monte Forest and Peninsula Communities*

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JUL 05 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

July 2, 2007

Commissioner Patrick Kruer  
California Coastal Commission  
725 Front St. Suite 300  
Santa Cruz, CA 95060

Dear Chairman Kruer and Commissioners,

On behalf of the Concerned Residents of Pebble Beach, we want to express our gratitude to you for your recent vote to deny the Pebble Beach Co's. Measure "A" Initiative and to thereby preserve and protect the Del Monte Forest in Monterey County.

For many years we have been working to protect the Forest from excessive commercial development. The thorough assessment of all the issues provided by you and your Staff resulted in the protection of the Monterey Pines in spite of what seemed to be insurmountable pressure for economic development.

We thank the Coastal Commission and Staff for your invaluable dedication in upholding the Coastal Act and ongoing protection of our treasured coastal environment.

Sincerely,

Ted R. Hunter  
Co-Chairman

Carl E. Nielsen  
Co-Chairman

cc: Peter Douglas, Executive Director  
Charles Lester, Deputy Director and Staff  
Rick Hyman, Coastal Chief Planner  
Dan Carl, Coastal Planner  
Concerned Res. of P.B. & Monterey County Committee Members

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JUL 05 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**Harvey E. Billig, III, M.D.**  
P.O. Box 1414  
Carmel, CA 93921  
(831) 626-3826  
[hbillig@sbcglobal.net](mailto:hbillig@sbcglobal.net)

July 3, 2007

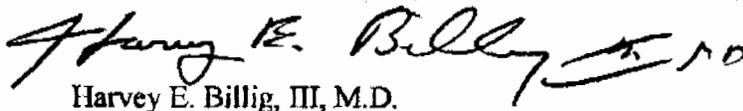
Chairman Patrick Kruer  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Dear Chairman Kruer and Fellow Coastal Commissioners:

As a resident of the Monterey Peninsula and Carmel-By-the Sea, I want to send you a special thank you for your recent vote to protect the Del Monte Forest through the denial of the Measure A Initiative.

On a daily basis, my wife and I walk along the coast and enjoy the beauty and majesty of the Del Monte Forest which is a unique, historic and precious resource. The Coastal Commission's dedication to ongoing implementation of the Coastal Act is essential to the preservation of our coastal environment.

Yours truly,



Harvey E. Billig, III, M.D.

cc:

Mr. Peter Douglas, Executive Director  
Mr. Charles Lester, Deputy Director  
Mr. Rick Hyman, Central Coast Chief Planner  
Mr. Dan Carl, Coastal Planner  
Coastal Commission Staff

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CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Melanie Billig  
P.O. Box 1414  
Carmel-by-the-Sea  
Ca. 93921

To: Honorable Chairman Kruer and  
Commissioners  
Re: Santa Rosa Hearing on  
Measure A Del Monte Forest

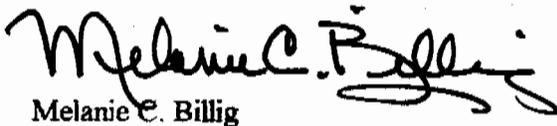
July 2, 2007

Dear Coastal Commissioners:

As an attendee and speaker at the last commission hearing, I wish to commend you on your obviously very thoughtful studied and careful deliberation on Measure A. I was so impressed by your patience and attentiveness to staff and all speakers given the volumes of information, testimony and hours of hearing time.

Thank you so very much for your deep commitment to the principles embodied in the Coastal Act and your strong support for Monterey's unique and precious coastal environmental resources. I was absolutely elated by your vote. You all certainly demonstrated that governmental agencies really can and do act in what is the public's long term best interest. Your long hours and devotion to our coast are much appreciated.

Warmest Regards,

  
Melanie C. Billig

*President*  
John Van de Kamp

*President Emeritus*  
Sage Sweetwood

*First Vice President*  
Bill Yeates

*Senior Vice President*  
Kevin Johnson

*Secretary/Treasurer*  
Bill Center



*Regional Vice Presidents*  
Elisabeth Brown  
Jan Chatten-Brown  
Dorothy Green  
Phyllis Faber  
Rick Frank  
Rick Hawley  
Doug Linney  
David Mogavero  
Lynn Sadler  
Teresa Villegas

June 28, 2007

Commissioner Patrick Kruer, Chair  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

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JUL 05 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

RE: Commission Action on Monterey County Measure A

Dear Chairman Kruer and Members of the Commission:

This letter is sent on behalf of our thousands of members from throughout California. Most of our members, I'm certain, live in or close to the Coastal Zone – but *all* Californians benefit from the work of the Commission in protecting our threatened coastal resources.

As you know, you recently faced a contentious and difficult decision in Monterey County – made particularly difficult in a “political” sense because you were asked to uphold a measure that was strongly supported by the people of Monterey County in an initiative vote.

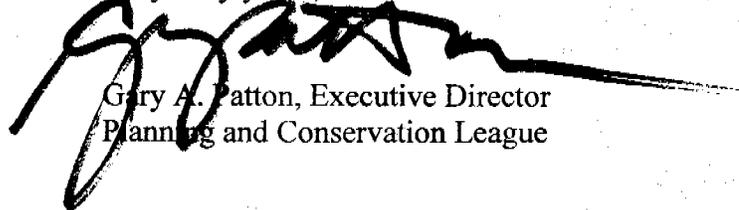
PCL followed the Measure A / Pebble Beach Company proposal very closely. As I read the typically thorough analysis prepared by your staff, it struck me that the issues really were most difficult on that “political” level, and were crystal clear in terms of good coastal policy.

It is hard to say “no” to the majority of the voters, but that’s why we have a Constitution, to protect values and personal rights that a majority might, at any one time, be willing to compromise. For most of us, the California Coastal Act is like the “Constitution” for the Coast, and the Commissioners serve as its judicial interpreters and protectors.

Thank you so much for your willingness to stand up for Coastal Act policies, which rightly forbid the kind of wholesale conversion of environmentally sensitive habitat areas located in the Coastal Zone. However big the majority in favor of Measure A (even if we assume that the voters truly understood what it meant), it was your job to protect the Monterey Pine forest that would have been sacrificed to the measure that the voters thought right.

You have honorably discharged your duty, and done your jobs well, in standing up for the values given such strong protection in the Coastal Act. Again, on behalf of all our members, from all parts of the State of California: Thank You!

Very truly yours,



Gary A. Patton, Executive Director  
Planning and Conservation League



1107 9th Street, Suite 360, Sacramento, CA 95814 Phone: 916-444-8726 Fax: 916-448-1789  
Website: [www.pcl.org](http://www.pcl.org) Email: [pclmail@pcl.org](mailto:pclmail@pcl.org)

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JUL 05 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

July 3, 2007

Commissioner Krueger, Commissioners, and Staff

California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Dear Commissioners and Staff:

I would like to applaud you for the decision you made recently with regard to the proposed Pebble Beach project. All too often citizens stand by and watch government decisions go against what they are there for. In this case I am happy to say that you showed that it is possible to take strong stands to reflect the intent of the California Coastal Act.

No doubt you will come under pressure to reconsider your decision. I implore you to show your continued diligence and remain steadfast with your decision to deny this project.

Sincerely,



Lee Lotz

Carmel Valley

LOTZ  
65 VIA MILPITAS  
CARMEL VALLEY, CA  
93924

July 1, 2007

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commission  
Staff, Chair Patrick Kruer and Coastal Commissioners

Subject: Pebble Beach

Dear Coastal Commissioners,

**Nature sustains humanity.**

In turn, we have the moral obligation to sustain nature, to grow it, regrow it, rejuvenate it, protect it and conserve it. When we do this, we give back to ourselves. Ask John Muir, President Teddy Roosevelt, Chief Seattle (and even Richard Nixon, who passed the Endangered Species Act!) Add citizens of the Monterey Peninsula to that list and to all of those travelers who come here for the sheer natural beauty of our pine forests and stunning coastline.

It doesn't take much brain power to realize that without our thoughtful conservation, humanity becomes the most endangered species of all. With a lot of heart we can all make a difference.

The Pebble Beach Company for all their money and ambition seem to lack both the heart and the brain power to understand this very basic course in Nature 1A. I am eternally grateful that the Coastal Commission does understand.

Please do not back pedal into the mire of avarice and short-sightedness that The Pebble Beach Company is becoming internationally known for. Stand by your decision and do not reconsider, Continue to stand up for future generations who will come here to marvel at what you have saved for them.

Sincerely yours,



Jana Matheson  
PO Box 782  
Pebble Beach, CA 93953

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

26126 Ladera Dr.  
Carmel, Calif. 93923  
July 1, 2007

TO: California Coastal Commission  
Staff, Chair Patrick Kruer and Coastal Commissioners

SUBJECT: Pebble Beach

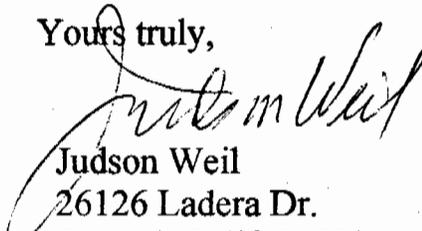
Gentlemen:

Your commission has previously denied the Pebble Beach Company's Plan to build another golf course for which we were most grateful. It has come to my attention that there is a request for a reconsideration of this decision.

To cut 17000 trees and destroy wild life habitat to build another golf course That is purely planned to support yet another hotel and more home lots is Poor planning.

I urge you to retain your original decision on this matter.

Yours truly,



Judson Weil  
26126 Ladera Dr.  
Carmel, Calif. 93923

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

*Wies Norberg*

*Box 1147, Carmel, CA 93921*

*Voice (831) 624-1475 FAX (831) 625-1475*

*wiesnorberg@sbcglobal.net*

July 1, 2007

To: California Coastal Commission staff,  
Chair, Patrick Kruer and Commissioners

June 13 was a wonderfully successful day, in which the disastrous plan of the Pebble Beach Company to develop yet another golf course and to cut down some 17,000 trees, was defeated by you, commissioners, on an 8 to 4 vote, after a grueling 10 hour hearing.

Many, many people from the Peninsula traveled to Santa Rosa in order to make their voices heard and count. *And you heard them!*

Please, do not consider any other options, after this decision was made already. Stay the course and protect our area from greedy developers!

Sincerely,

*Wies Norberg*

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JUL 03 2007

June 30, 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commission  
725 Front Street, #300  
Santa Cruz, CA. 95060

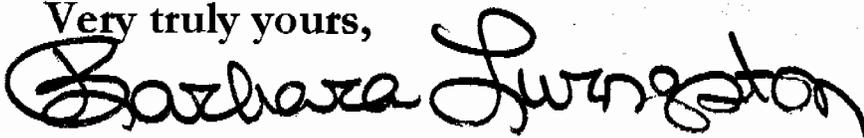
**TO: Coastal Commission Staff, Chair Patrick Kruer and  
members of the Coastal Commission**

**SUBJECT: Pebble Beach**

It is my understanding that the recent Coastal Commission decision to deny the development plans of the Pebble Beach Company is being called up for reconsideration. This is indeed very disconcerting news. After 10 hours of hearing and testimony at your June 13 meeting in Santa Rosa, and the appropriate decision that was made, it is discouraging to think that you and all of us may have to go through this yet again?! I say "hold fast" to your principles, to your decision to save an imperiled forest and wildlife habitat.

Thank you for all the fine work you do for our California Coast.

Very truly yours,



Barbara T. Livingston  
Box 6025, Carmel CA. 93921  
Carmel City Council Member 1992-2004

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

KATY CASTAGNA  
1235 SYLVAN ROAD  
MONTEREY, CALIFORNIA 93940  
831-647-1836

---

July 2, 2007

TO: California Coastal Commission Staff, Chair Patrick Kruer and Coastal  
Commissioners  
California Coastal Commission  
725 Front Street., Suite 300  
Santa Cruz, CA. 95060

SUBJECT: Pebble Beach

I applaud your recent decision to reject the Measure A Pebble Beach Company development and urge you hold the course. We do not need more golf courses on the Monterey Peninsula. Of larger value to us is the Del Monte forest and the thousands of trees and acres of undeveloped space. Please do not reconsider your sound decision. It was a very reasonable one.

I am a local resident residing at 1235 Sylvan Road, Monterey.

Thank you for your time.

Sincerely,



Sandra L. Stevens • 400 Mar Vista Drive • Monterey • CA 93940 • 831-656-9424

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commission  
725 Front Street., Suite 300  
Santa Cruz, CA. 95060

Attn: California Coastal Commission Staff  
Chair Patrick Kruer  
Coastal Commissioners

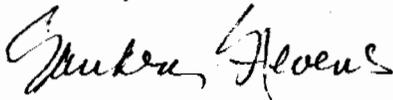
**SUBJECT:** Pebble Beach

It has come to my attention that the Coastal Commission's June 13, 2007 decision to deny the development plans of the Pebble Beach Company may be called up for reconsideration. This is, indeed, very disconcerting news.

I am writing to urge you to stay the course, and **NOT** reconsider your appropriate decision to save an imperiled pine forest and wildlife habitat. The Monterey peninsula is known throughout the world for its natural beauty, and as a resident, I would like it to stay that way. To cut 17,000 trees and destroy habitat in order to build yet another golf course would be tragic for our environment.

Please stay with your June 13, 2007 decision to deny the Pebble Beach Company's development plans.

Sincerely,



Sandra L. Stevens

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA



**ChildrensHospitalLosAngeles**

June 30, 2007

Mr. Patrick Kruer  
Chairman  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Dear Chairman Kruer and Fellow Commissioners:

I am a resident of Pebble Beach and member of the Concerned Residents of Pebble Beach. I want to express my deep appreciation and gratitude to you and your fellow Commissioners for voting to deny the Measure A initiative in Monterey County. I had the opportunity to attend the Santa Rosa hearing and was very impressed by the way in which the issues were so carefully considered. The Coastal Commission Staff is to be highly commended for their diligence and thorough assessment of the important issues related to the initiative.

The Monterey Pines and Del Monte Forest are near and dear to our hearts and a treasured part of the California coast. Thank you for voting to protect and preserve them.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Virdette L. Brumm'. The signature is fluid and cursive, with a long horizontal flourish at the end.

Virdette L. Brumm, Ph.D.  
Assistant Professor of Clinical Neurology and Pediatrics

cc: Coastal Commission Staff  
Peter Douglas, Executive Director  
Charles Lester, Deputy Director  
Rick Hyman, Central Coast Chief Planner  
Dan Carl, Coastal Planner

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Margaret Bennett  
85 Laurel Dr.  
Carmel Valley, CA 93924  
June 29, 2007

California Coastal Commission Staff  
Chair Patrick Kruer and Coastal Commissioners  
SUBJECT: Pebble Beach  
June 29, 2007

Dear Mr. Patrick Kruer and Coastal Commissioners:

I am writing this letter to you to ask that you NOT reconsider your appropriate decision to save an imperiled pine forest and wildlife habitat. Your 8-4 decision to deny Pebble Beach Company's plan to cut 17,000 trees and destroy wildlife habitat to build yet another golf course, was a huge victory for our environment and great cause for celebration. I urge that you do not reverse your decision. We do not need another golf course at Pebble Beach, especially not if pine forest and wildlife habitat are to be destroyed. Please do not let this happen.

Sincerely,



Margaret Bennett  
A concerned citizen

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

California Coastal Commission Staff  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

July 1, 2007

Re: Pebble Beach Company and the California Coastal Commission

Dear Chairman Kruer and Coastal Commissioners:

It has come to my attention that the June 13th decision of the Coastal Commission to deny the development plans of the Pebble Beach Company may be called up for reconsideration. How is this possible? I thought your responsibility was to represent the public and not special interest groups. I can only imagine the pressure you are under. I urge you to stay the course. Your 8-4 decision to deny the Pebble Beach Company's plan to cut 17,000 trees and destroy a wildlife habitat in order to build yet another golf course was courageous and commendable. You did the right thing. I urge you to stay the course. Lead and leave an environmental legacy for everyone to enjoy, not just the very wealthy.

Sincerely,



Roberta Miller

P.O. Box 3085

Carmel-by-the-Sea, CA 93921

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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

To: California Coastal Commission  
From: Stephen and Barbara Brooks  
Casanova St, 4NE Ocean Ave  
Carmel, CA 93921

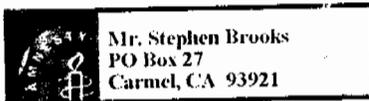
6/30/2007

Dear Staff and Commissioners,

We don't know what new information has caused the possibility of a reconsideration of the Commission's denial of the Pebble Beach development application but we urge you not to compromise environmental law. As residents of the Monterey Peninsula, we are strongly opposed to the Pebble Beach plan and especially to the idea of another golf course.

Sincerely,

*Stephen Brooks*  
*Barbara Brooks*



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JUL 03 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Michael T Dawson  
848 Via Mirada  
Monterey, CA 93940

July 2, 2007

California Coastal Commission  
Staff, Chair Patrick Kruer and Commissioners  
725 Front St, Suite 300  
Santa Cruz, CA 95060

Re: Pebble Beach Company

I read recently that the Commission would revisit their decision on development at Pebble Beach.

Please don't. Those of us who care deeply about the coastal environment are aghast at the plan that the Pebble Beach Company brought forward. The trees and coastline have been a must-see destination for people worldwide, so let's not mess with success.

Thanks for your consideration.



Mike Dawson

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JUL 03 2007

**ROBERT E. KOHN**

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

30 June 2007

**TO: Coastal Commission Staff, Chair Kruer and  
Commissioners**

**SUBJECT: Pebble Beach Decision**

I wish to commend you all on your fine decision relative to the Pebble Beach Company's plans to develop land at a cost to the Monterey Peninsula of the loss of native Monterey Pine Forest, loss of wetlands, and loss of wildlife habitat. You said NO to their proposal and that NO has resonated throughout our county.

Your efforts are greatly appreciated by those of us who cherish this magnificent Monterey Peninsula and by hundreds of thousands of people yet to visit or live here. You have made it possible to SAVE a habitat for the future.

Sincerely,

*Robert E. Kohn*

To whom it concerns:  
Please, please don't  
allow destruction of  
that gorgeous Monterey  
Peninsula by allowing  
golf course construction.  
It is a national treasure!

Sincerely,  
Ruth Fenig  
1204 W. 28th Av

Eugene OR 97405  
I've enjoyed visiting there!

EUGENE OR 974  
27 JUN 2007



To:  
California Coastal  
Commission  
725 Front St  
Suite 300  
Santa Cruz  
CA 95060

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CALIFORNIA  
COASTAL COMMISSION  
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# RECEIVED

JUL 02 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

## ROB CAUGHLAN



June 28, 2007

Commissioner Krueger and Members of the California Coastal  
Commission 725 Front Street, Suite 300

Santa Cruz, CA 95060

Dear Members and Staff

As one who has been surfing in Northern California for the past 47 years I know the coast from San Francisco to Point Lobos as only an old surfer can.

I wanted you to know that I was thrilled of your correct and courageous decision about Pebble Beach. One of my main heroes, Mark Massara told me that you really did the California Coastal Act proud.

Thanks for your important public service.

Sincerely

A handwritten signature in cursive script that reads "Bird legs". The signature is written in black ink and is positioned above the printed name.

Rob Caughlan

914 FLEETWOOD DRIVE • SAN MATEO • CALIFORNIA • 94402  
650-575-9448 CAUGHLAN@GMAIL.COM

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JUN 25 2007

CALIFORNIA  
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CENTRAL COAST AREA

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JUN 22 2007

CALIFORNIA  
COASTAL COMMISSION

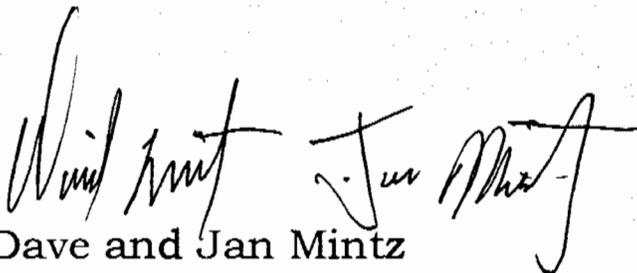
David and Jan Mintz  
791 Seadrift Dr.  
Huntington Beach, CA 92648  
June 19, 2007

Thank you!!!

Thank you for doing what is right for the people of California by denying the pines to be cut in Monterey for the purpose of creating a golf course. Thank you for stopping the golf course.

The whole 17-mile drive should be eliminated, but that is another story. Really, we just wanted to say thank you for allowing the land to remain as it should be.

Thanks,

  
Dave and Jan Mintz

6/9/07

To the Coastal Commission

No NEW GOLF COURSES !!!

No further destruction of any environment here.

Thank you,  
AT 1/1

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JUN 20 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Jeff Klaman  
P.O. Box 434  
P. San CA 93950

If he is still a member, Clint Eastwood

**CALIFORNIA COASTAL COMMISSION**

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

should not be in discussion  
or vote on Del Monte Forest, 6/5/07  
Jean A. Davis



**PUBLIC HEARING NOTICE**

Notice Prepared May 23, 2007

- Hearing subject:** Monterey County Local Coastal Program (LCP) Major Amendment Number 1-07 (Measure A in the Del Monte Forest)
- Hearing date:** Wednesday June 13, 2007
- Hearing location:** Hyatt Vineyard Creek Hotel and Spa, 170 Railroad Street, Santa Rosa
- Hearing item #:** W13b
- Hearing time:** The Commission will begin the June 13, 2007 meeting at 9am and will consider each agenda item in order, except in extraordinary circumstances. Because no one can predict how quickly the Commission will complete agenda items or how many postponed to a later date, please plan your arrival accordingly.

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CALIFORNIA COASTAL COMMISSION

**What is this hearing about?**

Monterey County proposes to amend the land use and implementation plans of its LCP that apply within the Del Monte Forest LCP segment as directed by the County's Measure A initiative, including modifying land use and zoning designations for over 600 mostly undeveloped acres (LCP Major Amendment Number 1-07). On Wednesday June 13, 2007, the California Coastal Commission will hold a public hearing on this matter.

**How to provide oral testimony at this hearing**

If you would like to provide oral testimony to the Commission, you must be present at the hearing. Please complete a speaker slip at the hearing location (available from Commission staff). Testimony may be limited to five minutes or less for each speaker depending on the number of persons or groups wishing to be heard. At the beginning of the hearing, the Chair of the Commission will describe the time limits for testimony that will apply.

**How to provide written comments for this hearing**

If you would like to submit written comments regarding this matter for review by the Commission, you may submit materials to Commission staff who will then distribute your materials to the Commission, and/or you may submit materials directly to the Commissioners. In you choose to submit materials directly to



California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Jean A. Davis  
567 Foster Rd.  
Napa, CA 94558

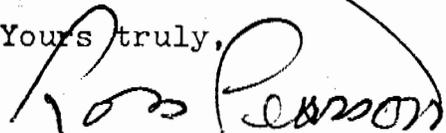
5711 Mangrum Drive  
Huntington Beach, Calif. 92649  
June 18, 2007

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, Ca. 95060

Dear Commissioners:

Bravo! And thankyou for your courageous and principled stance in protecting the Del Monte Forest. In grateful contrast to so many government entities these days - particularly so many in Washington, D.C. - your recent action regarding Measure A in the Del Monte Forest showed exemplary concern for both the general public welfare and the environment. Thanks for standing up for what's right!

Yours truly,



Ross K. Pearson

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JUN 20 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Sara Wan and board members  
who correctly denied Monterey golf  
project.

I write to thank you from the  
bottom of my heart for preserving  
this area.

Most sincerely

Steve Tyler

2564 Franklin St.

Orange, CA 92865

RECEIVED

JUN 20 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

To: California Coastal Commission  
From: Gary Schouest  
850 W. Victor  
Visalia CA 93277  
Re: Monterey Forest Decision  
Date: 6/14/07

I don't even know if I addressed this correctly but I wish to personally thank the commission - from the heart of just one amateur naturalist - for saving the Monterey pine forest from development.

Any one who has ever been there without dollar signs in their eyes can see the value in saving this resource from development. I applaud the wisdom of the commission & thank the people who created it. Most sincerely,  
Gary Schouest



Gary Schouest  
850 W Victor Ave  
Visalia, CA 93277-7449

BAKERSFIELD, CA 933

15 JUN 2007 PM 1 T



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JUN 18 2007

CALIFORNIA  
COASTAL COMMISSION

RECEIVED

JUN 20 2007

CALIFORNIA

Headquarters - Staff

California Coastal Commission

415 Fremont St Suite 2000

San Francisco, CA 94105-2219

C. McCarty

Dear Coastal Commission,

I live in Oakland, CA and I want to protect the  
Monterey pine forest because Our natural resources  
come before profits and golf!

*Thanks  
for your decision*

Sincerely, *[Signature]*

Name LISA RUDMAN

Address 6443 Colby St Oakland, CA 94618

**PLEASE LEAVE IN DESIGNATED BOX AT HEARING**

"Thank your for taking the time out of your busy day to attend  
the hearing and testify on behalf of the Sierra Club's Great  
Coastal Places Campaign. Together we are making a difference!"

—Mark Massara  
Director, Sierra Club Coastal Programs



[www.sierraclub.org/ca/coasts](http://www.sierraclub.org/ca/coasts)

**RECEIVED**

JUN 20 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**Dan Carl**

---

**From:** Jeff Staben  
**Sent:** Monday, June 18, 2007 11:58 AM  
**To:** Charles Lester; Dan Carl; Steve Monowitz  
**Subject:** FW: Monterey gold project rejections - ltr from public

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

**From:** Jessica Walkup **On Behalf Of** coast4u  
**Sent:** Monday, June 18, 2007 11:55 AM  
**To:** Vanessa Miller; Jeff Staben  
**Subject:** FW: Monterey gold project rejections

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

**From:** William Jacobs [mailto:wmjrjacobs@socal.rr.com]  
**Sent:** Thursday, June 14, 2007 12:28 PM  
**To:** coast4u  
**Subject:** Monterey gold project rejections

May I offer my utmost gratification to all the members of the commission who voted to reject the Monterey golf project. I am sure that the majority of Californians are thrilled that you, as a group, had the wisdom and courage to block this terrible development from coming to fruition. I have a hard time believing that Mr. Clint Eastwood, who supposedly loves that area so much, would participate in "selling" this project, omitting the destruction of so many magnificent trees in the process. Living in southern California, I had no idea that such a plan had been brought to the commission; but I thank you for my family and my grandchildren that you have dealt a definite end to such an idea. The Monterey Peninsula, is one of the most beautiful places in the world, and all of us want it to stay that way. Continue your vigilance on our behalf, and thank you so much for doing just that!!!!

Rosemary Jacobs, Woodland Hills, Ca.

**RECEIVED**

JUN 18 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA



**Surfrider  
Foundation**

**RECEIVED**

June 18, 2007

JUN 18 2007

California Coastal Commissioners and Staff  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219  
FAX (415) 904-5400

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Cc: Charles Lester and Dan Carl, Central Coast District Office  
FAX (831) 427-4877

**RE: Monterey County LCP Amendment 1-07 (Measure A in the Del Monte Forest)**  
Item 13b on the agenda for the California Coastal Commission hearing June 13<sup>th</sup>, 2007

*Via facsimile*

Dear Commissioners and Staff,

I am writing on behalf of the Surfrider Foundation in regards to the proposed LCP amendment for Monterey County, referred to as Measure A in the Del Monte Forest. The Surfrider Foundation is a grassroots organization dedicated to the protection and enjoyment of our coasts and oceans by all people.

On behalf of the Surfrider Foundation's Monterey Chapter and the Surfrider Foundation membership, I would like to express my gratitude to the Commission and Staff for your diligence and dedication while researching, hearing, and denying the Measure A LCP amendment.

The level of professionalism from the Staff in both the written and oral Staff reports was truly superior. The information presented was thorough and accurate, and it brought to light many valuable considerations regarding Measure A and its future implications on development.

After being presented with all of this information and hours of testimony, the Commissioners deftly navigated the muddy waters of extraneous and misleading contentions and held steadfast in upholding the Coastal Act. We commend you for your efforts in this regard.

In the coming months, there are some equally difficult issues that will come before the Commission, and the Commission will face substantial pressures to make decisions to stray from its charge to uphold the policies of the Coastal Act. As in this case, I anticipate that the Commission will be faced with arduous task of discerning well-founded assertions from convincing, but illegitimate arguments made in an effort to advance unwise development plans. If this case is indicative of the level of diligence and dedication, I am certain the Coastal Act and the Commission will prevail.

NATIONAL OFFICE • P.O. BOX 6010 • SAN CLEMENTE, CA 92674-6010  
(949) 492-8170 • FAX (949) 492-8142 • www.surfrider.org • E-MAIL info@surfrider.org



**Surfrider  
Foundation.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah Corbin".

**Sarah Corbin  
Central California Regional Manager  
Surfrider Foundation**

**NATIONAL OFFICE • P.O. BOX 6010 • SAN CLEMENTE, CA 92674-6010  
(949) 492-8170 • FAX (949) 492-8142 • [www.surfrider.org](http://www.surfrider.org) • E-MAIL [info@surfrider.org](mailto:info@surfrider.org)**

**Dan Carl**

---

**From:** Jeff Staben  
**Sent:** Thursday, June 14, 2007 8:17 PM  
**To:** Peter Douglas  
**Cc:** Charles Lester; Dan Carl; Steve Monowitz  
**Subject:** FW: Message of appreciation for Commissioner Wan

fyi - pl. forward to SW.

**RECEIVED**

JUN 14 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

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

**From:** Tom Gleason [mailto:gleason@sunflower.com]  
**Sent:** Thu 6/14/2007 8:35 AM  
**To:** Jeff Staben  
**Cc:**  
**Subject:** Message of appreciation for Commissioner Wan

Dear Commissioner Wan:

I've read reports of your statements and efforts regarding development of another golf course in the Monterey coastal area. I want to express my appreciation.

I live in eastern Kansas, and I'm only occasionally able to enjoy the scenic splendor of the California coasts. One such opportunity was on my honeymoon some years ago, when my bride and I enjoyed the awe-inspiring scenery from Pacific Beach to the Big Sur area. We remarked at the time, and we still believe, that the natural setting enhanced the golf courses but the reverse was not true - the golf courses did nothing to enhance the area's natural beauty.

We have (believe it or not) quite attractive golf courses in eastern Kansas. If my scenic interests run to fairways, greens and sand traps I can satisfy my needs locally. Please continue your efforts so those of us who appreciate nature's wonder won't lose the chance to experience your state's unique scenic resources.

Yours truly,

Tom Gleason  
Lawrence, KS



# RECEIVED

JUL 10 2007

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

July 10, 2007

Dear Chairman Kruer and members of the Coastal Commission:

I am writing regarding a Hilton Garden Inn project in Grover Beach, CA. I spoke about this project during the Commission's May meetings in San Pedro, where I presented a letter (attached) signed by 6 organizations urging the Commission to use its appeal rights and conduct appealability and de novo hearings for it.

The City of Grover Beach submitted its Final Local Action Notice (FLAN) on Friday, July 6, starting the 10-working day period in which the Commission can appeal the project. The appeal deadline is Friday, July 20.

The City of Grover Beach approved a grading permit for the project on or before July 2, prior to submitting its FLAN. One of the project's developers spoke at the Grover Beach City Council meeting on July 2, stating that they intend to begin work on the project.

There are grounds for an appealability hearing. The project is within 100 feet of, and on a slight, uphill slope from Meadow Creek (a tributary of the Pacific Ocean) and within 800 feet of the Pismo Lake Ecological Reserve, which "immediately abuts" the southwest corner of the project site. Grover Beach's Local Coastal Plan (LCP) classifies the Ecological Reserve, and the northeastern branch of Meadow Creek as "sensitive habitat areas" stating that "Pismo Lake and the remaining undeveloped lands adjacent to its borders provide a variety of native habitats. Because these habitats contain some rare and endangered species of plants, and because encroaching development now jeopardizes the ability of this natural area to withstand the impacts of urbanization, Pismo Lake and its environs must be considered a sensitive habitat area."

The LCP further states that "Development upland of the environmentally sensitive habitat area and its adjacent buffer shall be sited and designed to prevent impacts which would significantly degrade the Meadow Creek and downstream Pismo Lake environs, and shall be compatible with the continuance of those habitat areas."

The project could have significant impacts. For example, the project's Mitigated Negative Declaration (MND) states that:

- 1) "The project is located near Meadow Creek and the Pismo Lake Ecological Reserve surface waters. Implementation of the proposed project would create additional paved and impermeable surfaces, which could contribute to urban storm water runoff, including oil, fuels, and sediment. Impacts are considered potentially significant." and;

- 2) "Meadow Creek drainage is immediately adjacent to the proposed site, and runoff from the site could affect the Meadow Creek drainage. This is considered a significant impact."

Although there are proposed mitigations for such impacts, we are concerned that they are based on an MND rather than a full EIR. The project's Local Coastal Permit specifically notes the use of an MND rather than a full EIR. The City justified this on the grounds that an EIR was conducted for the same location in 1992 for a bowling alley proposed at the time.

We believe there are a number of problems with this, and that failure to conduct a full EIR may violate the Local Coastal Plan's cautions over development near the sensitive habitat areas of Meadow Creek and the Reserve:

**A. A 15-Year Old EIR is Inadequate:** Fifteen years is too much time to assume that plant and animal species located on or adjacent to the site, and other environmental factors, have not changed. CEQA Guidelines Section 15179 create a rule of thumb limiting EIR use to 5 years.

**B. The 1992 EIR Discussed A Fundamentally Different, Smaller Project:** The proposed Hilton Garden Inn is an estimated 74,732 square feet: more than twice as large as the Maple Lanes Bowling Alley, which was an estimated 36,000 square feet. Furthermore, a bowling alley is likely to have environmental impacts significantly different from a hotel. This is especially true since the hotel project proposes to use 44% of the site for landscaping. This presents the possibility of fertilizer, pesticides and herbicides draining into the wetlands. This potentially hazardous impact was not studied in either the 1992 EIR or the MND. Also, the hotel will likely generate a much greater traffic impact than the bowling alley.

**C. The Mitigated Negative Declaration Does Not Discuss Several Critical Impacts:** Two of the areas of greatest concern in the 1992 EIR, Surface Runoff and Biological Resources, were not addressed in the new MND:

- 1) **Surface Runoff:** The MND relies on the 1992 EIR to determine mitigation measures for polluted runoff from the site. The change in size and use along with the passage of time makes any mitigation measures recommended by the 1992 EIR irrelevant to the project's current needs.
- 2) **Biological Resources:** The MND and Initial Study quote from the 1992 EIR (and a 1992 study conducted by Dr. Michael T. Hanson) which declares that there are no endangered, threatened rare, or species of special concern. The Initial Study only makes a cursory study of this issue, relying on sources such as "surveys conducted in southern San Luis Obispo County" and "bird watchers." No one truly knows what plant and animal life is in Meadow Creek and its wetlands because no one has studied the issue for 15 years with the sort of rigor demanded for an EIR.

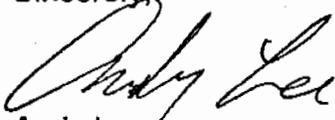
**D. Failure to Conduct A Full EIR May Violate the State Coastal Act:**

Finally, in not studying or mitigating impacts to sensitive habitat areas through a full EIR, the project and approval process may be inconsistent with the policies in sections 30231, 30240, and 30250 of the State Public Resources Code which deal with minimizing the impacts of new development on sensitive habitat.

For many of the reasons stated above, we also feel there are substantive issues that warrant a de novo hearing for the project. We urge you to consider both.

Thank you.

Sincerely,



Andy Lee  
UNITE HERE  
(213) 400-4283  
Andylee2@aol.com

### Environmental Concerns Regarding the Grover Beach Hilton Garden Inn Project

Dear Members and Staff of the California Coastal Commission:

We would like to bring your attention to a recently approved hotel project that requires your review. As approved, this new hotel at 950 El Camino Real in the City of Grover Beach threatens the water quality of Meadow Creek and its wetlands. The creek is a coastal tributary and, therefore, this project threatens ocean health. The city did not study or mitigate the effect of the project on surrounding sensitive habitat. The project and its approval process may therefore violate the California Coastal Act.

The Final Local Action Notice ("FLAN") has not yet been received by Coastal Commission staff. The FLAN submitted shortly after project approval was returned as incomplete because the city had checked a box indicating that the Coastal Commission had no standing to appeal the project despite its location in a Coastal Zone.

Given the sensitivity of the surrounding habitat, we feel that the Coastal Commission should hold an appealability hearing and, depending on the outcome, follow this with a substantial issue hearing to determine what threats exist to the nearby habitat and what can be done to mitigate them.

The hotel in question is a Hilton Garden Inn proposed for a vacant lot that sits adjacent to Meadow Creek and its wetlands as well as the Pismo Lake Ecological Reserve. The proximity to a coastal tributary places the project within the Coastal Zone and the City of Grover Beach approved a Coastal Development Permit, as well as other final approvals, on February 26, 2007.

For a significant portion of the environmental review for this project, the City relied on a 1992 Environmental Impact Report that was done for a proposed "Maple Lanes Bowling Alley", approximately half the size of the 134-room, 74,732 s/f hotel. The city's opinion was that the 1992 EIR allowed them to submit a Mitigated Negative Declaration ("MND") for the hotel instead of a new EIR.

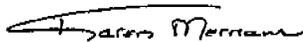
Especially concerning is that the areas of greatest concern in the 1992 EIR, Surface Runoff and Biological Resources, were not addressed in the new MND. In fact, the recent Initial Study for the hotel quotes from the 1992 EIR when addressing the question of nearby endangered, rare or threatened species. We feel that 15 years is too much time to assume that plant and animal species located on or adjacent to the site have not changed.

In addition, the recent MND relies on the 1992 EIR to determine mitigation measures for polluted runoff from the site. The change in size and use along with the passage of time makes any mitigation measures recommended by the 1992 EIR irrelevant to the needs of the current project. For example, the hotel proposes to use 44% of the approximately 4 acre site for landscaping. This presents the possibility of fertilizer, pesticides and herbicides draining into the wetlands. This potentially hazardous impact was not studied in either the 1992 EIR or the recent Mitigated Negative Declaration.

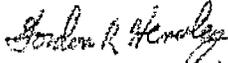
In addition to those referenced above, other significant impacts to the reserve, the creek, the wetlands and the ocean may exist without proper mitigation measures. In not studying or mitigating these issues the project and the approval process may be inconsistent with the policies in sections 30231, 30240, and 30250 of the State Public Resources Code which deal with minimizing the impacts of new development on sensitive habitat. This project sets a bad precedent for future projects if it were to be allowed to go forward without further review. For the sake of wetlands and ocean health, as well as the interests of local residents, we urge you to review the above project and ensure that all proper protections are implemented.

Thank you for your time and attention to this matter.

Sincerely,



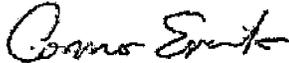
Karen Merriam, Chair  
Sierra Club, Santa Lucia chapter



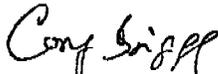
Gordon R. Hershey, San Luis Obispo COASTKEEPER



Noah Smukler, Chair  
Surfrider Foundation, San Luis Bay chapter



Conner Everts, Executive Director  
Southern California Watershed Alliance



Cory Briggs, Attorney  
Briggs Law Corporation



Jennifer Clary, Policy Analyst  
Clean Water Action



Andy Lee  
UNITE HERE  
(213) 400-4283