

**TRANSCRIPT OF PORTION OF MAY 16, 1996 PUBLIC MEETING  
RE CHIATE/WILDMAN PROPERTY:**

**(Penny Allen):**

**ITEM NUMBER ELEVEN ON OUR AGENDA IS CONSIDERATION AND POSSIBLE CONSERVANCY AUTHORIZATION TO DISBURSE FUNDS TO RETAIN TECHNICAL SPECIALISTS TO ASSIST IN THE PRE-PROJECT FEASIBILITY ANALYSIS AND DESIGN OF THE CONSERVANCY-HELD CHIATE/WILDMAN ACCESS EASEMENT AND THE ADJACENT, UNACCEPTED OFFER-TO DEDICATE FOR A PARKING EASEMENT.**

**(Michael Fischer):**

**AND I'LL DO THIS RECOMMENDATION AS WELL.**

**(Michael Fischer):**

**I WAS TALKING WITH SHERMAN STACEY IN THE BACK OF THE ROOM JUST A MOMENT AGO AND RECEIVED SOME VERY INTERESTING UP TO DATE INFORMATION AS YOU RECALL, WE HAD HELD A PUBLIC MEETING IN MALIBU ABOUT THREE MONTHS AGO TO CONSIDER A PROPOSAL TO MOVE THIS ACCESS TRAIL FROM THE CHIATE/WILDMAN PROPERTY NOW OWNED BY MR. MANCUSO AND IT WAS MY JUDGMENT THAT THE ALTERNATIVE SITE UP THE COAST JUST ABOUT A THIRD OF A MILE AT PARADISE COVE WAS FAR PREFERABLE FROM THE PUBLIC POINT OF VIEW. THAT WAS A VIEW ...**

**(Penny Allen):**

**... NOT SHARED BY THE PUBLIC.**

**(Michael Fischer):**

**BUT AT ANY EVENT,**

**MR. STACEY WHO REPRESENTS THE OWNER AT PARADISE COVE IN INFORMED ME THAT THAT PROJECT WAS DEAD. THE CC AND R'S ON THAT SITE WOULD NOT PERMIT A PARKING LOT FOR PUBLIC ACCESS. THEREFORE, THE CHIATE/WILDMAN EASEMENT IS THE EASEMENT THAT WE MUST PURSUE. WE AGREED WITH THE COUNSEL FOR MANCUSO AND CHIATE WHEN THE PARADISE COVE PROPERTY OPTION WAS BROUGHT THAT THIS WAS GOING TO THE LAST OPTION THAT WE WILL LOOK AT. AND AS I THINK I MENTIONED TO YOU IN THE PAST, THE CHIATE/WILDMAN EASEMENT IS GOING TO BE PROBLEMATIC TO BUILD. WE HAVE ABOUT**

**\$420,000, I THINK, IN A RESERVE ACCOUNT WHICH THE COASTAL COMMISSION CREATED WHEN THEY APPROVED SO CALLED "BLACK TOR" PROJECT. AND I BELIEVE THAT IT IS NOW TIME . . .**

**(end of tape side--break in transcription)**

**. . . MEETING. THOSE FOLKS WHO WERE IN FAVOR OF ACCESS WERE IN THE MINORITY. MOST OF THE FOLKS BASICALLY SAID THAT THERE'S PLENTY OF ACCESS IN MALIBU, BUT THOSE WHO WERE IN FAVOR OF INCREASED ACCESS BASICALLY SAID, "A DEAL IS A DEAL, THIS IS A FIFTEEN YEAR OLD DEAL." THE EASEMENT HAS BEEN OWNED--THE HOMEOWNERS BUILT AFTER THE EASEMENT WAS CONVEYED TO THE COASTAL CONSERVANCY, THEY KNEW WHAT THEY WERE BUYING. AND THERE'S A CONDOMINIUM PROJECT ACROSS THE HIGHWAY OF THOSE 100 UNITS. THEY ARE STILL AWARE OF POTENTIAL AVAILABILITY OF THIS TRAIL IMMEDIATELY ACROSS THE HIGHWAY AND THERE EAGER FOR IT TO BE BUILT, SO THERE IS A CONSTITUENCY IN FAVOR OF BUILDING THIS TRAIL. AND SO THE RESOLUTION BEFORE YOU WOULD AUTHORIZE US TO TAKE THE NEXT STEP AND TO HIRE THE GEOLOGY AND LANDSCAPE ARCHITECTURE AND DESIGNER SKILLS NECESSARY FOR US TO COST OUT THIS PROJECT AND DECIDE WHETHER OR NOT WE CAN AFFORD TO PROCEED WITH IT.**

**(Penny Allen):**

**AND I THINK IT'S TIME. I'LL MAKE THE MOTION TO VOTE ON IT.**

**MOVED BY MRS. ALLEN SECONDED BY MRS. AZEVEDO.**

**ROLE CALL**

**(Sandra Covington):**

**MRS. AZEVEDO**

**(Mrs. Azevedo):**

**I**

**(Sandra Covington):**

**MR. BURNS**

**(Mr. Burns):**

I

**(Sandra Covington):**  
**MR. KIRKWOOD**

**(Mr. Kirkwood):**

I

**(Sandra Covington):**  
**CHAIR MRS. ALLEN**

**(Penny Allen):**

I

**\* \* \***

**CALIFORNIA STATE COASTAL CONSERVANCY**

1330 BROADWAY, SUITE 1100

OAKLAND, CA 94612-2530

ATSS 541-1015

TELEPHONE (510) 286-1015

(510) 286-0470

**MEETING NOTICE**

Penny Allen (Public Member), Chairman  
 Margaret Azevedo (Public Member)  
 Russell S. Gould (Director, Department of Finance); Fred Klass (Designated)  
 Robert C. Kirkwood (Public Member)  
 Marcus E. Powers (Public Member)  
 Douglas P. Wheeler (Secretary for Resources)  
 Carl L. Williams (Chairperson, California Coastal Commission); Jim Burns (Designated)

**Senate Representatives**

Robert Beverly (District 27); Lee Bennett (Alternate)  
 Lucy Killea (District 39); Tom Higgins (Alternate)  
 Henry Mello (District 15); Mark Krausse (Alternate)

**Assembly Representatives**

Tom J. Bordonaro, Jr. (District 33)  
 Barbara Lee (District 16); Yolanda Stevens (Alternate)  
 Bruce McPherson (District 27); Michael Warren (Alternate)

Michael L. Fischer, Executive Officer  
 Pat Peterson, Deputy Attorney General

**TENTATIVE AGENDA**

DATE: Thursday, May 16, 1996  
 TIME: 9:30 a.m.  
 LOCATION: City Council Chambers  
 1200 Carlsbad Village Drive  
 Carlsbad, California

- I. Roll Call
- II. Approval of Minutes
- III. Deputy Attorney General's Report
  - a. Litigation Summary
- IV. Executive Officer's Report
  - a. Legislative report.
  - b. OSPRA enhancement grants.
  - c. LTMS implementation.
  - d. Public Information quarterly report.
    - Coast & Ocean Advertising Policy.
  - e. Projects Completed update.

- V. Consideration and possible Conservancy approval of the Monterey Bay State Seashore Enhancement Plan and authorization to disburse funds to the Monterey Peninsula Regional Park District for acquisition of vacant property adjoining Monterey State Beach.
- VI. Consideration and possible Conservancy authorization to disburse funds to:
  - a. The Sonoma County Agricultural Preservation and Open Space District for acquisition of conservation easements north of Bodega Bay in Sonoma County;
  - b. The Sonoma Land Trust for acquisition of properties near the Estero Americano in Sonoma County; and
  - c. The Sonoma Land Trust for evaluation of possible property acquisitions between Bodega Bay and the Russian River in Sonoma County.
- VII. Consideration and possible Conservancy authorization to disburse funds for preparing preproject analysis, a wetland conservation bank plan, and an environmental assessment for the plan on a portion of the West Newport property in Orange County.
- VIII. Consideration and possible Conservancy approval of the Oro Loma Marsh Enhancement Plan in Alameda County, adoption of a CEQA negative declaration for the Plan, and authorization to disburse funds to the East Bay Regional Park District to implement the Plan.
- IX. Consideration and possible Conservancy authorization to accept funds from the North American Commission for Environmental Cooperation (CEC) to provide technical assistance to the CEC for preparation of a strategy plan for control of land-based sources of marine pollution within coastal watersheds of the southern California bight ecosystem.
- X. Consideration and possible Conservancy authorization to augment an existing grant to the Sonoma Land Trust for preparation of hydrologic, engineering, and biological studies of the Leonard Ranch of the Sonoma Baylands property in order to implement the Sonoma Baylands Enhancement Plan.
- XI. Consideration and possible Conservancy authorization to disburse funds to retain technical specialists to assist in the pre-project feasibility analysis and design of the Conservancy-held Chiate/Wildman access easement and the adjacent, unaccepted Offer-to-Dedicate for a parking easement.
- XII. Consideration and possible Conservancy approval of the Phase 2 Ballona Lagoon Enhancement Plan, adoption of a CEQA negative declaration, and authorization to transfer all public access and habitat protection easements held by the Conservancy to the City of Los Angeles.
- XIII. Consideration and possible Conservancy authorization to disburse funds to retain technical specialists to assist in the design and implementation of Conservancy projects.

XIV. Board Member Comments.

XV. Public Comment.

XVI. Closed session to discuss Joey Jacobs v. TPL et al., San Mateo County Superior Court No. 340634; State v. Union Oil, San Luis Obispo County Superior Court No. CV 075194; Pacifico Enviro Design et al. v. City of Huntington Beach et al., California Court of Appeal No. G 014922; Two Blankenship, Inc. v. State Coastal Conservancy et al., Los Angeles Superior Court No. BC101329; State of California, et al. v. BP America, Inc., Orange County Superior Court Case No. 646339; State of California, et al. v. Trans-Alaska Pipeline Liability Fund, United States District Court for the Central District of California, Case No. 92-0837. Session will be closed to the public pursuant to Government Code Section 11126(q).

XVII. Adjournment.

NB. Following or any time during the meeting, the Conservancy may recess or adjourn to closed session to consider possible and pending litigation, price and terms of real estate transactions and personnel matters. Session will be closed to the public pursuant to attorney-client privilege and statutory authorization under Government Code Section 11126(a), (i), (o) and (q).

On Wednesday, May 15, Conservancy members will tour sites around Batiquitos and San Dieguito Lagoons in San Diego County. Members of the public may attend, but must provide their own transportation.

For more information, contact Steve Horn at the Conservancy:

1330 Broadway, Suite 1100  
Oakland, CA 94612

(510) 286-1015

Next Meeting: Thursday, June 20, 1996

**TRANSCRIPT OF PORTION OF MAY 16, 1996 PUBLIC MEETING  
RE CHIATE/WILDMAN PROPERTY:**

**(Penny Allen):**

**ITEM NUMBER ELEVEN ON OUR AGENDA IS CONSIDERATION AND POSSIBLE CONSERVANCY AUTHORIZATION TO DISBURSE FUNDS TO RETAIN TECHNICAL SPECIALISTS TO ASSIST IN THE PRE-PROJECT FEASIBILITY ANALYSIS AND DESIGN OF THE CONSERVANCY-HELD CHIATE/WILDMAN ACCESS EASEMENT AND THE ADJACENT, UNACCEPTED OFFER-TO DEDICATE FOR A PARKING EASEMENT.**

**(Michael Fischer):**

**AND I'LL DO THIS RECOMMENDATION AS WELL.**

**(Michael Fischer):**

**I WAS TALKING WITH SHERMAN STACEY IN THE BACK OF THE ROOM JUST A MOMENT AGO AND RECEIVED SOME VERY INTERESTING UP TO DATE INFORMATION AS YOU RECALL, WE HAD HELD A PUBLIC MEETING IN MALIBU ABOUT THREE MONTHS AGO TO CONSIDER A PROPOSAL TO MOVE THIS ACCESS TRAIL FROM THE CHIATE/WILDMAN PROPERTY NOW OWNED BY MR. MANCUSO AND IT WAS MY JUDGMENT THAT THE ALTERNATIVE SITE UP THE COAST JUST ABOUT A THIRD OF A MILE AT PARADISE COVE WAS FAR PREFERABLE FROM THE PUBLIC POINT OF VIEW. THAT WAS A VIEW ...**

**(Penny Allen):**

**... NOT SHARED BY THE PUBLIC.**

**(Michael Fischer):**

**BUT AT ANY EVENT,**

**MR. STACEY WHO REPRESENTS THE OWNER AT PARADISE COVE IN INFORMED ME THAT THAT PROJECT WAS DEAD. THE CC AND R'S ON THAT SITE WOULD NOT PERMIT A PARKING LOT FOR PUBLIC ACCESS. THEREFORE, THE CHIATE/WILDMAN EASEMENT IS THE EASEMENT THAT WE MUST PURSUE. WE AGREED WITH THE COUNSEL FOR MANCUSO AND CHIATE WHEN THE PARADISE COVE PROPERTY OPTION WAS BROUGHT THAT THIS WAS GOING TO THE LAST OPTION THAT WE WILL LOOK AT. AND AS I THINK I MENTIONED TO YOU IN THE PAST, THE CHIATE/WILDMAN EASEMENT IS GOING TO BE PROBLEMATIC TO BUILD. WE HAVE ABOUT**

**\$420,000, I THINK, IN A RESERVE ACCOUNT WHICH THE COASTAL COMMISSION CREATED WHEN THEY APPROVED SO CALLED "BLACK TOR" PROJECT. AND I BELIEVE THAT IT IS NOW TIME . . .**

**(end of tape side--break in transcription)**

**. . . MEETING. THOSE FOLKS WHO WERE IN FAVOR OF ACCESS WERE IN THE MINORITY. MOST OF THE FOLKS BASICALLY SAID THAT THERE'S PLENTY OF ACCESS IN MALIBU, BUT THOSE WHO WERE IN FAVOR OF INCREASED ACCESS BASICALLY SAID, "A DEAL IS A DEAL, THIS IS A FIFTEEN YEAR OLD DEAL." THE EASEMENT HAS BEEN OWNED--THE HOMEOWNERS BUILT AFTER THE EASEMENT WAS CONVEYED TO THE COASTAL CONSERVANCY, THEY KNEW WHAT THEY WERE BUYING. AND THERE'S A CONDOMINIUM PROJECT ACROSS THE HIGHWAY OF THOSE 100 UNITS. THEY ARE STILL AWARE OF POTENTIAL AVAILABILITY OF THIS TRAIL IMMEDIATELY ACROSS THE HIGHWAY AND THERE EAGER FOR IT TO BE BUILT, SO THERE IS A CONSTITUENCY IN FAVOR OF BUILDING THIS TRAIL. AND SO THE RESOLUTION BEFORE YOU WOULD AUTHORIZE US TO TAKE THE NEXT STEP AND TO HIRE THE GEOLOGY AND LANDSCAPE ARCHITECTURE AND DESIGNER SKILLS NECESSARY FOR US TO COST OUT THIS PROJECT AND DECIDE WHETHER OR NOT WE CAN AFFORD TO PROCEED WITH IT.**

**(Penny Allen):**

**AND I THINK IT'S TIME. I'LL MAKE THE MOTION TO VOTE ON IT.**

**MOVED BY MRS. ALLEN SECONDED BY MRS. AZEVEDO.**

**ROLE CALL**

**(Sandra Covington):**

**MRS. AZEVEDO**

**(Mrs. Azevedo):**

**I**

**(Sandra Covington):**

**MR. BURNS**

**(Mr. Burns):**

I

**(Sandra Covington):**  
**MR. KIRKWOOD**

**(Mr. Kirkwood):**

I

**(Sandra Covington):**  
**CHAIR MRS. ALLEN**

**(Penny Allen):**

I

**\* \* \***

**CALIFORNIA STATE COASTAL CONSERVANCY**

1330 BROADWAY, SUITE 1100

OAKLAND, CA 94612-2530

ATSS 541-1015

TELEPHONE (510) 286-1015

(510) 286-0470

**MEETING NOTICE**

Penny Allen (Public Member), Chairman  
Margaret Azevedo (Public Member)  
Russell S. Gould (Director, Department of Finance); Fred Klass (Designated)  
Robert C. Kirkwood (Public Member)  
Marcus E. Powers (Public Member)  
Douglas P. Wheeler (Secretary for Resources)  
Carl L. Williams (Chairperson, California Coastal Commission); Jim Burns (Designated)

**Senate Representatives**

Robert Beverly (District 27); Lee Bennett (Alternate)  
Lucy Killea (District 39); Tom Higgins (Alternate)  
Henry Mello (District 15); Mark Krausse (Alternate)

**Assembly Representatives**

Tom J. Bordonaro, Jr. (District 33)  
Barbara Lee (District 16); Yolanda Stevens (Alternate)  
Bruce McPherson (District 27); Michael Warren (Alternate)

Michael L. Fischer, Executive Officer  
Pat Peterson, Deputy Attorney General

**TENTATIVE AGENDA**

DATE: Thursday, May 16, 1996  
TIME: 9:30 a.m.  
LOCATION: City Council Chambers  
1200 Carlsbad Village Drive  
Carlsbad, California

- I. Roll Call
- II. Approval of Minutes
- III. Deputy Attorney General's Report
  - a. Litigation Summary
- IV. Executive Officer's Report
  - a. Legislative report.
  - b. OSPRA enhancement grants.
  - c. LTMS implementation.
  - d. Public Information quarterly report.
    - *Coast & Ocean Advertising Policy.*
  - e. Projects Completed update.

- V. Consideration and possible Conservancy approval of the Monterey Bay State Seashore Enhancement Plan and authorization to disburse funds to the Monterey Peninsula Regional Park District for acquisition of vacant property adjoining Monterey State Beach.
- VI. Consideration and possible Conservancy authorization to disburse funds to:
  - a. The Sonoma County Agricultural Preservation and Open Space District for acquisition of conservation easements north of Bodega Bay in Sonoma County;
  - b. The Sonoma Land Trust for acquisition of properties near the Estero Americano in Sonoma County; and
  - c. The Sonoma Land Trust for evaluation of possible property acquisitions between Bodega Bay and the Russian River in Sonoma County.
- VII. Consideration and possible Conservancy authorization to disburse funds for preparing preproject analysis, a wetland conservation bank plan, and an environmental assessment for the plan on a portion of the West Newport property in Orange County.
- VIII. Consideration and possible Conservancy approval of the Oro Loma Marsh Enhancement Plan in Alameda County, adoption of a CEQA negative declaration for the Plan, and authorization to disburse funds to the East Bay Regional Park District to implement the Plan.
- IX. Consideration and possible Conservancy authorization to accept funds from the North American Commission for Environmental Cooperation (CEC) to provide technical assistance to the CEC for preparation of a strategy plan for control of land-based sources of marine pollution within coastal watersheds of the southern California bight ecosystem.
- X. Consideration and possible Conservancy authorization to augment an existing grant to the Sonoma Land Trust for preparation of hydrologic, engineering, and biological studies of the Leonard Ranch of the Sonoma Baylands property in order to implement the Sonoma Baylands Enhancement Plan.
- XI. Consideration and possible Conservancy authorization to disburse funds to retain technical specialists to assist in the pre-project feasibility analysis and design of the Conservancy-held Chiate/Wildman access easement and the adjacent, unaccepted Offer-to-Dedicate for a parking easement.
- XII. Consideration and possible Conservancy approval of the Phase 2 Ballona Lagoon Enhancement Plan, adoption of a CEQA negative declaration, and authorization to transfer all public access and habitat protection easements held by the Conservancy to the City of Los Angeles.
- XIII. Consideration and possible Conservancy authorization to disburse funds to retain technical specialists to assist in the design and implementation of Conservancy projects.

XIV. Board Member Comments.

XV. Public Comment.

XVI. Closed session to discuss Joey Jacobs v. TPL et al., San Mateo County Superior Court No. 340634; State v. Union Oil, San Luis Obispo County Superior Court No. CV 075194; Pacifico Enviro Design et al. v. City of Huntington Beach et al., California Court of Appeal No. G 014922; Two Blankenship, Inc. v. State Coastal Conservancy et al., Los Angeles Superior Court No. BC101329; State of California, et al. v. BP America, Inc., Orange County Superior Court Case No. 646339; State of California, et al. v. Trans-Alaska Pipeline Liability Fund, United States District Court for the Central District of California, Case No. 92-0837. Session will be closed to the public pursuant to Government Code Section 11126(q).

XVII. Adjournment.

NB. Following or any time during the meeting, the Conservancy may recess or adjourn to closed session to consider possible and pending litigation, price and terms of real estate transactions and personnel matters. Session will be closed to the public pursuant to attorney-client privilege and statutory authorization under Government Code Section 11126(a), (i), (o) and (q).

On Wednesday, May 15, Conservancy members will tour sites around Batiquitos and San Dieguito Lagoons in San Diego County. Members of the public may attend, but must provide their own transportation.

For more information, contact Steve Horn at the Conservancy:

1330 Broadway, Suite 1100  
Oakland, CA 94612

(510) 286-1015

Next Meeting: Thursday, June 20, 1996

GENERAL MAILING LIST (ZIP Code)

Contact	Name	Extra	Address	City	State	Zip	Telephone	Category
BOB BEHNER	MARIN AGRICULTURAL LAND TRUST		PO BOX 809	PLACENTIA	CA	94936-0900		
ALICE A RICH, PRINCIPAL	A A RICH & ASSOC		18 BERBERG LN	PETALUMA	CA	94957-0000		
CHARLOTTE FLYNN DIR	GALILEE HARBOR COMMUNITY ASSN		300 MESA ST	SAN ANSELMO	CA	94960-0000	415-485-7337	
	IN STEVENS TOWER JR		PO BOX 1155	SANMATEO	CA	94953-0000	415-332-6554	
	PLANS DEPT		PO BOX 1279	SANMATEO	CA	94966-0000	415-269-4100	
	CAPITOLA PLANNING DEPT		420 CAPITOLA AVE	CAPITOLA	CA	95010-0000		
	STEVE BURELL		98 KESSHOVER RD	ATHERTON	CA	95027-0000		
	JEAN MILLIS		216 N SANTA CRUZ AVE STE 237A	LOS GATOS	CA	95030-0000		
	CONSTIT ADVOCATES		512 2ND ST #PT B	SANTA CRUZ	CA	95060-0000		
	ROBERT MILLER		725 FRONT ST #300	SANTA CRUZ	CA		408-427-4633	
LINDA LOCKLIN	CALIFORNIA COASTAL COMM		600 OCEAN ST	SANTA CRUZ	CA			
LARA RERRY	DEPARTMENT OF PARKS & RECREATION		PO BOX 1282	SANTA CRUZ	CA			
	LAND TRUST OF SANTA CRUZ CO		115 EFFET ST	SANTA CRUZ	CA	95061-0000		
STEVE HOLZBERG	NATURAL RESOURCES EMPLOYMENT PROGRAM		3095 B CHARLIER LN	SANTA CRUZ	CA	95062-0000		
	LINDA WILSON		801 N 1ST ST	SANTA CRUZ	CA	95073-0000		
	JACK SCHOOP, PLNG DIR		70 W HEDDING ST 4TH FLR EAST WING	SAN JOSE	CA	95110-0000		
	GARY SCHAENKNER, PLNG DIR		70 W HEDDING ST	SAN JOSE	CA	95126-0000		
	DAVID J POWERS & ASSOC INC		1885 THE ALABAMA STE 204	SAN JOSE	CA			
MARA MONETTE	PACIFIC FOREST TRUST		PO BOX 368	BONNEVILLE	CA	95415-0000		
LARLE WYBURN	BARBERA CHARPTON		PO BOX 116	CASPER	CA	95420-0000		
	VINE BENEDETTI		440 SOUTH ST	FORT BRAGG	CA	95437-0000	707-944-7912	
SCOTT COCHRAN	PLANNING DIRECTOR		416 N FRANKLIN ST	FORT BRAGG	CA			
	JOHN CAMPBELL		PO BOX 172	FORT BRAGG	CA			
	REMY BARBER		2880 PARK DR	FORT BRAGG	CA			
SARY L BERLISAN	COASTAL PLANNING OFFICE		153 N SPRUCE ST	FORT BRAGG	CA			
	JACK ABEVEDO		24830 WARD AVE	GLENN ELLIEN	CA			
	HANGROD COMPANY		PO BOX 1389	BIKALMA	CA	95447-0000		
	WILLIAM HAY JR		518N RTE 27201	HEWLETT	CA	95448-0000		
	MENARDINO LAND TRUST		PO BOX 1094	HEWLETT	CA	95448-0000		
	MR BOB KAMR		PO BOX 247	HEWLETT	CA	95460-0000		
	PAUL DOUGLASS		PO BOX 1393	HEWLETT	CA			
	CHARLES PETERSON		PG BOX 546	HEWLETT	CA	95468-0000		
	BLESS BROTHERS		25800 ARNOLD DR	HEWLETT	CA	95476-0000		
	TISAC		190 FORD RD #133	HEWLETT	CA	95482-0000		
JACK ALBERSON	JOHNE LURY		PO BOX 38	HEWLETT	CA	95488-0000		
NATURAL RESOURCE DEPT	HUMBOLDT MARIKEL & CONS DEPT		PO BOX 1030	HEWLETT	CA	95502-0000		
	REDWOOD COMMUNITY ACTION AGENCY		904 G ST	EUREKA	CA			
	NORTHCOST ENVIRONMENTAL CTR		979 9TH ST	ARCATA	CA	95521-0000	707-824-6918	
MARK LEONARD	CITY OF ARCATA		735 F ST	ARCATA	CA			
ERNEST PERRY	PLANNING DEPT		700 3RD ST	CRESCENT CITY	CA	95531-0000		
JEFF BOYER, PLANNING DIR	CITY OF CRESCENT CITY		377 J ST	CRESCENT CITY	CA			
	R S CLARKE		101 CITIZENS DOCK RD	CRESCENT CITY	CA			
	STEVEN WESTBROOK		BOX 75	SMITH RIVER	CA	95567-0000		
	HUMBOLDT N COAST LAND TRUST		PO BOX 457	TRINIDAD	CA	95570-0000		
	VI KIRKMAN		33490 S RIVER RD	CLARKSBURG	CA	95612-0000		
	AMERICAN FARMLAND TRUST		1949 FIFTH ST #101	DAVIS	CA	95618-4026		
ERIC VINK	DR GORDON F SNOW		PO BOX 3107	EL MADERO	CA	95618-0000	916-756-6478	
HEPTI HARKINS	HOBARTS/FRANK-TELL		PO BOX 517009	ROSEVILLE	CA	95661-7008		
PATLY DIANA	PLNG DEPT		350 FAIR LN	PLACERVILLE	CA	95667-0000		
MARC PALMER	MOUNTAIN LION PRESERVATION FOUNDATION		PO BOX 1896	SACRAMENTO	CA	95812-0000		

GENERAL MAILING LIST (Zip Code)

Contact	Name	Address	City	State	Zip	Telephone	Category
	THE HONORABLE LUCY KILLER, SENATOR	STATE CAPITOL, RM 4061	SACRAMENTO	CA	95814-0000		Over-sight-Senate
	MARY RAFFERTY	926 J ST STE 713	SACRAMENTO	CA			Over-sight-Senate
	JAMES I. BURBODISS	1416 NINTH ST, ROOM 1311	SACRAMENTO	CA			Board
	THEMESA PARKER	STATE CAPITOL, RM 1145	SACRAMENTO	CA			
	CA CONSERVATION CORPS	1530 CAPITOL AVE	SACRAMENTO	CA			
	THE HONORABLE DANIEL HAUSER	STATE CAPITOL, RM 2003	SACRAMENTO	CA			
	FREDERICK E. HARRIS	5013 STATE CAPITOL	SACRAMENTO	CA			
	LEAGUE OF WOMEN VOTERS OF CA	926 J ST #1000	SACRAMENTO	CA			
	CALIFORNIA STATE SENATE	STATE CAPITOL, RM 2205	SACRAMENTO	CA			
	WOLEY GROUP	1129 11TH ST STE 331	SACRAMENTO	CA		fax 916-446-7798	
	NANCY BURT	926 J ST STE 612	SACRAMENTO	CA			
	PLANNING AND CONSERVATION LEAGUE	STATE CAPITOL, ROOM 513	SACRAMENTO	CA		916-444-8726	Over-sight-Senate
	ESTHER FEIDMAN	1120 N ST, RM 1107	SACRAMENTO	CA			
	MARX KRASSIS	325 L ST STE 1000	SACRAMENTO	CA			
	WARREN MEIER	STATE CAPITOL, RM 2136	SACRAMENTO	CA			
	CARRBOR KEYS	1629 S ST	SACRAMENTO	CA			
	DEFI BOATING & WATERWAYS	STATE CAPITOL, RM 2136	SACRAMENTO	CA			
	JIM MATSUEDA	1107 HINTH ST	SACRAMENTO	CA			
	THE HONORABLE RYAN SHER	1020 O ST	SACRAMENTO	CA			
	LEGISLATIVE ANALYST'S COMMITTEE	STATE CAPITOL, ROOM 510B	SACRAMENTO	CA			Over-sight-Senate
	MEMBER OF THE ASSEMBLY	STATE CAPITOL, ROOM 510B	SACRAMENTO	CA			Over-sight-Senate
	PERHOUSE IN THE FORUM	STATE CAPITOL, ROOM 510B	SACRAMENTO	CA			Over-sight-Senate
	MEMBER OF THE ASSEMBLY	STATE CAPITOL, ROOM 510B	SACRAMENTO	CA			Over-sight-Senate
	CA STATE ARCHIVES	915 L ST 6TH FLR	SACRAMENTO	CA			Board
	THE HONORABLE HENRY BELLE, SENATOR	STATE CAPITOL, ROOM 5032	SACRAMENTO	CA		8155-495-6448	Over-sight-Senate
	FRED KLASS, DEPT. OF FINANCE	801 K ST STE 805	SACRAMENTO	CA			
	THE HONORABLE ROBERT GENEVLY, SENATOR	926 J ST, #608	SACRAMENTO	CA		916-537-1473	
	THE TRUST FOR PUBLIC LAND	STATE CAPITOL, RM 1145	SACRAMENTO	CA		916-445-8582	
	HARRIET HENOTO	STATE CAPITOL, RM 3024	SACRAMENTO	CA			
	THE HONORABLE KENNETH L. MADDOX	STATE CAPITOL, RM 2136	SACRAMENTO	CA			Over-sight-Assemble
	THE HONORABLE BRION SHER, ASSEMBLY	STATE CAPITOL, RM 2136	SACRAMENTO	CA			
	ATTN: PAUL THAYER	STATE CAPITOL, RM 2136	SACRAMENTO	CA			
	THE HONORABLE ROBERT J CARPPELL	STATE CAPITOL, RM 4162	SACRAMENTO	CA			
	MEMBER OF THE ASSEMBLY	STATE CAPITOL, RM 4162	SACRAMENTO	CA			
	STARK MIEGS SCOTT	1495 RIVER PARK DR STE 150	SACRAMENTO	CA	95813-0000		
	ROBERT DALL	6700 FREEMONT BLVD STE 206	SACRAMENTO	CA	95822-0000	916-392-0222	
	BILL DILLINGER	650 HILLS RD	SACRAMENTO	CA	95825-0000		
	EEO/PLAN INTERNATIONAL	319 S SALEM ST	CHICO	CA	95928-0000		
	JOHN OLKSTEAD	PO BOX 1026	NEWADA CITY	CA	95959-0900		
	JUDGE CONSERVANCY	PO BOX 7738	SOUTH LAKE TAHOE	CA	96158-0000		
	DEPT OF GEOLOGY	WEST WASHINGTON UNIVERSITY	BELLINGHAM	WA	98225-0000		
	PROF. BILL SIMPSON	WEST WASHINGTON UNIVERSITY	BELLINGHAM	WA			
	HINLEY COLLEGE/NEW STUDIES	WEST WASHINGTON UNIVERSITY	BELLINGHAM	WA			

GENERAL MAILING LIST (Zip Code)

Contact	Name	Address	City	State	Zip	Telephone	Category
LINDA ADAMS	ASSEMBLY MATERS, PARKS & WILDLIFE COMM	STATE CAP TOL. RM 4031	SACRAMENTO	CA	95834-0001		
ROSS HEWLEY	DEPT OF PARKS & RECREATION	PLANNING ACQUISITION & LOCAL SERVS DIV	SACRAMENTO	CA			
CHRISTIE HEINER	PLANNING DEPT	2225 SANTA CLARA AVE RM 102	ALABAMA	CA			
NORTH COAST FREE	CALIFORNIA COASTAL COMM	45 FREMONT ST STE 2000	SAN FRANCISCO	CA	415-784-5009		
CLIFFORD H. HORTMAN	CA CHAMBER OF COMMERCE	PO BOX 1734	SACRAMENTO	CA			
AVANCE PLANNING DEPT - 1983	JOHN CHMILL	2075 LAB PALMS DR	CARLEND	CA			
THOMAS CRANDALL, DEPUTY DIR	EAST BAY REGIONAL PARK DIST	2950 PERALTA DRAS CT	OAKLAND	CA	510-655-0155		
WILL ROGERS	CALIFORNIA COASTAL COMM	THE HUBST FOR PUBLIC LEAD	SAN DIEGO	CA			
	LOIS ECKEN	WESTERN REGION	116 AKA RICHMOND ST SAN FID	CA			
	JOHN CRUSER-HANSEN	HARBOR MASTERS	557 E AVE	CA			
	R. M. COSTIGAN	SMITH STATION	45 MARINA PLAZA	CA			
SCOTT R. KEENE	KEENE & ASSOC	700 L ST #301	SACRAMENTO	CA	916-448-1511		
CURTIS L. FOSSUM, SENIOR STAFF COUNSEL	STATE LANDS COMM	100 HOME AVE STE 100-5	SACRAMENTO	CA			
	SEN. ACO., NCA DEPT., LIB 0179F	4200 BILHAM DR	LA JOLLA	CA			Library
BETTY WERTHMAN	S. CA ASSOC OF GOVTS	818 W 7TH ST 12TH FLR	LOS ANGELES	CA			
VIGORINA SPEISER	DONALD BRIGHT	1000-A ORTEGA HWY	PLACENTIA	CA	714-652-6754		
BARBARA E. KAUFZ	OFFICE OF CONGRESSMAN ANTHONY C. SELWEN	21031 VENTURA BLVD STE 1010	WOODLAND HILLS	CA			
MICHAEL P. PARVATIS	COMMUNITY DEVELOPMENT DIR	530 W 20TH AVE	SAN MATEO	CA			
ZOB LAUREN, SUPERVISOR	ARBAIG	PO BOX 938	MARINA	CA	408-863-3750		
MARK RIESENFIELD, DIR	COUNTY BOARD OF SUPERVISORS	COUNTY GOVERNMENT CENTER RM 379	SAN LUIS OBISPO	CA			
	COMMUNITY DEVELOPMENT AGENCY	3561 CIVIC CENTER DR RM 308	SAN RAFAEL	CA			Board
	118 BARRIS	45 FREMONT ST, SUITE 2000	SAN FRANCISCO	CA			
GORDON SMITH	RR RETLANDS CONSERVANCY	1522 ISLAND BAY LN	HUNTINGTON BEACH	CA			
CLEVE WILLIAMS, DIRECTOR	CITY OF OAKLAND	1520 LAKEVIEW DR	OAKLAND	CA			
	SYLVIA MCLEISHLIN	1430 HATHORNE TERN	BERKELEY	CA			
	VICKERMAN ZACHARY HALLER	101 BRADWAY	OAKLAND	CA			
	DR KETIL B. MACDONALD	PO BOX 155	BELLEVEUE	WA	206-453-5000		
	PLANS DIR	1000 W. 15TH ST	CORTE MADERA	CA			
COMMANDER (CON-BR)	ELEVENTH CONST BARRACK DISTRICT	COAST GUARD IS BLVD 10 RM 214	ALABAMA	CA			
DWIGHT E. SANDERS	STATE LANDS COMM	100 HOME AVE STE 100-5	SACRAMENTO	CA	916-574-1900		
ELIZABETH KERSTEN	SENATE OFFICE OF RESEARCH	1220 N ST #535	SACRAMENTO	CA			
	464 JAMIE CARATTI	916 HESON ST	SANTA ROSA	CA			
	WORKPORT LN	PO BOX 151	SAN PEBRO	CA			
	WAYNE H. ALSTIN	128 VALLEY SLEN LN	MARTINEZ	CA	510-372-5133		
JOYCE LYNCH	DWIGHT C. STEELE	1212 RISSBROOK PARKWAY	MARIN CREEK	CA			
	OFFICE OF EMERGENCY SERVICES	1500 CLAY ST #0400	OAKLAND	CA			
	CITY OF COSTA MESA	PO BOX 1200	COSTA MESA	CA			
STEVE JOHNSON	THE NATURE CONSERVANCY	207 MISSION ST 4TH FLR	SAN FRANCISCO	CA			
BRANDON ENERGY	INTEGRATED MARKETING SYSTEMS	444 CAVIJO DEL RIO STE 110	SAN DIEGO	CA			
AMY BENDAL	PENNSYLVANIA	PO BOX 2967	HOUSTON	TX			
	LOUIS F. NELSON	26971 GARDNER RD	CALABASAS	CA			
	COMMUNITY DEVELOPMENT DEPT	305 WEST THIRD ST	DUNAPPO	CA			
	ERIC HODGKISS	110 PACIFIC AVE #211	SAN FRANCISCO	CA			
	LIBBY MELNIKOFF	1301 SHREVEWAY RD STE 317	REDFORD	CA			
	JOHN N. MADRE	711 W CALIFORNIA WY	REDFORD CITY	CA			
	FEL-CITY ECOLOGY CTR	PO BOX 674	FREMONT	CA			
DOMNA OLSEN	GOVERNMENT DOCUMENTS DEPT	UNIV LIB	DAVIS	CA			Board-Public
	ROBERT C. KIRKWOOD	1221 WARELY ST	PALO ALTO	CA			
	HORARD RICHKARD	25 FELIX DR	OAK VIEW	CA			
	TIM TREDEWELT	1201 K ST STE 1160	SACRAMENTO	CA			
	LUCIANA BLAZEL	1660 MISSION ST 5TH FLR	SAN FRANCISCO	CA			

PLEASE RECYCLE AFTER USE

GENERAL MAILING LIST (Zip Code)

Contact

Name

Extra

Address

City

State

Zip

Telephone

Category

HELYM L. WALTER

200 OCEANBLVD STE 440

LONG BEACH

CA

90802-4302

BILL VANOVER

668 PAGE ST

SAN FRANCISCO

CA

ANN MERIETH, PLNS MGR

PO BOX 3068

VALLEJO

CA

HYDEN ASSOCIATES

PO BOX 182

LOG ANGELES

CA

CALIFORNIA TRAILS FIDUCIARY

2111 PALOMAR AIRPORT RD #190

CARLSBAD

CA

WEST CONSULTANTS

1900 WEBSTER ST RM 200

FALLENFIELD

CA

CITY OF FALLFIELD

DEPT OF PLAN AND DEVELOPMENT

FALLENFIELD

CA

SOVI DOCUMENTS DEPT, MADON LIBRY

5100 H BARSTON

FRESNO

CA

THE NATURE CONSERVANCY

201 MESSON ST 4TH FLR

SAN FRANCISCO

CA

US ARMY CORPS OF ENGINEERS

PO BOX 2711

LOS ANGELES

CA

CALIFORNIA COASTAL CORP

3111 CAMINO BEL RD N STE 200

SAN DIEGO

CA

BARBARA LANGRISH

228 MILLER AVE

HILL VALLEY

CA

CONGRESSWOMAN MARYT BELGOSI

240 CANNON HOB

WASHINGTON

DC

20515-0000

202-725-4365

ED OWENS

1522 PENROSE AVE

BALTIMORE

MD

21223-0000

DEPT OF PARKS & RECREATION

208 N MAIN ST RM 1330

LOS ANGELES

CA

90012-0000

CITY HALL EAST

200 N MAIN ST RM 1800

LOS ANGELES

CA

GEORGE NALLINE

320 W TEMPLE ST

LOS ANGELES

CA

RUTH GALANTER

200 H 99TH ST #239

LOS ANGELES

CA

UCLA

408 HILGARD AVE

LOS ANGELES

CA

90024-0000

PETER DOBANT

6253 HOLLYWOOD BLVD STE 413

LOS ANGELES

CA

90028-0000

213-445-6211

METRO WATER DIST S CA

PO BOX 54153

LOS ANGELES

CA

90054-0000

LOS ANGELES PUBLIC LIBRARY

630 W 5TH ST

LOS ANGELES

CA

90071-0000

BARBARA SIMONS

729 N CAMDEN DR

BEVERLY HILLS

CA

90210-0000

LARSHA

17926 HARWARD BLVD APT A

SHERMANTON

CA

90248-0000

MR. MARCUS E. POWERS

19236 PACIFIC COAST HIGHWAY

MALIBU

CA

90265-0000

Board-Public

MARILYN BLICKFELD

28907 GRAFTOX ST

MALIBU

CA

90264-0000

CITY OF MANHATTEN BEACH

1400 HIGHLAND AVE

MANHATTEN BEACH

CA

90264-0000

LUCIEN & JANET Y. HAAS

15815 SUNSET BLVD #219

PACIFIC PALISADES

CA

90272-0000

PACIFIC PALISADES RESIDENT ASSOC

PO BOX 617

PACIFIC PALISADES

CA

RICHARD L. BURNS

10 DEERHILL DR

ROLLING HILLS ESTATE

CA

90274-0000

CITY OF REDONDO BEACH

320 KNOB HILL

REDONDO BEACH

CA

90277-0000

CITY OF REDONDO BEACH

415 OLYMPIA ST

REDONDO BEACH

CA

TOPANGA-LAS VIGENES RD

122 N TOPANGA CTR BLVD

TORRANCE

CA

90280-0000

FRIENDS OF BALLONA WETLANDS

6923 TROILEY WAY

PLAYA DEL REY

CA

90293-0000

HAI BLICKSMAN

1303 WINTH ST

SANTA MONICA

CA

90401-0000

I ELIAS

1720 OAK ST

SANTA MONICA

CA

90405-0000

3 CA FOURS

3633 TORRANCE BLVD

TORRANCE

CA

90503-0000

310-615-5990

PLANNING DEPT

PO BOX 1504

AYALON

CA

90794-0000

BEVERLY BRISCHER

925 HARBOR PLAZA 4TH FLR

LONG BEACH

CA

90802-0000

DIRECTOR OF PLANNING

6101 E 21st ST

LONG BEACH

CA

90840-0000

CA ST UNIV LONG BEACH

3339 TANNENCREST DR

DUARTE

CA

91010-0000

310-590-5071

EVANS BROTHERS GRAPHICS CO

7050 GRENDSOUTH AVE STE 206

CANOGA PARK

CA

91303-0000

818-346-5675

HOUMILING RESTORATION TRUST

PO BOX 8384

CANOGA PARK

CA

91321-8384

Board-Public

FENNY ALLEN

716 OCEAN LN

IMPERIAL BEACH

CA

91910-0000

THOMAS LINDLEY

823 IMPERIAL BEACH BLVD

IMPERIAL BEACH

CA

91950-0000

CITY OF IMPERIAL BEACH

1243 NATIONAL CITY BLVD

NATIONAL CITY

CA

91977-0000

CITY OF NATIONAL CITY

3750 EL CAMINO DR

SPRING VALLEY

CA

92009-0000

HARRIET ALLEN

2121 PALOMAR AIRPORT RD STE 100

CARLSBAD

CA

92008-0000

GENERAL MAILING LIST (Zip Code)

Contact	Name	Extra	Address	City	State	Zip	Telephone	Category
	CLIFTON REED		357 THIRD AVE	CHULA VISTA	CA	92012-0000		
	CITY OF CHULA VISTA		PO BOX 1087	CHULA VISTA	CA			
GREGORY COX	CITY OF DEL MAR		1050 CAMINO DEL MAR	DEL MAR	CA	92014-0000		
MUNICA TUCHSCHER, ASSOC PLANNER	CITY OF DEL MAR		1050 CAMINO DEL MAR	DEL MAR	CA			
LAURINE BREKKE-ESPANZA, CITY MGR	DAVID O DEL MAR		524 COAST BLVD S	LA JOLLA	CA	92037-0000	619-755-9313	
	DAVID O SMITH & ASSOC		8384 SERRANA DR	LA JOLLA	CA			
DAVID D SMITH	CITY OF OCEANSIDE		308 N HILL ST	OCEANSIDE	CA	92064-0000	619-470	
	SANDUS		401 B ST STE 800	SAN DIEGO	CA	92101-0000		
RUTH POTTER	JUNE DUNAS		BALBOA PARK	SAN DIEGO	CA			
	DIXIE RYDER		4760 BRISTON AVE	SAN DIEGO	CA	92107-0000		
	CITY OF CORCORADO		444 CAMINO DEL RIO S 4110	SAN DIEGO	CA	92108-0000		
	DEPT OF PARKS & REC		1925 STRAND HWY	CONDHADO	CA	92118-0000		
IRAN PENN	CITY OF CORCORADO		9609 MAPLES ST STE 200	SAN DIEGO	CA	92121-0000		
	SAN DIEGO CO PLNG DEPT		3201 RUFFIN RD STE 5-B	SAN DIEGO	CA	92123-0000		
MICHAEL SWANS	I L SHELTON CORPORATION		PO BOX 82835	SAN DIEGO	CA	92138-0000		
	RENDELL SHYMAN		PO BOX 7245	SAN DIEGO	CA	92167-0000		
ATTN: LEE OLSEN	SAN DIEGO COUNCIL OF DIVERS, INC.		PO BOX 9259	SAN DIEGO	CA	92169-0000		
	SAN DIEGO STATE UNIVERSITY		5402 COLLEGE AVE	SAN DIEGO	CA	92182-0000		
	RESINA L DUPLY		9331 CATHERINE AVE	GARDEN GROVE	CA	92641-0000		
	E FOR		20131 SHOREWOOD CIR	HUNTINGTON BEACH	CA	92646-0000		
TOM LAMB	LANE STUDIO		264 FAYVILLE ST	LAGUNA BEACH	CA	92651-0000	714-94-1364	request
PHILLIP BETTENCOURT	BETTENCOURT & ASSOCIATES		110 NEWPORT CTR DR STE 150	NEWPORT BEACH	CA	92660-0000		
JAMES HEIDCKER	CITY OF NEWPORT BEACH		3300 NEWPORT BLVD	NEWPORT BEACH	CA	92665-0000		
HARRY MARCUS	CITY OF SAN CLEMENTE		100 PRESIDIO AVE	SAN CLEMENTE	CA	92672-0000		
	SUPERIDER FOUNDATION		122 S EL CAMINO REAL 167	SAN CLEMENTE	CA	92677-0000	714-950-8390	
	THREE ARCH BAY ASSN		5 BAY DR	SOUTH LAGUNA	CA	92691-0000		
ROBERT LETTER	RICHARD WATSON & ASSOC		21922 VIEJO LN	MISSION VIEJO	CA	92691-0000		
MARLAN MACK	JOHNE SULLIVAN		18012 SKYFARK DR	IRVINE	CA	92714-0000		
	CITY OF VENTURA		PO BOX 99	VENTURA	CA	93002-0000		
	CITY OF VENTURA		PO BOX 99	VENTURA	CA			
	JIM HINES		PO BOX 6058	VENTURA	CA	93006-0000		
	DORILL WRIGHT		250 N. VENTURAL PD	PORT HUENEHE	CA	93041-0000		
DAVID DAVIS	CITY OF SANTA BARBARA		PO DRUMER P-P	SANTA BARBARA	CA	93101-0000		
KATHLEEN FAUBION	SANTA BARBARA CO RESOURCE NGMT		125 AMPHARD ST	SANTA BARBARA	CA			
	DAVID H ANDERSON		1114 STATE ST STE 200	SANTA BARBARA	CA	93106-0000		
	UNIV OF CA SANTA BARBARA		GOVT PUB SECTION	SANTA BARBARA	CA	93117-0000		
LANDS OFFICER	US FOREST SERVICE-LANDS		6184 CALLE REAL	GOLETA	CA			
AL REMEMOND	HOLLISTER RANCH OWNERS ASSOC		PO BOX 1100	GAVIOTA	CA	93120-0000		
	CALIFORNIA COASTAL TRAIL FOUNDATION		PO BOX 20073	SANTA BARBARA	CA	93141-0000		
KATHYAN BELKNAP	JOHN G AUSTIN		1778 OCEANSIDE DR	SAN LUIS OBISPO	CA	93408-0000		
JOHN EUPPHEI	LAND CONSERVANCY OF SLO COUNTY		PO BOX 12246	SAN LUIS OBISPO	CA	93408-0000		
	COUNTY OF SAN LUIS OBISPO		COUNTY GOVERNMENT CENTER	SAN LUIS OBISPO	CA	93442-0000		
	STEVE MACELMINE		1325 ATASCANERO RD	HORND BAY	CA			
	BRUCE RISLEY		540 PINEY WAY	HORND BAY	CA			
DONALD FUNK	CITY OF HORND BAY		595 HARBOR ST	HORND BAY	CA			
KENNETH M CURTIS	MORRO BAY CITY COUNCIL		PO BOX 3	MORRO BAY	CA	93449-0000		
JEANNE FRANK	CITY OF HUNTINGTON BEACH		PO BOX 7	HUNTINGTON BEACH	CA	93448-0000		
ROBERT SELIMOW JM	MONTEREY COUNTY PLNG DEPT		PO BOX 1206	SALINAS	CA	93922-0000		
	MIKE RIBESCHI		PO BOX 3	SALINAS	CA	93920-0000		
	PAULA HALLING		PO BOX 7	SALINAS	CA	93921-0000		
	CITY OF CARMEL-BY-THE-SEA		PO BOX CC	CARMEL-BY-THE-SEA	CA	93923-0000		
	ASSOC OF BIR SUR		PALO COLORADO CANYON RD	CARMEL	CA			

GENERAL MAILING LIST (Zip Code)

Contact	Name	Address	City	State	Zip	Telephone	Category
	DAN HUDSON	7340 THE BARNARD	CARREL	CA	93923-0000		
	SIERRA CLUB STATE CONSTR. COM	3398 TAYLOR RD	CARREL	CA			
	ROD HOLMSEN CHAIR	PO BOX 22193-4	CARREL	CA			
	BRIAN STEEN	3285 VIA ROMA MARIE STE 309	CARREL	CA	93924-0000		
	GARY TATE	PO BOX 935	CARREL VALLEY	CA	93940-0000		
	FRED HEJBERG, CITY MGR	CITY HALL	MONTEREY	CA	93940-0000		
	CITY OF MONTEREY	299 CANNERY ROW	MONTEREY	CA	93950-0000		
	BELLINGER/FOSTER	856 MARINO PINES RD	PACIFIC GROVE	CA			
	DR JIM HUGHES	300 16TH ST	PACIFIC GROVE	CA	94005-0000		
	ANTHONY W LOBBY	44 VISITACION AVE	BRISBANE	CA	94015-0000		
	COMMUNITY DEVELOPMENT DEPT	333 20TH ST	DAILY CITY	CA	94019-0000		
	KATHY KEROUX, PLNG DIR	PO BOX 338	HALE MOON BAY	CA	94025-0000		
	CITY OF DAILY CITY	701 LAUREL ST	HEMLO PARK	CA			
	TERRY BEUK	3000 SAND HILL RD 4-135	HEMLO PARK	CA			
	MARK WEISS, CITY MGR	3000 SAND HILL RD	HEMLO PARK	CA			
	DONALD J DE LA PENA	339 LA CUESTA	PARTOLA VALLEY	CA	94028-0000		
	ROBERT ROBERTS	621 MANOLITA AVE	HILLBRO	CA	94030-0000		
	EDWARD C. MOORE, PLNG CONSULTANT	179 SANTA MARIA AVE	PACIFICA	CA	94044-0000		
	PLANNING DEPARTMENT	3720 COUNTRY CLUB DR	REDWOOD CITY	CA	94051-0000		
	DIRECTOR OF PARKS BEACHES & RECREATION	3078 HADDOCKS RD	REDWOOD CITY	CA	94062-0000		
	MELVIN LANE	COUNTY OFFICE BLDG	REDWOOD CITY	CA	94063-0000		
	COMMITTEE FOR GREEN FOOTHILLS	141 MARISAN AVE	SAN BRUNO	CA	94066-0000		
	RALPH ANGELS	PO BOX 507	SUNNYVALE	CA	94068-0000		
	ROBERT ROFFENH	400 VAN NESS AVE #206	SAN FRANCISCO	CA	94102-0000		
	TERRY BURNS	211 MAIN ST	SAN FRANCISCO	CA			
	SYLVIA GREGORY	116 NEW MONTGOMERY #640	SAN FRANCISCO	CA	415-543-4291		
	TRUDI RYAN, PLNG OFFICER	133 STEWART ST STE 520	SAN FRANCISCO	CA	415-777-0707		
	CITY HALL	180 HOWARD ST STE 250	SAN FRANCISCO	CA	415-974-1221		
	SAN FRANCISCO PUBLIC LIBRARY	900 NORTH POINT ST STE B300	SAN FRANCISCO	CA	94109-0000		
	RAY ASEA RIDGE TRAIL COUNCIL	GHIRARDELLI SQUARE	SAN FRANCISCO	CA			
	ENVIRONMENTAL AFFAIRS GROUP	1080 CHESTNUT ST #48	SAN FRANCISCO	CA	94111-0000	415-964-3815	
	SMITH & SMITH	101 CALIFORNIA ST	SAN FRANCISCO	CA	94111-0000	415-495-7378	
	COLIN HOY	330 PACIFIC AVE 1ST FLR	SAN FRANCISCO	CA	94114-0000		
	BARRY H EPSTEIN	4340 25TH ST	SAN FRANCISCO	CA	94114-0000		
	JACOB HARARI	567 15TH AVE	SAN FRANCISCO	CA	94123-0000		
	BRENNELT ALLIANCE	PO BOX 10250	PALO ALTO	CA	94303-0000		
	FREEMAN SULLIVAN & CO	3921 E BAY SHORE RD	PALO ALTO	CA			
	TEIRA TECH	FOOT MARSH BLDG 201	PALO ALTO	CA	94305-0000		
	MARKUS SUTIN	453 TENNESSEE LN	PALO ALTO	CA	94306-0000		
	SASAKI ASSOC INC	311 7TH AVE	STANFORD	CA	94305-0000		
	DORIS LINDORFS	330 W 20TH ST	ALHAMBRA	CA	94501-0000		
	MR JOSEPH E PETRILLO	PO BOX 2453	BENICIA	CA	94501-0000		
	SEDMAY COOK, ASSOC	250 65TH L ST	BENICIA	CA	94510-0000		
	PETER GREWELL	PO BOX 315	BENICIA	CA			
	ANDY LEHY	250 EAST L ST	BENICIA	CA			
	GULF OF THE FARALLONES						
	JIM GILLILAND, ASST PLNG OFF.						
	PENINSULA CONSERVATION CIR						
	LIBRARY						
	STANFORD UNIVERSITY LIBRARIES						
	CITIZENS COM TO COMPLETE THE REFUGE						
	PETER CALLANDER						
	BARBARA E KAULZ						
	CHEUNG BEN HANG, PRES						
	JOHN BURCH, PLNG DIR						
	P B PLANI, PRES						
	MICHAEL ALVAREZ						

GENERAL MAILING LIST ZIP CODE

Contact

Name

Extra

Address

City

State

Zip

Telephone

Category

TOM TAYLOR

TAYLOR & ASSOC

4180 TRAVIS BLVD STE W

CONCORD

CA

94518-0000 510-669-8822

ROBERT PACIFIC CORP

JOHN E. TAYLOR, DIR

396 CIVIC DR

PLEASANT HILL

CA

94523-0000

COMMUNITY & BUSINESS DEV DIR

601 TEAS ST

111 CIVIC DR

FAIRFIELD

CA

94533-0000

RICHARD PERSON

JEAN CHAPMAN

525 HENRIETTA ST

HERCULES

CA

94547-0000

PETER S HAYTE

CONSERVATION DEVELOPMENT & PLNG DIR

400 S MARLTON ST

HAPA

CA

94559-0000

JEFFREY REDDING

COMM DEV DIRECTOR

1195 TRAVIS ST BR 210

MARSA

CA

94560-0000

COMMUNITY DEVELOPMENT DEPT

CITY OF MENAHO

27101 MENAHO BLVD

MENAHK

CA

94564-0000

VICTORIA JOHNSTON

DEVELOPMENT SERVICES DIRECTOR

PG BOX 25

PORT COSTA

CA

94565-0000

MARK A LEONARD, COMM DEV DIR

CITY OF UNION CITY

835 E 14TH ST

SHAW LEONARD

CA

94577-0000

LYNELL MONTGOMERY

BREKERS VALLEJO REC DIST

3409 ALVARADO HILLS BLVD

VALLEJO

CA

94589-0000

JACK C CHAPMAN

MOFFATT & NICHOL ENGINEERS

452 BIRCHWAY DR

VALLEJO

CA

94590-0000

MOFFATT & NICHOL ENGINEERS

JEAN STARKMEYER

1000 CITRUS CIR #230

WALNUT CREEK

CA

94598-0000 415-944-5411

ELIZABETH A OREN

ZENTNER & ZENTNER

612 LAS COLINAS RD

SAN RAFAEL

CA

94603-0000

SHANE SF BAY ASSN

ELIZABETH A OREN

4240 HOLLIS ST STE 368

EMERYVILLE

CA

94608-0000

ALVIN JONES, PLNG DIR

SHANE SF BAY ASSN

1736 FRANKLIN ST 3RD FLR

OAKLAND

CA

94610-0000

OAKLAND PUBLIC LIBRARY

THE HONORABLE BARBARA LEE, ASSEMBLY

125 14TH ST

OAKLAND

CA

94612-0000

ATTN: LOUISE RIVAS

CITY OF BERKELEY PLNG DEPT

2180 MILVIA

BERKELEY

CA

94704-0000

MARK LEE JEFFERIS

CITIZENS FOR THE EMERALD STATE PARK

2932 PINE

BERKELEY

CA

94705-0000

CLAUDIA CORPIO

WATER RESOURCE CENTER ARCHIVES

PG BOX 5087

ALBANY

CA

94706-0000

SHANE SF BAY ASSN

410 O WILLET HALL

1000 SAN PABLO AVE

ALBANY

CA

94708-0000 510-236-1899

UNIV OF CA

STEVE GRANHOLM

2390 VINE ST

BERKELEY

CA

94720-0000

PORT OF HIGHTOWN

BARBARA VIENT

109 NGESS HALL

BERKELEY

CA

94801-0000

JEFFREY H PETERS

METLANDS RESEARCH ASSOCIATES INC

157 PARK PL

POINT RICHMOND

CA

94804-0000

MARK REISZWEDEL, PLNG DIR

CALIFORNIA STATE PARKS FOUNDATION

2167-6 FRANCISCO BLVD

EMERALD

CA

94807-0000

CITY OF BELLEVUE

MARKIN CO COMPRE PLNG DEPT

308 CIVIC CTR

SAN RAFAEL

CA

94902-0000

MARKSHEI ALEVADO

ROBERTA HAY AREA C OF C

450 SHAW RANCH AVE

BEVERLY

CA

94914-0000 415-238-9975

FRANK KAEINIG

FRANK J EGGER

1877 CENTRAL WEST

TIBURON

CA

94923-0000

VI BRINSTEINER, COMM DEV DIR

CITY OF HOVATIA

500 N RAILROAD AVE

CORATI

CA

94928-0000

BARBARA SALTINA

RALPH J ALEXANDER & ASSOC

142 BOLLING AVE

FALFAK

CA

94930-0000

PHILLIS FRIER

DON DICKENSON, PLNG DIR

901 SHERMAN AVE

MONTAU

CA

94931-0000

CITY OF HELL VALY PLNG DEPT

B KORTUM

48 PRUDOME RD

LARKSPUR

CA

94939-0000

CHARLES BERGLIND

TOMMIES BAY ASSN

591 REDWOOD HWY STE 3280

HILL VALLEY

CA

94941-0000 415-398-9777

1722 CRELLIN CT

PG BOX 369

212 DEL CASH

HILL VALLEY

CA

94942-0000

PG BOX 369

POINT REVER STATION

PETALUMA

PETALUMA

CA

94954-0000

GENERAL MAILING LIST (ZIP CODE)

Contact	Name	Address	City	State	Zip	Telephone	Category
BOB BERNER	HARSH AGRICULTURAL LAND TRUST	PO BOX 804	POINT REYES	CA	94966-0000		
	JEFF PETERS	18 BEECHER LN	PETALUMA	CA	94957-0000		
ALICE A RICH, PRINCIPAL	A A RICH & ASSOC	150 WOODSIDE DR	SAN ANSELMO	CA	94960-0000	415-455-2937	
	CALLIE HARBOR COMMUNITY ASSN	350 WASH ST	SANRALITO	CA	94955-0000	415-352-9554	
	AM STEVENS FABER JR	PO BOX 1159	SANRALITO	CA			
CHARLOTTE FLANN DIR	PLNG DEPT	PO BOX 1279	SANRALITO	CA	94966-0000	415-289-4100	
	CAPITOLA PLANNING DEPT	420 CAPITOLA AVE	CAPITOLA	CA	95010-0000		
	STEVE BURELL	420 CAPITOLA AVE	CAPITOLA	CA			
	JEAN WILLIS	99 RESERVOIR RD	ATHERTON	CA	95027-0000		
	COSITAL ADVOCATES	236 N SANTA CRUZ AVE STE 237A	LOS GATOS	CA	95030-0000		
	ROBERT MILLER	512 2ND ST APT B	SANTA CRUZ	CA	95060-0000		
LINDA LOCKLIN	CALIFORNIA COSITAL CNH	725 FRONT ST #300	SANTA CRUZ	CA		408-427-4653	
	DEPARTMENT OF PARKS & RECREATION	600 OCEAN ST	SANTA CRUZ	CA			
	LAND TRUST OF SANTA CRUZ CO	PO BOX 1287	SANTA CRUZ	CA	95061-0000		
LORRA FERRY	LINDA WILSON	110 EPPY ST	SANTA CRUZ	CA	95062-0000		
STEVE HOLTERLAND	NATURAL RESOURCES EMPLOYMENT PROGRAM	3005 B CAROLAN LN	SOQUEL	CA	95073-0000		
	SAN Y SCHENKELER, PLNG DIR	201 N 1ST ST	SAN JOSE	CA	95110-0000		
	JACK SCHLOP, PLNG DIR	70 W HEDDING ST 4TH FLR EAST WING	SAN JOSE	CA			
	BOB WEISS	70 W HEDDING ST	SAN JOSE	CA			
	DAVID J POWERS & ASSOC INC	1885 THE ALABAMA STE 204	SAN JOSE	CA	95126-0000		
NOGA KINETTE	PACIFIC FOREST TRUST	PO BOX 308	ROCKVILLE	CA	95415-0000		
	BARBARA CHAFFIN	PO BOX 116	CASPER	CA	95420-0000		
	VINCE BENEDETTI	440 SOUTH ST	FORT BRAGG	CA	95437-0000	707-964-7918	
SCOTT CECORIAN	PLANNING DIRECTOR	416 N FRANKLIN ST	FORT BRAGG	CA			
	JOHN CIMELING	PO BOX 72	FORT BRAGG	CA			
	ROBERT BRADEN	24940 PARK DR	FORT BRAGG	CA			
SARY L BERTISMAN	COASTAL PLANNING OFFICE	153 N SPRUCE ST	FORT BRAGG	CA			
	JACK ALTEVEDO	24930 HARD AVE	FORT BRAGG	CA			
	HARFORD COMPANY	PO BOX 1389	GLENN ELLEN	CA	95442-0000		
	WILLIAM HAY JR	518K RYE 27201	GRANADA	CA	95445-0000		
	MENDOCINO LAND TRUST	PO BOX 1094	MENDOCINO	CA	95449-0000		
	MR BUD KAMB	PO BOX 247	MENDOCINO	CA			
	PAUL DOUGLASS	PO BOX 1393	MENDOCINO	CA	95468-0000		
	CHARLES PETERSON	PO BOX 546	PQINT ARENA	CA	95468-0000		
	BLESO BROTHERS	25800 ARNOLD DR	SOMONA	CA	95476-0000		
	ITSMC	190 FORD RD #333	UKIAH	CA	95482-0000		
	JOHNNIE JURY	PO BOX 38	WESTPORT	CA	95488-0000		
JACK ALBERSON	HUMBOLDT BAY BCD & CONG DEPT	904 G ST	EMERVA	CA	95502-0000		
NATURAL RESOURCE DEPT	RECONDO COMMUNITY ACTION AGENCY	879 9TH ST	EMERVA	CA			
	NORTHCOST ENVIRONMENTAL CTR	735 F ST	ARCATA	CA	95521-0000	707-822-6918	
	CITY OF ARCAHA		ARCATA	CA			
MARK LEONARD	PLANNING DEPT	700 5TH ST	CRESCENT CITY	CA	95531-0000		
ERNEST PERRY	CITY OF CRESCENT CITY	377 J ST	CRESCENT CITY	CA			
JEFF BOYER, PLANNING DIR	R S CLARKE	101 CILIZIENS DOCK RD	CRESCENT CITY	CA			
	DEL MORTE COUNTY		CRESCENT CITY	CA			
	RESERVATION RANCH		CRESCENT CITY	CA			
	STEVEN WESTBROOK	604 75	SOUTH RIVER	CA	95567-0100		
	HUMBOLDT N COAST LAND TRUST	PO BOX 497	TRINIDAD	CA	95570-0000		
	VI KIERLAK	33499 S RIVERS RD	CLARKSBURG	CA	95612-0000		
ERIC VIZIK	AMERICAN FARMLAND TRUST	1949 FIFTH ST #101	DUNIS	CA	95618-0026		
	DR BOGDAN F SNGH	PO BOX 3167	EL HACERO	CA	95618-0000	916-756-6478	
	HAWTHNS HORN-FELL	PO BOX 510008	ROBERTVILLE	CA	95661-7008		
	PLNG DEPT	360 FAIR LN	FLACERVILLE	CA	95667-0000		
	MARK PALMER	PO BOX 1086	SACRAMENTO	CA	95812-0000		

GENERAL MAILING LIST (Zip Code)

Contact	Name	Address	City	State	Zip	Telephone	Catalog
	THE HONORABLE LUBY KILLEN, SENATOR	STATE CAPITOL RM 4061	SACRAMENTO	CA	95834-0069		Oversight-Senate
	MARY RAFTERY	926 J ST STE 713	SACRAMENTO	CA			
	JAMES I. BURGOSUS	1416 NINTH ST, ROOM 1311	SACRAMENTO	CA			Board
	TERESA PARKER	STATE CAPITOL RM 1145	SACRAMENTO	CA			
	CA CONSERVATION CORPS	1530 CAPITOL AVE	SACRAMENTO	CA			
	THE HONORABLE DANIEL HAUSER	STATE CAPITOL RM 2003	SACRAMENTO	CA			
	FREDERICK E. HARRIS	9013 STATE CAPITOL	SACRAMENTO	CA			
	LEAGUE OF WOMEN VOTERS OF CA	926 J ST #1000	SACRAMENTO	CA			
	CALIFORNIA STATE SENATE	STATE CAPITOL RM 2205	SACRAMENTO	CA			
	WOLFEY GROUP	1129 11TH ST STE 331	SACRAMENTO	CA		fax 516-446-7798	
	PLANNING AND CONSERVATION LEAGUE	926 J ST STE 612	SACRAMENTO	CA			
	MARK ARBUSE	STATE CAPITOL, ROOM 313	SACRAMENTO	CA		916-446-8726	Oversight-Senate
	CALIFORNIANS	1120 N ST RM 1107	SACRAMENTO	CA			
	CARROLL KEYS	925 L ST STE 1000	SACRAMENTO	CA			
	DEPT BOATING & WATERWAYS	1629 S ST	SACRAMENTO	CA			
	THE HONORABLE BYRON SHER	STATE CAPITOL RM 2136	SACRAMENTO	CA			
	LAW OFFICES JON D. SHOOK	1107 NINTH ST	SACRAMENTO	CA			
	CA STATE ARCHIVES	1020 Q ST	SACRAMENTO	CA			
	THE HONORABLE HENRY HELLO, SENATOR	STATE CAPITOL, ROOM 5108	SACRAMENTO	CA			Oversight-Senate
	FRED KLAGS, DEPT. OF FINANCE	915 L ST 6TH FLR	SACRAMENTO	CA			Board
	THE HONORABLE ROBERT GEVERLY, SENATOR	STATE CAPITOL, ROOM 5022	SACRAMENTO	CA		8155-485-8448	Oversight-Senate
	MILDRED CONSERVATION BOARD	801 K ST STE 806	SACRAMENTO	CA			
	THE TRUST FOR PUBLIC LAND	926 J ST, #408	SACRAMENTO	CA		916-557-1673	
	HAROLD IEMOTO	STATE CAPITOL RM 1145	SACRAMENTO	CA		916-446-8882	
	THE HONORABLE KENNETH L. MADDOY	STATE CAPITOL RM 3096	SACRAMENTO	CA			
	THE HONORABLE BYRON SHER, ASSEMBLY	STATE CAPITOL RM 2136	SACRAMENTO	CA			Oversight-Assem
	ATTN: PAUL TRAYER						
	MEMBER OF THE ASSEMBLY	STATE CAPITOL RM 4152	SACRAMENTO	CA			
	STARK MIERS SCOTT	1495 RIVER PARK DR STE 150	SACRAMENTO	CA	95815-0000		
	ROBERT DALL	6700 FREEMONT BLVD STE 206	SACRAMENTO	CA	95822-0000	916-372-0292	
	BILL DILLINGER	450 MILLS RD	SACRAMENTO	CA	95823-0000		
	ECCOPLAN INTERNATIONAL	310 J SALEM ST	CHICO	CA	95928-0000		
	JOHN GUNSTAD	PO BOX 1926	MEVAD CITY	CA	95959-0900		
	FAUC CONSERVANCY	PO BOX 7758	SOUTH LAKE TAHOE	CA	96158-0000		
	DEPT OF GEOLGY	WEST WASHINGTON UNIVERSITY	BELLINGHAM	WA	98225-0006		
	PROF BILL SIMMONS	WEST WASHINGTON UNIVERSITY	BELLINGHAM	WA			

GENERAL MAILING LIST (Zip Code)

Contact	Name	Extra	Address	City	State	Zip	Telephone	Category
LINDA ADAMS	ASSEMBLY MATTERS, PARKS & WILDLIFE COMM	STATE CAPITOL BLDG 6031	PO BOX 942949	SACRAMENTO	CA	94249-0001		
ROSS HENRY	DEPT OF PARKS & RECREATION	PLANNING ACQUISITION & LOCAL SERVS DIV	PO BOX 942956	SACRAMENTO	CA			
COLETTE WENNER	PLANNING DEPT	CITY OF SACRAMENTO	2265 SHILOH CLARK AVE RM 102	SACRAMENTO	CA			
NORTH COAST AREA	CALIFORNIA COASTAL COMM		45 FREMONT ST STE 2000	SAN FRANCISCO	CA	415-941-5209		
CLIFFORD H MORIYAMA	CA CHAMBER OF COMMERCE		PO BOX 1735	SACRAMENTO	CA			
ADVANCE PLANNING DEPT - GAS	JOHN GIBBELL	CITY OF OAKLAND	2975 LAGUNA BLVD	OAKLAND	CA			
THOMAS CRANDALL, DEPUTY DIR	EAST BAY REGIONAL PARK DIST	2950 PEARLTA DAMS CT	PO BOX 5301	OAKLAND	CA	510-635-0155		
WILC ROBERTS	CALIFORNIA COASTAL COMM	WESTERN REGION	3111 CANTON DEL RIO NORTH STE 200 SAN DIEGO	SAN FRANCISCO	CA			
	THE FIRST FOR PUBLIC LAND		116 AVE HUNTINGTON ST 3RD FLR	SAN FRANCISCO	CA			
	LOIS EMMEN	HARBOR MASTER	537 E AVE	CORCORADO	CA			
	JOHN CRUSER-HANSEN	SMITH STATION	43 WALTON PLAZA	ANTIOCH	CA			
	R M COSSIGNAW		3507 AREVIA AVE	SACRAMENTO	CA			
SCOTT R KEENE	KEENE & ASSOC		700 L ST #301	SACRAMENTO	CA	916-448-1511		
CURTIS L FOSSUM, SENIOR STAFF COUNSEL	STATE LANDS COMM	UNIVERSITY OF CA SAN DIEGO	100 HOME AVE STE 100-5	SACRAMENTO	CA			
	SEN ACD - ADM DEPT, 11B 0175A		4500 BETHUNE DR	LA JOLLA	CA			Library
BETTY WEITMAN	S CA ASSOC OF BOYS	ENVIRONMENTAL AUDIT INC	918 N 7TH ST 12TH FLR	LOS ANGELES	CA		714-632-6754	
	DONALD ROBERT		1000-B DATESA AVE	PLACENTIA	CA			
YARLEEN SPICER-REAR	OFFICE OF CONGRESSMAN ANTHONY C BELLEGRON	CITY OF SAN MATEO	24031 VENTURA BLVD STE 1010	WOODLAND HILLS	CA			
GARIBOND E KAUFZ	COMMUNITY DEVELOPMENT DIR		330 N 20TH AVE	SAN MATEO	CA			
MICHAELS PARADIS	ARBORG		PO BOX 833	MARINA	CA	408-863-3750		
BUD LAURENT, SUPERVISOR	COUNTY BOARD OF SUPERVISORS		COUNTY GOVERNMENT CENTER RM 370	SAN LEWIS	CA			
MARK RIESENFELD, DIR	COMMUNITY DEVELOPMENT AGENCY	CHIEF DEPUTY DIRECTOR, CCC	3501 CIVIC CENTER DR RM 308	SAN RAFAEL	CA			Board
	JIM BURNS		45 FENDERT ST, SUITE 2000	SAN FRANCISCO	CA			
GORDON SMITH	HR WISLANDS CONSERVANCY		1882 ISLAND BAY LN	HUNTINGTON BEACH	CA			
CLEVE WILLEMANS, DIRECTOR	CITY OF OAKLAND	OFFICE OF PARKS & REC.	1520 LAKEVIEW DR	OAKLAND	CA			
	SILVIA MCCLASHLIN		1450 HAWTHORNE TERR	BERKELEY	CA			
	VICKENHAM ZACHARY HILLER		101 BROADWAY	OAKLAND	CA			
	DR KEITH B HACHONWALD		PO BOX 91500	BELLEVAUE	WA	206-453-5000		
	PLANS DIR	CRUSH HILL	PO BOX 155	CORTE MADERA	CA			
CONVANDER (GAIN-SR)	ELEMENTAL COAST GUARD DISTRICT		6581 SHARDEN BLDG 110 RM 214	ALAMEDA	CA			
DAVID F SANDERS	STATE LANDS COMM		100 HOME AVE STE 100-5	SACRAMENTO	CA	916-574-1900		
ELIZABETH KERSTEN	SENATE OFFICE OF RESEARCH		1020 H ST #335	SACRAMENTO	CA			
	MARILYN CRANITZ		916 HANSON ST	SANTA ROSA	CA			
	MARLENE LA		PO BOX 151	SAN PEBRO	CA			
CAVITA HURST & DONALD RICE	WAYNE M. RUSTIN	425 S PALOS VERDES ST	188 VALLEY GLEN LN	MARTINEZ	CA	510-372-5433		
	DAVID C STEELE	REGION 2	1212 ROSSIGNOL PARKWAY	WALNUT CREEK	CA			
JOYCE LYNCH	CITY OF EMERGENCY SERVICES	PLANNING DIV	1300 CLAY ST #1400	OAKLAND	CA			
STEVE JOHNSON	CITY OF OGDEN RESR		PO BOX 1200	COSTA MESA	CA			
BRANDON EMERY	THE NATURE CONSERVANCY		201 MISSION ST 4TH FLR	SAN FRANCISCO	CA			
AMY REARD	INTEGRATED MARKETING SYSTEMS		444 CHANDLER DEL RIO STE 110	SAN DIEGO	CA			
	PENNYCOLL CO		PO BOX 2967	HOUSTON	TX			
MATHEW WILSON	LOUIS F. MELSON	CITY OF OAKLAND	26071 SOMMER RD	OAKLAND	CA			
	COMMUNITY DEVELOPMENT DEPT		305 WEST 7H100 ST	OWEN	CA			
	ERIC HERRERA		110 PACIFIC AVE #211	SAN FRANCISCO	CA			
	LIBBY MELNIKOFF	WK & A	1501 SHOREWAY RD STE 317	BELMONT	CA			
	JOHN N MADE		711 W CALIFORNIA AVE	REDWOOD CITY	CA			
DOMNA OLSEN	191-CITY ECOLOGY CTR	UNIV LIB	PO BOX 674	FREEMONT	CA			
	GOVERNMENT DOCUMENTS DEPT		UNIVERSITY OF CALIFORNIA	DAVIS	CA			
	ROBERT C KIRKWOOD		1221 WARELY ST	PHOENIX	CA			Board/Political
	HOMER RICKARD		25 FELIX DR	OH VIEW	CA			
	TIM FETZELT	GEORGIA PACIFIC	1201 K ST STE 1169	SACRAMENTO	CA			
	LUCIAN BLAZEC	DIRECTOR OF PLANNING	1660 MISSION ST 5TH FLR	SAN FRANCISCO	CA			

PLEASE RECYCLE AFTER USE

GENERAL MAILING LIST (Zip Code)

Contact	Home	Extra	Address	City	State	Zip	Telephone	Catalog
	MELVIN L. WALTER		209 OCEANBLVD STE 440	LONG BEACH	CA	90802-4302		
	BILL VANDIVERE		868 PAGE ST	SAN FRANCISCO	CA			
	ANN HERBERT, PLNS MGR		PO BOX 3068	WALLEJO	CA			
	HYDEN ASSOCIATES		PO BOX 1542	PLACERVILLE	CA			
	CLAUDE A. TROK		PO BOX 183	LOS ALTOS	CA			
	LISA YONKRO		2111 PALOMAR AIRPORT RD #180	CARLSBAD	CA			
	ATIM EYE SOMER		1000 WEBSTER ST RM 200	FAIRFIELD	CA			
	SCOTT FERRESON		5100 N 568TH DR	FRESNO	CA			
	STEVE MCCORRICK		201 MISSION ST 4TH FLR	SAN FRANCISCO	CA			
	CHERYL CONEL		201 MISSION ST 4TH FLR	SAN FRANCISCO	CA			
	CHUCK BARK		PO BOX 2711	LOS ANGELES	CA			
	BARBARA LUMBURG		3111 CANTINO DEL RIO N STE 200	SAN DIEGO	CA			
	ATTN JUDITH LEWIS		225 MILLER AVE	HILL VALLEY	CA			
	CONGRESSWOMAN NANCY PELOSI		240 CANNON HSB	WASHINGTON	DC	20515-0000	202-225-4765	
	ED OENS		1522 PERRIDGE AVE	BALTIMORE	MD		21223-0000	
	DEPT OF PARKS & RECREATION		200 N MAIN ST RM 1330	LOS ANGELES	CA		90012-0000	
	CITY HALL EAST		200 N MAIN ST RM 1800	LOS ANGELES	CA			
	GEORGE MULLINE		320 W TEMPLE ST	LOS ANGELES	CA			
	BOB BRANTNER		280 N 96TH ST #239	LOS ANGELES	CA			
	PUBLIC AFFAIRS SERVICE		405 HILGARD AVE	LOS ANGELES	CA	90024-0000		
	PETER BOBART		6253 HOLYFORD BLVD STE 413	LOS ANGELES	CA	90028-0000	213-445-9211	
	METRO WATER DIST S CA		PO BOX 54153	LOS ANGELES	CA			
	LOS ANGELES PUBLIC LIBRARY		630 N 5TH ST	LOS ANGELES	CA	90071-0000		
	BARBARA SIMMONS		729 N CANTON DR	BEVERLY HILLS	CA	90210-0000		
	JEREMIAH GEORGE		17926 SHARLAND BLVD APT A	BARBERA	CA	90248-0000		
	MR. MARCUS E. POWERS		14018B	HALIBU	CA	90255-0000		Board-Public
	MADELYN BLOCKFIELD		28907 GRAYFOX ST	HALIBU	CA			
	CITY OF MANHATTAN BEACH		1400 HIGHLAND AVE	MANHATTAN BEACH	CA	90264-0000		
	LUCILE & JANE Y. HAAS		13515 SUNSET BLVD #219	PACIFIC PALISADES	CA	90272-0000		
	PACIFIC PALISADES RESIDENT ASSOC		PO BOX 617	PACIFIC PALISADES	CA			
	RICHARD L. BURNS		10 DEWILLE DR	ROLLING HILLS ESTATE	CA	90274-0000		
	SUE ARMSTRONG		320 KNOB HILL	REDONDO BEACH	CA	90277-0000		
	PAUL CONNELLY, CHIEF OF PLANNING		415 D'ARNO ST	REDONDO BEACH	CA			
	CITY OF REDONDO BEACH		122 N TORANCA CTR BLVD	TORANCA	CA	90230-0000		
	TORANCA-LAS VIRGENES RCD		6953 TROULEY WAY	PLAYA DEL REY	CA	90233-0000		
	FRIENDS OF BALLINA WETLANDS		1303 NINTH ST	SANTA MONICA	CA	90401-0000		
	HAR. GLICKSMAN		1720 BAK ST	SANTA MONICA	CA	90405-0000		
	J. ELIAS		3053 TORRANCE BLVD	TORRANCE	CA	90503-0000	310-618-5990	
	DAVID S FERREN, DIR		PO BOX 1504	AVILDA	CA	90704-0000		
	PLANNING DEPT		925 HARBOR PLAZA 4TH FLR	LONG BEACH	CA	90802-0000		
	BEVERLY BRISCHNER		6161 E. 7TH ST	LONG BEACH	CA	90840-0000		
	DIRECTOR OF PLANNING		3333 TAMMERCREST DR	ROBERT	CA	91010-0000	310-590-5071	
	PORT OF LONG BEACH PLANNING DIVISION		PO BOX 8294	BLENDALE	CA	91224-8384		
	GENERALDINE KATZ, DIRECTOR OF PLANNING		7050 GREENSHOULDR AVE STE 206	CHANDLER PARK	CA	91303-0000	818-346-6675	Board-Public
	PAT EVANS		345 F 51 STE 210	CHULA VISTA	CA	91910-0000		
	EVANS BROTHERS GRAPHICS CO		715 OCEAN LN	IMPERIAL BEACH	CA	91932-0000		
	MOUNTAIN RESTORATION TRUST		829 IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA			
	RENEW ALLEN		1243 NATIONAL CITY BLVD	NATIONAL CITY	CA	91950-0000		
	THOMAS LINDLEY		3750 EL CAMILO DR	SPRING VALLEY	CA	91977-0000		
	CITY OF IMPERIAL BEACH		2121 PALOMAR AIRPORT RD STE 100	CARLSBAD	CA	92009-0000		
	CITY OF NATIONAL CITY		1120 CHANDLER	CARLSBAD	CA			
	HAROLD ALLEN		7010 MUYERS WY	CARLSBAD	CA			
	THE HONORABLE WILLIAM CRAWEN							
	MEMBER OF THE SENATE							
	CHARL COX							
	JOHN JACKSON							
	KARLA KILBY							

GENERAL MAILING LIST (Zip Code)

Contact	Name	Extra	Address	City	State	Zip	Telephone	Catalog
	GREGORY COX		357 THIRD AVE PO BOX 1087	CHULA VISTA CA	CA	92012-0000		
	MUNICA LUSCHER, ASSOC PLANNER		1050 CAMINO DEL MAR	DEL MAR CA	CA	92014-0000		
	LABRAINE BREKEE-ESPANZA, CITY MGR		524 COAST BLVD S	LA JOLLA CA	CA	92037-0000	619-755-9313	
	DAVID D SMITH		8584 SUGARMAR DR 300 N HILL ST	LA JOLLA CA	CA	92054-0000	619-473	
	RUTH POTTER		401 B ST STE 800 BALBOA PARK	OCEANSIDE CA	CA	92101-0000		
	JOHN PERIN		4740 BRIGITTON AVE 444 CAMINO DEL RIO S #110	SAN DIEGO CA	CA	92107-0000		
	MICHAEL EVANS		1825 STRAND WAY 9609 MAPLES ST STE 200	SAN DIEGO CA	CA	92138-0000		
	MATTIE LEE OLSEN		5201 RUEFIN RD STE 5-B PO BOX 82835	SAN DIEGO CA	CA	92123-0000		
	ION LAMB		PO BOX 7246 PO BOX 9259	SAN DIEGO CA	CA	92185-0000		
	PHILIP BELTENCOURT		5402 COLLEGE AVE 9331 CATHERINE AVE	SAN DIEGO CA	CA	92182-0000		
	JAMES HENKLER		20131 SHOREWOOD CIR 264 FAIRVIEW ST	GARDEN GROVE CA	CA	92541-0000		
	HARRY MARCUS		110 NEWPORT CTR DR STE 150 3100 NEWPORT BLVD	HUNTINGTON BEACH CA	CA	92646-0000	714-994-1364	
	DAVID DAVIS		190 PRESIDENT AVE 122 S EL CAMINO REAL #67	NEWPORT BEACH CA	CA	92660-0000		
	KATHERINE FAULTON		5 BAY DR 21922 VISO LN	NEWPORT BEACH CA	CA	92663-0000		
	AL REMENGA		18012 SKYRARK DR PO BOX 99	NEWPORT BEACH CA	CA	92672-0000	714-960-8390	
	JOHN ERMELI		PO BOX 6058 250 N. VENTURAL RD	SAN CLEMENTE CA	CA	92672-0000		
	DONALD FUNK		PO DRAMER P-2 123 AMFARM ST	VENTURA CA	CA	93006-0000		
	KEANEY M CURTIS		1114 STATE ST STE 204 GOV PUB SECTION	PORT HUENEME CA	CA	93041-0000		
	JEANINE FRANK		6144 CALLE REAL PO BOX 1000	PORT HUENEME CA	CA	93101-0000		
	ROBERT S LINDEN JR		PO BOX 20073 1776 OCEANSIDE DR	SANTA BARBARA CA	CA	93120-0000		
	STEVE MACELVINE		PO BOX 12206 COUNTY GOVERNMENT CENTER	SANTA BARBARA CA	CA	93106-0000		
	BRUCE RIZLEY		1325 ATASCADERO RD 540 PINEY WAY	GOLETA CA	CA	93117-0000		
	COMMUNITY DEVELOPMENT DEPT		595 HARBOR ST 1000 BELLA ST	SANTA BARBARA CA	CA	93101-0000		
	CITY OF HORD BAY		PO BOX 1208 EIVERSIDE CAMPGROUND	SANTA BARBARA CA	CA	93120-0000		
	CITY OF HUNTINGTON BEACH		PO BOX 3 PO BOX 7	SANTA BARBARA CA	CA	93120-0000		
	CITY OF PISMO BEACH		PO BOX 1208 NATIONAL TRAILER ASSOC	SANTA BARBARA CA	CA	93120-0000		
	HOER RIDGOUT		PO BOX 3 PO BOX 7	SANTA BARBARA CA	CA	93120-0000		
	ASSOC OF BIG SUR		PO BOX 1208 PALO COLOMBADO CANYON RD	SANTA BARBARA CA	CA	93120-0000		

GENERAL MAILING LIST (Zip Code)

Contact	Name	Extra	Address	City	State	Zip	Telephone	Category
	DAN HUDSON	HUDSON & CO	3740 THE BARNYARD	CARREL	CA	92973-0000		
	ROD HOLMGER CHAIR	SIERRA CLUB STATE COASTAL COM	3398 TAYLOR RD	CARREL	CA			
	BRIAN STEEN	BIG SUR LAND TRUST	PO BOX 2218-A	CARREL	CA			
	DAN LEAHY	LAND LEAHY	3785 VIA ROMA MARIE STE 309	CARREL	CA	92974-0000		
	FRED WEINER, CITY MGR	RESIDUAL PARK DISTRICT	RD BOX 875	CARREL VALLEY	CA	92974-0000		
	ANTHONY W LOBAY	CITY OF MONTEREY	CITY HALL	MONTEREY	CA	92940-0000		
	TERCY SEEM	BELLINGER/FOSTER	299 CAMERY ROW	MONTEREY	CA	92950-0000		
	MARK WEISS, CITY MGR	LANDSCAPE ARCHITECTS	856 MARINO PINES RD	PACIFIC GROVE	CA	94005-0000		
	LEMMIE ROBERTS	COMMUNITY DEVELOPMENT DEPT	306 16TH ST	PACIFIC GROVE	CA	94015-0000		
	EDWARD C. ROBERT, PLNG CONSULTANT	CITY OF PACIFIC GROVE	44 VISITACION AVE	BRISBANE	CA	94019-0000		
	ROBERT ROBERTS	PLANNING DEPARTMENT	533 10TH ST	DAILY CITY	CA	94019-0000		
	ROBERT HOFFMAN	DIRECTOR OF PARKS BEACHES & RECREATION	RD BOX 338	HALF MOON BAY	CA	94025-0000		
	TERRY BURNES	RECREATIONAL BOARDERS OF CA	701 LAUREL ST	HEMLOCK PARK	CA			
	SYLVIA GREGORY	SAN MATEO CO PLNG DEPT	3000 SAND HILL RD 4-135	HEMLOCK PARK	CA			
	COLIN MOY	456 W OLIVE ST	3000 SAND HILL RD	HEMLOCK PARK	CA			
	BARBARA RICE	SAN FRANCISCO PUBLIC LIBRARY	339 LA CUESTA	HEMLOCK PARK	CA			
	LANN BECKETT	BAY AREA RIDGE TRAIL COUNCIL	521 MARQUESSA AVE	HEMLOCK PARK	CA			
	BARBARA E EPSTEIN	ENVIRONMENTAL AFFAIRS GROUP	170 SANTA MARLA AVE	PACIFIC	CA	94044-0000		
	JACOB HARARI	SMITH & SMITH	3720 COUNTRY CLUB DR	REDWOOD CITY	CA	94041-0000		
	GREENBELT ALLIANCE	EGOLBY & ENR INC	3098 HARGROSS RD	REDWOOD CITY	CA	94062-0000		
	FREDERICK SULLIVAN & CO	STEWART TOWER 16TH FLR	COUNTY OFFICE BLDG	REDWOOD CITY	CA	94063-0000		
	TERRA TECH	US ARMY CORPS OF ENGINEERS	141 MADISON AVE	SAN BRUNO	CA	94065-0000		
	ROBERT SABBATINI	MARITIS SUTTON	RD BOX 607	SIDNEYVALE	CA	94086-0000		
	PAUL SEEDNY	SASAKI ASSOC INC	400 VAN NESS AVE #206	SAN FRANCISCO	CA	94102-0000		
	MSR	DORIS LINDFORS	CIVIC CENTER	SAN FRANCISCO	CA			
	LIBRARY	MR JOSEPH E. PETRILLI	311 CALIFORNIA ST #300	SAN FRANCISCO	CA	94104-0000	415-391-0697	
	FLORENCE FARKTIER	SECUNDY CONCRETE ASSOC	45 BELDON PL 5RD FLR	SAN FRANCISCO	CA			
	PETER CHANDLER	PETER GREENELL	507 HORNOLD ST 3RD FLR	SAN FRANCISCO	CA	94105-0000		
		ANDY LEAHY	160 SPEARS ST	SAN FRANCISCO	CA			
		JIM GILLILAND, ASST PLNG OFF.	ONE MARKET PLAZA	SAN FRANCISCO	CA	510-530-8008		
		PENINSULA CONSERVATION CIR	211 MAIN ST	SAN FRANCISCO	CA			
		STANFORD UNIVERSITY LIBRARIES	116 NEW MONTGOMERY #640	SAN FRANCISCO	CA	415-543-4291		
		CALANDER ASSOCIATES	131 STEWART ST STE 520	SAN FRANCISCO	CA	415-777-0707		
		BARBARA E KAUIZ	180 HOWARD ST STE 250	SAN FRANCISCO	CA	415-974-1221		
		CHEUNG BEN HAAG, PRES	900 NORTH POINT ST STE B300	SAN FRANCISCO	CA	94109-0000		
		JOHAN BUNCH, PLNG DIR	1080 CHESTNUT ST #48	SAN FRANCISCO	CA			
		P. B. PLANT, PRES	101 CALIFORNIA ST	SAN FRANCISCO	CA	94111-0000	415-984-3815	
		MICHAEL ALVAREZ	250 PACIFIC AVE 1ST FLR	SAN FRANCISCO	CA	94114-0000	415-495-7378	
			4340 25TH ST	SAN FRANCISCO	CA	94114-0000		
			562 16TH AVE	SAN FRANCISCO	CA	94118-0000		
			FORT MASON BLDG 201	SAN FRANCISCO	CA	94123-0000		
			PO BOX 10250	PALO ALTO	CA	94130-0000		
			3921 E BAY SHORE RD	PALO ALTO	CA	94303-0000		
			GOVERNMENTS DOCUMENTS DEPT	STANFORD	CA	94305-0000		
			415 TENNESSEE LN	PALO ALTO	CA	94306-0000		
			311 7TH AVE	PALO ALTO	CA	94401-0000		
			COMMUNITY DEVELOPMENT DIRECTOR	SAN MATEO	CA	94402-0000		
			EMCAL, TERMINALS	SAN MATEO	CA	94402-0000		
			CITY OF BENICIA PLNG DEPT	ALAMEDA	CA	94501-0000		
			PORT OF BENICIA	BENICIA	CA	94510-0000		
			CITY OF BENICIA	BENICIA	CA			

GENERAL MAILING LIST (Zip Code)

Contact

Name

Extra

Address

City

State

Zip

Telephone

Category

TON JAYLOR

TRINEX & ASSOC

4180 TREAT BLDG STE H

CONCORD

CA

94518

510-469-8822

ROBERTS/PACIFIC CORP

JOHN E. TAYLOR, DIR

396 CIVIC DR

PLEASANT HILL

CA

94523

0000

COMMUNITY & BUSINESS DEV DIR

ANDREW G. DEPT OF ENVIR MGMT

601 TEAS ST

FINEFIELD

CA

94533

0000

JEAN CHAPMAN

RICHARD PEARSON

111 CIVIC DR

HECULES

CA

94537

0000

PETER S HWYTE

JEAN CHAPMAN

525 HENRIETTA ST

MARTINEZ

CA

94533

0000

JEFFREY READING

JEFFREY READING

400 S HARRISON ST

MARSA

CA

94559

0000

CONN DEV DIRECTOR

CONN DEV DIRECTOR

1195 WYND ST BR 210

HEWLETT

CA

94560

0000

COMMUNITY DEVELOPMENT DEPT

COMMUNITY DEVELOPMENT DEPT

3101 KEMARD BLVD

PINOLE

CA

94564

0000

VICTORIA JOHNSTON

VIOLATA JOHNSTON

PO BOX 23

PORT COSTA

CA

94565

0000

MARK A LEONARD, COMM DEV DIR

MARK A LEONARD, COMM DEV DIR

835 E 14TH ST

SAN LEANARD

CA

94577

9098

LABEL MONTGOMERY

LABEL MONTGOMERY

3409 ALVARADO-MILES BLVD

UNION CITY

CA

94587

0000

JACK C CHAPMAN

JACK C CHAPMAN

824 BATEMAN DR

VALLEJO

CA

94589

0000

RICHARD B DONNHELM

RICHARD B DONNHELM

462 WOODBORN

VALLEJO

CA

94589

0000

MICHAEL A KARAN

MICHAEL A KARAN

3000 CITRUS CIR #230

WALNUT CREEK

CA

94598

0000

JOHN ZENTNER

JOHN ZENTNER

5000 CITRUS CIR #230

WALNUT CREEK

CA

94603

0000

BARRY NELSON

BARRY NELSON

4240 HOLLIS ST STE 360

EMERYVILLE

CA

94608

0000

ELIZABETH A OWEN

ELIZABETH A OWEN

405 TERNON ST

OAKLAND

CA

94610

0000

ALVIN JONES, PLNG DIR

ALVIN JONES, PLNG DIR

1736 FRANKLIN ST 3RD FLR

OAKLAND

CA

94612

0000

THE HONORABLE BARBARA LEE, ASSEMBLY

THE HONORABLE BARBARA LEE, ASSEMBLY

125 14TH ST

OAKLAND

CA

94612

0000

GIL BELLET, PLNG DIR

GIL BELLET, PLNG DIR

1440 BRONXWAY SUITE 810

OAKLAND

CA

94704

0000

MARY LEE JEFFERDS

MARY LEE JEFFERDS

2932 PINE

BERKELEY

CA

94705

0000

CITIZENS FOR THE EASTSHORE STATE PARK

CITIZENS FOR THE EASTSHORE STATE PARK

PO BOX 5087

ALBANY

CA

94708

0000

CLAUDIA CORPUS

CLAUDIA CORPUS

1000 SAN PABLO AVE

ALBANY

CA

94708

0000

BART SRIN

BART SRIN

2390 VINE ST

BERKELEY

CA

94728

0000

WATER RESOURCE CENTER ARCHIVES

WATER RESOURCE CENTER ARCHIVES

UNIVERSITY OF CA

BERKELEY

CA

94728

0000

419 O BRIEN HALL

419 O BRIEN HALL

109 NISSES HALL

BERKELEY

CA

94728

0000

UNIV OF CA

UNIV OF CA

157 PARK PL

POWELL RICHMOND

CA

94801

0000

STEVE GRANHOLM

STEVE GRANHOLM

FD BOX 4046

RICHMOND

CA

94804

0000

PART OF RICHMOND

PART OF RICHMOND

2300 LOVELL AVE

RICHMOND

CA

94807

0000

BARBARA VICENT

BARBARA VICENT

FD BOX 336

PT RICHMOND

CA

94807

0000

JEFFREY H PETERS

JEFFREY H PETERS

2189 G FRANCISCA BLVD

EM GARFEL

CA

94901

0000

WETLANDS RESEARCH ASSOCIATES INC

WETLANDS RESEARCH ASSOCIATES INC

308 CIVIC CIR

SMI REFINEL

CA

94902

0000

MARK REISENFELD, PLNG DIR

MARK REISENFELD, PLNG DIR

PO BOX 548

KENFIELD

CA

94914

0000

CALIFORNIA STATE PARKS FOUNDATION

CALIFORNIA STATE PARKS FOUNDATION

450 SAN RAFAEL AVE

RELVENE

CA

94920

0000

CITY OF BELLEVUE

CITY OF BELLEVUE

1877 CENTRO WEST

TIBURON

CA

94923

0000

BODEGA BAY AREA C OF C

BODEGA BAY AREA C OF C

PO BOX 146

EMERSON BAY

CA

94925

0000

MORIE CONSULTANTS

MORIE CONSULTANTS

5725 PARNASSUS DR #430

CORTE MODERA

CA

94928

0000

FRANK KASINOV

FRANK KASINOV

142 BOLINAS RD

FAIRFAX

CA

94920

0000

VI BRUNSTEINER, COMM DEV DIR

VI BRUNSTEINER, COMM DEV DIR

201 SHEPHERD AVE

NOVATO

CA

94931

0000

BARBARA SAZMAN

BARBARA SAZMAN

48 ARDRENE RD

LARKSPUR

CA

94939

0000

RALPH J ALEXANDER & ASSOC

RALPH J ALEXANDER & ASSOC

591 REDWOOD HWY STE 3280

MILL VALLEY

CA

94941

0000

PHYLLIS FRISER

PHYLLIS FRISER

212 DEL CERRA

MILL VALLEY

CA

94942

0000

DON DICERSON, PLNG DIR

DON DICERSON, PLNG DIR

PO BOX 1029

MILL VALLEY

CA

94942

0000

B ECHTUN

B ECHTUN

130 ELY RD

PETALUMA

CA

**COASTAL CONSERVANCY**

**Project Summary  
May 16, 1996**

**CHIATE/WILDMAN EASEMENT FEASIBILITY ANALYSIS**

**File No. 88-046**

**Project Manager: Brenda Buxton and Lisa Ames**

**RECOMMENDED ACTION:** Authorization to disburse funds to retain technical specialists to assist in the pre-project feasibility analysis and design of the Conservancy-held Chiate/Wildman access easement and the adjacent, unaccepted Offer-to-Dedicate a parking easement.

**LOCATION:** 27900-10 Pacific Coast Highway, Malibu, Los Angeles County (Exhibit A)

**PROGRAM CATEGORY:** Public Access and Dedications and Donations

**ESTIMATED COST:** up to \$38,500

**PROJECT SUMMARY:** If this authorization is approved, staff will be able to further analyze construction feasibility of a Conservancy-held vertical access easement and its accompanying Offer-to-Dedicate a parking easement (currently not yet accepted by the Conservancy or any other entity) at Escondido Beach, Malibu. Before staff can evaluate the relative merit of any alternatives to the Chiate/Wildman site or return to the Conservancy with a recommendation to construct the Chiate/Wildman access easement, staff needs to answer the following questions about the Chiate/Wildman vertical and parking easements: are the easements buildable; if they are, how would they be built; and how much will they cost to construct? The feasibility analysis will answer these questions by evaluating site conditions and constraints, considering various design alternatives, and estimating construction costs. Staff expects this work to cost no more than \$38,500.

The feasibility analysis will present staff with an accurate cost estimate which is needed in order to determine if the Chiate/Wildman easement can be built with the specifically designated funds (known as the "Black Tor" funds), which the Conservancy holds in a special deposit account. (The currently available cost estimate is six years old and does not include geotechnical information which is critical for formulating a reasonably accurate cost estimate.) In addition, staff needs to examine the design alternatives of the feasibility analysis in order to assess the environmental impacts created by an access construction project at the Chiate/Wildman site.

## COASTAL CONSERVANCY

Staff Recommendation  
May 16, 1996

### CHIATE/WILDMAN EASEMENT FEASIBILITY ANALYSIS

File No. 88-046

Project Manager: Brenda Buxton and Lisa Ames

**STAFF  
RECOMMENDATION:** Staff recommends that the State Coastal Conservancy adopt the following Resolution, pursuant to Sections 31400, 31400.3, 31404 and 31405 of the Public Resources Code:

"The Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed thirty-eight thousand five hundred dollars (\$38,500) to retain technical specialists to assist staff in the construction feasibility analysis and design of the Chiate/Wildman vertical easement and access parking."

Staff further recommends that the Conservancy adopt the following finding:

"Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that the proposed project is consistent with the purposes and criteria set forth in Division 21 of the Public Resources Code, specifically, in Sections 31400, 31400.3, 31404 and 31405; with the Conservancy's Access Standards and Program Criteria; and with Coastal Act policies and objectives."

---

#### STAFF DISCUSSION:

**Project Description:** If this authorization is approved, staff will be able to use the expertise of engineers and site design consultants to further analyze construction feasibility of a Conservancy-held vertical access easement and its accompanying Offer-to-Dedicate an easement for parking, not yet accepted by the Conservancy, at Escondido Beach, Malibu. The feasibility study will answer the following questions: are the easements buildable; if they are, how would we build it; and how much will construction cost? The study will do this by evaluating site conditions and constraints, considering various design alternatives, and estimating construction costs. The feasibility analysis is expected to cost no more than \$38,500.

Until this feasibility study is completed, staff will not be able to accurately evaluate the costs and impacts associated with constructing the access improvements to the Chiate/Wildman vertical and parking easements. This lack of information makes

it difficult to recommend constructing the improvements or to evaluate relative merit of any alternatives to access from the Chiate/Wildman site.

In 1983, the Conservancy accepted the Chiate/Wildman vertical access easement. The Conservancy has authorized acceptance of an adjacent parking easement, but this has not been completed because of existing unauthorized improvements made by the property owners in the easement area that need to be relocated (by the property owners) before acceptance. Until recently, the Conservancy has been unable to develop this accessway due to the lack of a local management entity. However, in 1995 the Mountains Recreation and Conservation Authority (the "MRCA"), a joint powers agency made up of the Santa Monica Mountains Conservancy and the Conejo Recreation and Park District, offered to operate and maintain the Chiate/Wildman easement, once constructed, as well as two other access easements along Escondido Beach. The Conservancy authorized entering into a management agreement with the MRCA for these accessways on September 20, 1995 (Exhibit B).

At that meeting, the Conservancy also directed staff to continue to investigate the feasibility of constructing access improvements at the Chiate/Wildman easement and, at the same time, gave the Chiate/Wildman property owners until December to present a beach access alternative that would provide better or equal access to the same beach area. Since 1990, the property owners have been seeking, unsuccessfully, to locate an acceptable beach access alternative to the Chiate/Wildman easement.

In early December 1995 the property owners proposed that, in exchange for the Conservancy and Coastal Commission extinguishing the Chiate/Wildman vertical and parking easements, they would dedicate parking, vertical, and lateral easements located approximately a quarter-mile upcoast, adjacent to the private Paradise Cove beach. When presented to the public at a March 5, 1995 Malibu meeting, local residents voiced unanimous opposition to the exchange and raised the following concerns: the proposed exchange would increase public access to an area designated environmentally sensitive in the approved Land Use Plan, impact the privacy of Pt. Dume residents, not fulfill the Conservancy's goal to provide equal or better access since the alternative would be next to an existing (although privately owned) accessway, and would take an accessway opportunity away from residents across from the Chiate/Wildman accessway.

Staff has since requested that the Chiate/Wildman property owners address these concerns as well as some problems identified by staff in the property owners proposed terms and conditions of the alternative easement. Staff will not be able to make a recommendation on this proposed exchange until these issues are more thoroughly examined. Any further actions regarding construction of improvements at the Chiate/Wildman easement or

an exchange for an alternative accessway would be the subject of a future staff recommendation. In the meantime, the staff will continue to diligently pursue the preparatory work precedent to construction of the access improvements at the easement currently held by the Conservancy.

**Project Financing:** The feasibility study would be funded by a special deposit account, set aside pursuant to a Coastal Commission permit condition for the purpose of building the Chiate/Wildman easements. Approximately \$412,000 remains in the account, \$3,200 having been spent on the topographical survey of the vertical easement. One of the key parts of the construction feasibility study is the cost estimate which will inform the Conservancy whether or not it can construct the Chiate/Wildman easements for the amount available in the special deposit account.

**Site Description:** The Chiate/Wildman vertical easement (27900-10 Pacific Coast Highway) runs through an existing gate, driveway, and tennis court, past two houses, and then along the walls of a steep ravine. The improvements in the vertical easement were made without Conservancy authorization and would be removed at the property owner's expense. The Offer-to-Dedicate parking easement is over the eastern 25 feet of the property. Staff estimates that the Offer-to-Dedicate for a parking easement (currently not accepted by the Conservancy), if developed, would only hold about eight cars due to various constraints, such as an overlapping CalTrans easement, a ravine, and the necessity to allow the fee owner access to his property. This issue will be examined in more detail in the feasibility analysis. The topography of the parking and vertical easements will likely make construction of the easements challenging. This underscores the importance of thoroughly investigating construction feasibility before recommending construction.

**Project History:** The Conservancy accepted the vertical easement in 1982 and, although the Conservancy authorized the acceptance of an accompanying Offer-to-Dedicate a parking easement, acceptance was not completed due to unauthorized improvements in the easement area that would need to be relocated before the parking area could be constructed.

In 1990, as a result of a Coastal Commission permit action, the Conservancy received funds specifically designated to construct the Chiate/Wildman vertical easement or an alternative approved by the Commission's Executive Director and the Conservancy's Executive Officer. Approximately \$412,000 is available for construction of the Chiate/Wildman easement.

Over the last six years, the property owners have presented beach access alternatives to the Conservancy in exchange for extinguishing the Chiate/Wildman vertical easement and Offer-to-Dedicate a parking easement. An "in-lieu" cash settlement was rejected because it may not have mitigated the impacts of development due to the difficulties the Conservancy would likely have in

locating a willing seller of public beach access easements. Staff also turned down other alternatives such as a parking area on the inland side of Pacific Coast Highway, and more recently, a parking area on a steep slope at the junction of Malibu Cove Colony Drive and Pacific Coast Highway because of site constraints (no safe highway crossing, geological instability, etc.) and neighborhood opposition.

Last summer, a proposal to exchange the Chiate/Wildman easement with an alternative easement and the opening of two other vertical access easements were the subject of some controversy in the local community. Staff received numerous letters regarding the potential exchange which were attached as exhibits to the September 20, 1995 staff recommendation. To summarize, some local residents objected to the concept of trading accessways and argued that the property owners should be forced to comply with their permit conditions (*i.e.*, allowing the construction of the vertical and parking); others pointed out that the Chiate/Wildman easement was directly across from their homes and would be their primary beach access, and finally, many, particularly those on Malibu Cove Colony Drive, opposed the specific alternative discussed at that time: a 13-car parking lot on a steep sloping lot. That alternative since has been abandoned due to the infeasibility of constructing parking on an unstable slope.

**CONSISTENCY WITH  
CONSERVANCY'S  
ENABLING LEGISLATION:**

The proposed authorization is recommended pursuant to Chapter 9 of Division 21 of the Public Resources Code.

Public Resources Code Section 31400 states that the Conservancy should have a "principal role in the implementation of a system of public accessways" to guarantee the public's right to access and enjoyment of the coast. The first step in implementing the Chiate/Wildman accessway, one part of a system of accessways to the Malibu coast, is to complete a feasibility analysis.

Under Public Resources Code 31400.3, the Conservancy may provide such assistance as is required to aid in the establishment of a system of public accessways. This feasibility analysis is necessary before the Conservancy can establish the public access improvements to the Chiate/Wildman easement.

Section 31404 allows the Conservancy to take title to properties for public access but does not require the Conservancy to open such properties to public use if "the benefits of public use would be outweighed by the costs of development and maintenance." This feasibility study will enable Conservancy staff to make this evaluation by estimating the costs of access development.

Section 31405 states that the Conservancy may collect fees for the purpose of providing public access and use such funds for

development of coastal accessways. The Conservancy has received funds specifically designated for the development of access improvements at the Chiate/Wildman easement and will use a portion of these funds for the feasibility analysis. The construction feasibility analysis is necessary if the Conservancy is to develop the Chiate/Wildman accessway for public use.

**CONSISTENCY WITH  
CONSERVANCY'S  
PROGRAM GUIDELINES:**

The project is consistent with the Conservancy's Access Program Guidelines in the following respects:

**Urgency:** Locating an operation and management entity to take responsibilities for new accessways in Malibu has been quite difficult. The MRCA's offer to operate and maintain the Chiate/Wildman easement represents an unique opportunity that should be taken advantage of as soon as possible. However, the Conservancy needs to first evaluate if and how it would construct the necessary physical improvements to the easement (the purpose of the feasibility analysis) and then, actually build the improvements before the MRCA can assume management responsibilities.

**Consistency with Coastal Access Standards:** The Conservancy's coastal access standards set forth various criteria for the development of coastal accessways, such as the accessways should safely accommodate public use, minimize the alteration of natural land forms, provide site amenities, etc. One of the purposes of this feasibility study is to determine how to construct the Chiate/Wildman accessway in a manner consistent with the Coastal Access Standards.

**Cost-Effectiveness:** This feasibility analysis will determine the most cost-effective way to construct the improvements at the Chiate/Wildman easement.

**Local Coastal Program Consistency:** Malibu does not have a certified Local Coastal Program at this time. The approved County Land Use Plan, a document used to guide coastal planning until the LCP is certified, recognizes Escondido Beach as a priority access area and calls for accessways at every 2,000 feet along the coast. Construction of the Chiate/Wildman vertical easement is consistent with the LUP because the easement is approximately 2,000 feet from either of the nearest accessways: the privately-owned Paradise Cove beach and the Seacliff accessway at 27420-28 Pacific Coast Highway. This feasibility analysis is part of the usual pre-project evaluation undertaken by the Conservancy before developing an accessway.

**CONSISTENCY WITH  
COASTAL ACT:**

This feasibility study is consistent with the policies and goals of the Coastal Act. Section 30210 of the Coastal Act states that "maximum access . . . shall be provided for all the people." Construction of the Chiate/Wildman accessway improvements

would be consistent with this section since the Conservancy would be utilizing Offers-to-Dedicate Public Access to provide the maximum access possible to the Escondido Beach area. Because Offers-to-Dedicate were required by the Coastal Commission as conditions of permitted development, the construction of these vertical and parking easements would implement specific findings of the Commission regarding the need for public access at this location. The feasibility study will assist the Conservancy in determining if and how it can fulfill this goal of maximizing access by constructing the Chiate/Wildman accessway.

**COMPLIANCE  
WITH CEQA:**

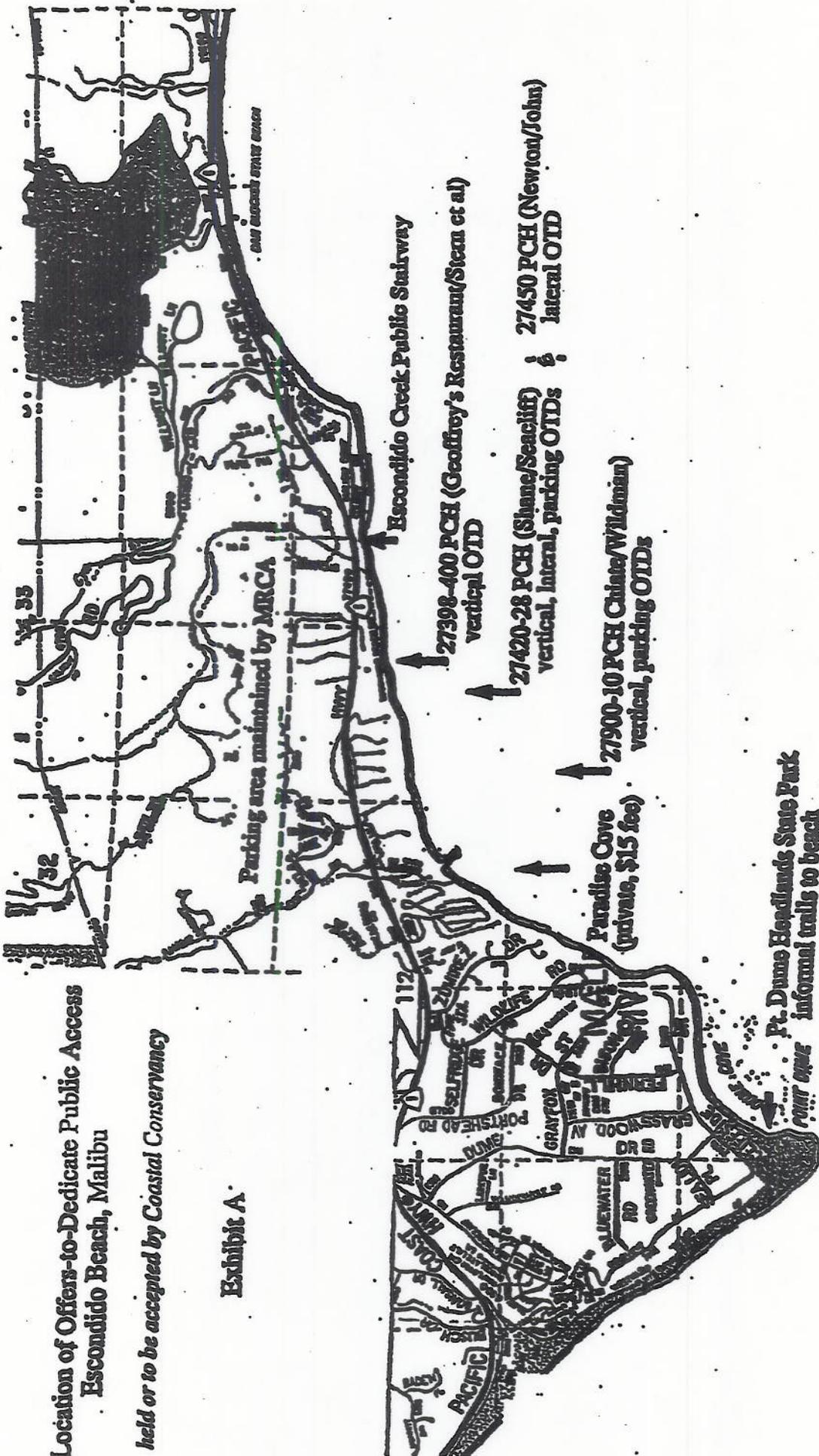
The proposed use of environmental professional services for feasibility studies involves only basic data collection, research, and resource evaluation. These activities will not result in a serious or major disturbance to an environmental resource and, thus, are categorically exempt from CEQA review pursuant to 14 California Code of Regulations Section 15306.

In addition, the proposed authorization is statutorily exempt from CEQA pursuant to 14 California Code of Regulations, Section 15262, which provides an exemption for feasibility and planning studies for possible future actions not yet approved. Construction of the Chiate/Wildman easement or the authorization of an easement exchange will be subject to CEQA review when presented to the Conservancy for approval.

**Location of Offers-to-Dedicate Public Access  
Escondido Beach, Malibu**

*held or to be accepted by Coastal Conservancy*

**Exhibit A.**



**EXHIBIT B**

**STATE COASTAL CONSERVANCY**

**Project Summary  
September 20, 1995**

**MALIBU ACCESS: ESCONDIDO BEACH**

**File No.: 95-010  
Project Manger: Brenda Buxton**

**RECOMMENDED ACTION:** Authorization to (1) accept two vertical access easements, two lateral access easements, and one parking easement, (2) enter into a 20-year interagency agreement with the Mountains Recreation and Conservation Authority (MRCA) to operate and maintain three vertical access easements and two parking easements, and (3) disburse \$82,000 to the Mountains Recreation and Conservation Authority for operation and management.

**LOCATION:** 27398-400, 27420-28, 27450, and 27900-10 Pacific Coast Highway, Escondido Beach, Malibu, Los Angeles County

**PROGRAM CATEGORY:** Public Access

**COST ESTIMATE:** Coastal Commission Malibu Beach Access Fund: \$82,000

**PROJECT SUMMARY:** If approved, this project would open up three new accessways along Escondido Beach in Malibu and require no Conservancy bond funds.

Despite the existence of well-known beaches, such as Zuma and Topanga, many miles of the Malibu coast are inaccessible to the public. Along some sections of the coast, development precludes beach access, while in other areas the beaches suffer from extensive erosion, leaving little space for public access between houses and the ocean. This lack of coastal access could be ameliorated by the acceptance and opening of Malibu's 12 vertical Offers-to-Dedicate (OTDs), but to date, most vertical OTDs are unaccepted and closed due to the lack of a management entity capable of operating and maintaining them. The Los Angeles County Department of Beaches and Harbors and the State Department of Parks and Recreation are unwilling to operate smaller, non-revenue-generating accessways such as these. The City of Malibu currently is writing its Local Coastal Plan and has not yet developed any access policies. The City has not assumed operation and maintenance responsibilities for any dedicated accessways at this time.

The Coastal Conservancy has been working to open up key access points along the Malibu coast since 1979. Escondido Beach has long been a priority because it is a wide sandy beach with public access available only at the extreme ends of the mile-long beach: the privately-owned Paradise Cove (with a \$15 fee for day-use parking) at the western end of the beach and Los Angeles

County's Escondido Creek accessway at the eastern end (Exhibit A). In addition, this beach has three dedicated vertical accessways that, if opened, would provide public access; two are unaccepted, but constructed, and one has been accepted by the Conservancy, but not yet constructed. Until now, the Conservancy has been unable to open up these important beach access points due to the lack of a management agency.

Recently, however, the Mountains Recreation and Conservation Authority (MRCA) has offered to assume responsibility for operation and maintenance of the accessways on Escondido Beach. MRCA is a joint powers agency consisting of the Santa Monica Mountains Conservancy and the Conejo Recreation and Park District. The MRCA operates rural and urban parks in the Malibu area and the San Fernando Valley and has construction and maintenance crews as well as rangers on its staff. The MRCA prefers to focus on Escondido Beach easements since it maintains facilities along the nearby Escondido Falls trail. At this time, the MRCA lacks the resources to take on management responsibilities for other accessways in Malibu. Additionally, the MRCA is not willing to accept the OTDs. For this reason, Conservancy staff recommends that the Conservancy accept the outstanding OTDs, enter into a 20-year interagency agreement with the MRCA for their management, and disburse \$82,000 to the MRCA for at least the first five years of operation and maintenance costs.

The local community has several concerns regarding management and pedestrian safety which the staff of the Conservancy and the MRCA have attempted to address. In order to allay some of the concerns about privacy and safety, Conservancy and MRCA staff have designed a maintenance program that will include locking the gates at night, regular inspections of the stairs, ranger services available on an on-call basis, and weekly trash pick up. Local residents are also concerned about the possibility of beachgoers parking on the inland side of Pacific Coast Highway and crossing this busy highway. However, as is discussed in the project description, there is extensive oceanside parking adjacent to or near the accessways which will minimize the necessity to cross the highway.

In the past, the Conservancy has sought to increase and improve access by assisting with the costs of acquisition of property and/or construction of stairs, trails, and other facilities. At Escondido Beach, acquisition and construction costs are not an issue. The accessways are already dedicated for public use; two of the accessways are built; and the third accessway, owned by the Conservancy, could be constructed with funds set aside for this purpose in a designated account. Furthermore, the Coastal Commission's Malibu Beach Access Fund could be used to cover the expenses of an operation and maintenance entity. In Malibu, the main obstacle to creating new access has been the lack of a management agency, not the lack of funds or property interests. The Conservancy can best carry out its mandate to implement a system of public coastal accessways by enabling a local entity, in this case the MRCA, to assume management responsibilities.

**TRANSCRIPT OF PORTION OF MAY 16, 1996 PUBLIC MEETING  
RE CHIATE/WILDMAN PROPERTY:**

**(Penny Allen):**

**ITEM NUMBER ELEVEN ON OUR AGENDA IS CONSIDERATION AND POSSIBLE CONSERVANCY AUTHORIZATION TO DISBURSE FUNDS TO RETAIN TECHNICAL SPECIALISTS TO ASSIST IN THE PRE-PROJECT FEASIBILITY ANAYSIS AND DESIGN OF THE CONSERVANCY-HELD CHIATE/WILDMAN ACCESS EASEMENT AND THE ADJACENT, UNACCEPTED OFFER-TO DEDICATE FOR A PARKING EASEMENT.**

**(Michael Fischer):**

**AND I'LL DO THIS RECOMMENDATION AS WELL.**

**(Michael Fischer):**

**I WAS TALKING WITH SHERMAN STACEY IN THE BACK OF THE ROOM JUST A MOMENT AGO AND RECEIVED SOME VERY INTERESTING UP TO DATE INFORMATION AS YOU RECALL, WE HAD HELD A PUBLIC MEETING IN MALIBU ABOUT THREE MONTHS AGO TO CONSIDER A PROPOSAL TO MOVE THIS ACCESS TRAIL FROM THE CHIATE/WILDMAN PROPERTY NOW OWNED BY MR. MANCUSO AND IT WAS MY JUDGMENT THAT THE ALTERNATIVE SITE UP THE COAST JUST ABOUT A THIRD OF A MILE AT PARADISE COVE WAS FAR PREFERABLE FROM THE PUBLIC POINT OF VIEW. THAT WAS A VIEW . . .**

**(Penny Allen):**

**. . . NOT SHARED BY THE PUBLIC.**

**(Michael Fischer):**

**BUT AT ANY EVENT,**

**MR. STACEY WHO REPRESENTS THE OWNER AT PARADISE COVE IN INFORMED ME THAT THAT PROJECT WAS DEAD. THE CC AND R'S ON THAT SITE WOULD NOT PERMIT A PARKING LOT FOR PUBLIC ACCESS. THEREFORE, THE CHIATE/WILDMAN EASEMENT IS THE EASEMENT THAT WE MUST PURSUE. WE AGREED WITH THE COUNSEL FOR MANCUSO AND CHIATE WHEN THE PARADISE COVE PROPERTY OPTION WAS BROUGHT THAT THIS WAS GOING TO THE LAST OPTION THAT WE WILL LOOK AT. AND AS I THINK I MENTIONED TO YOU IN THE PAST, THE CHIATE/WILDMAN EASEMENT IS GOING TO BE PROBLEMATIC TO BUILD. WE HAVE ABOUT**

**\$420,000, I THINK, IN A RESERVE ACCOUNT WHICH THE COASTAL COMMISSION CREATED WHEN THEY APPROVED SO CALLED "BLACK TOR" PROJECT. AND I BELIEVE THAT IT IS NOW TIME . . .**

**(end of tape side--break in transcription)**

**. . . MEETING. THOSE FOLKS WHO WERE IN FAVOR OF ACCESS WERE IN THE MINORITY. MOST OF THE FOLKS BASICALLY SAID THAT THERE'S PLENTY OF ACCESS IN MALIBU, BUT THOSE WHO WERE IN FAVOR OF INCREASED ACCESS BASICALLY SAID, "A DEAL IS A DEAL, THIS IS A FIFTEEN YEAR OLD DEAL." THE EASEMENT HAS BEEN OWNED--THE HOMEOWNERS BUILT AFTER THE EASEMENT WAS CONVEYED TO THE COASTAL CONSERVANCY, THEY KNEW WHAT THEY WERE BUYING. AND THERE'S A CONDOMINIUM PROJECT ACROSS THE HIGHWAY OF THOSE 100 UNITS. THEY ARE STILL AWARE OF POTENTIAL AVAILABILITY OF THIS TRAIL IMMEDIATELY ACROSS THE HIGHWAY AND THERE EAGER FOR IT TO BE BUILT, SO THERE IS A CONSTITUENCY IN FAVOR OF BUILDING THIS TRAIL. AND SO THE RESOLUTION BEFORE YOU WOULD AUTHORIZE US TO TAKE THE NEXT STEP AND TO HIRE THE GEOLOGY AND LANDSCAPE ARCHITECTURE AND DESIGNER SKILLS NECESSARY FOR US TO COST OUT THIS PROJECT AND DECIDE WHETHER OR NOT WE CAN AFFORD TO PROCEED WITH IT.**

**(Penny Allen):**

**AND I THINK IT'S TIME. I'LL MAKE THE MOTION TO VOTE ON IT.**

**MOVED BY MRS. ALLEN SECONDED BY MRS. AZEVEDO.**

**ROLE CALL**

**(Sandra Covington):**

**MRS. AZEVEDO**

**(Mrs. Azevedo):**

**I**

**(Sandra Covington):**

**MR. BURNS**

**(Mr. Burns):**

I

**(Sandra Covington):**  
**MR. KIRKWOOD**

**(Mr. Kirkwood):**

I

**(Sandra Covington):**  
**CHAIR MRS. ALLEN**

**(Penny Allen):**

I

**\* \* \***

Confidential Memorandum  
Attorney-Client Privilege

June 13, 1996

To: Elena Eger  
From: Brenda Buxton *mb*  
cc: Lisa Ames

Re: My response to issues in Abshez's letter of June 6, 1996

I. Notice

I have already responded to this issue in Michael Fischer's letter of May 22, 1996. To summarize, we have given notice to his agent on several occasions. General notice was given in Fischer's letter of April 1, 1996 (cc'd to McCabe). More specifically, on May 9, 1996 I faxed a copy of staff recommendation describing proposed action and date of meeting to Ms. McCabe. Unfortunately, I did not keep the fax receipt. (OK, I won't make that mistake again.)

Please note that most of the correspondence regarding this easement has been to Jonathan Horne since he has been the lead negotiator. Last page of letters indicate that Ms. McCabe was sent copies.

Neither Ms. McCabe or any other representative of Mancuso's has ever verbally or in writing requested to be noticed about the feasibility study or any other SCC actions regarding the easement. All notice provided to property owners has been voluntarily supplied by the Conservancy.

What's all this "may result in a significant deprivation of his property rights" stuff anyway?

II. Stop work

My recommendation is not to stop work on the feasibility study for the following reasons:

1. we provided more than adequate notice
2. Mancuso can still present his information on safety etc., etc., etc. if he wants and we have invited him to do so.

In fact, I think we should up the ante and let Mancuso know 1) the dates we will be on the property to conduct the feasibility study and that we expect unimpeded access and, 2) Mancuso has 60 days [or whatever] to remove the obstructions in the easement.

Confidential Memo to Elena Eger  
Attorney-Client Privilege  
June 13, 1996  
Page Two

### III. Damage to property

What is he talking about? This is ridiculous. The only time we have been on his property is to survey or inspect our easement.

### IV. McCabe as Mancuso representative

Ms. McCabe has acted as Mancuso's agent for over two years. Abshez's allegation that "Ms. McCabe also confirmed... she has not informed the Conservancy that she is representing Mr. Mancuso" is ridiculous. While Ms. McCabe has never provided written notice that she was Mancuso's representative, she is a well-known agent for various coastal property owners and we never had any reason to doubt her claims that she represented Mancuso. Here's a brief summary of our interactions with McCabe: *(in addition to written correspondence)*

early 1994 (Michael would know dates)

Ms. McCabe contacts Michael Fischer regarding Chiate/Wildman easement. She states she is representing Mr. Mancuso. She along with Jonathan Horne (Wildman's representative) provides Michael with a tour of property and easement.

September 1994

Ms. McCabe and Mr. Horne provide Joan Cardellino, Access Program Manager, and Brenda Buxton, Project Manager with tour of easement. Ms. McCabe clarifies she is just "working for" Mancuso as opposed to also working for Wildman.

December 1995

Ms. McCabe and Mr. Horne attend meeting at Conservancy's offices to present a Paradise Cove trail as a possible alternative to the Chiate/Wildman easement.

February 1995

Brenda Buxton and Steven Horn (Conservancy's Deputy E. O.) have several conversations with Ms. McCabe about upcoming public hearing re: exchange of Chiate/Wildman easement for the alternative at Paradise Cove.

March 1995

Mr. Horne and Ms. McCabe attend public hearing.

Ms. McCabe calls Ms. Buxton after March 5, 1996 public meeting to inquire about Conservancy's response to meeting.

## CALIFORNIA STATE COASTAL CONSERVANCY

1330 BROADWAY, SUITE 1100

OAKLAND, CA 94612-2530

ATSS 541-1015

TELEPHONE (510) 286-1015

FAX (510) 286-0470



January 17, 1995

Ms. Susan McCabe  
Rose and Kindel  
915 L St., Suite 1210  
Sacramento, CA 95814

Dear Susan:

Enclosed you will find a copy of the survey of the Chiate(Mancuso)/Wildman easement prepared by Charles Rauw last November. The easement held by the Conservancy is the "Modified Public Beach Access Easement" on the survey. Unless I hear from you in the next two weeks, I will assume that you and your client agree that this is an accurate interpretation of exhibit C of the Offer-to-Dedicate, Recordation No. 83-1259943 ( originally no. 81-1259943, amended to include notary acknowledgment).

Sincerely,

A handwritten signature in cursive script that reads "Brenda Buxton".

Brenda Buxton  
Project Manager

**CALIFORNIA STATE COASTAL CONSERVANCY**

1330 BROADWAY, SUITE 1100  
OAKLAND, CA 94612-2530  
ATSS 541-1015  
TELEPHONE 510/286-1015  
FAX 510/286-0470



April 1, 1996

Mr. Jonathan Horne  
309 Santa Monica Blvd., Suite 307  
Santa Monica CA 90401

Dear Jonathan:

This letter outlines various issues raised at the March 5, 1996 public meeting in Malibu and in the "Option and Purchase/Sale Agreement" document we received February 28, 1996. Before the Conservancy proceeds with the proposed easement exchange, these concerns would need to be addressed. Resolution of these issues is necessary to meet our condition that at a minimum the exchange offers the State the same rights and privileges that it has under the Chiate/Wildman easement. Until we are assured that it does, we will be continuing with the construction feasibility study for the Chiate/Wildman easement. Brenda Buxton will be contacting you shortly to arrange a convenient time for access to Wildman's and Mancuso's properties.

The concerns that we have identified as are follows, in order of importance:

1. Covenants, Conditions, and Restrictions:

Please provide in writing more information for your statement that the single-family development restrictions discovered in the title search will not hinder the Conservancy's ability to develop the property for public access purposes.

2. Use of Black Tor permit funds.

Several years have passed since issuance of the Black Tor permit. Therefore, there may be issues with respect to that permit which must be addressed by the Coastal Commission in order for funds to be applicable to the alternative accessway. As you know, one of the major advantages of the alternative accessway is that it would likely be less expensive to build, enabling us to use left-over funds for operation and maintenance. In order for one of the key attractions of the alternative to apply, you must work with Coastal Commission staff to discuss and resolve any issues through appropriate Commission process. I recommend that you discuss the appropriate steps with the Coastal Commission.

Mr. Jonathan Horne  
April 1, 1996  
Page Two

### 3. CCC Approval

In light of the various environmental concerns that have been raised, we believe that the best way to proceed with this project (if the above concerns are addressed) is for you to secure your Coastal Commission permit amendment before seeking approval from the Conservancy. As you know, the Coastal Commission will undertake an extensive environmental review based on the project's consistency with the Coastal Act. The Conservancy would like to see this analysis before proceeding with the exchange. Please contact Commission staff for more information on the permit amendment process.

### 4. Option/Purchase Agreement

Below are the various problems we have with the current draft of the proposed Option/Purchase Agreement:

#### a. Description of trail to beach:

The Conservancy must have more flexibility in determining what the final alignment of the trail will be. Instead of being given one of two options, we would like to identify the general area where the final alignment will go. For example, this general area could be described as "within fifteen feet of trail option A or B". We would finalize the trail location at a later date.

The acknowledgment on p. 2 that the alternative easements may need to be revised is not a sufficient guarantee for our purposes.

#### b. Easement terms:

As described on pp. 1 and 2, the easement "shall provide that the Owner will not interfere with public recreational use of the beach...". This is not satisfactory easement language. The proposed easement should grant the same rights and privileges as those in the Offer-to-Dedicate. Key words to include would be "an easement in gross and perpetuity".

#### c. Escrow instructions:

We would like to see the escrow instructions and we would have to approve them before proceeding.

Mr. Jonathan Horne  
April 1, 1996  
Page Three

d. Condemnation:

The easement must be permanent, regardless of future land use changes. We cannot agree to Section 11 B.

e. Owner's use of property:

The State cannot agree to the clause (p. 10) "the prospective holder of the easements to the Property shall agree not to oppose any aspect of the redevelopment of Owner's property provided...".

f. Owner's right to relocate easement:

The State cannot agree to the condition described on p. 11 as follows: "the State...shall be subject to the right of Owner, at its cost, to relocate portions of the Property or to construct or reconstruct any improvements...as may be necessary or convenient for the development of Owner's adjoining properties." Such relocation, while quite possibly acceptable, would have to be at the Conservancy's discretion.

g. Construction access:

The right of the State to access outside of the easement area for construction purposes is not specified.

h. Existing trail:

What rights/responsibilities does the property owner want to retain over that portion of the easement that is on the existing trail? What are our rights/responsibilities? This whole issue of "joint ownership" needs to be examined.

i. Title report:

We need to review the title report for the property.

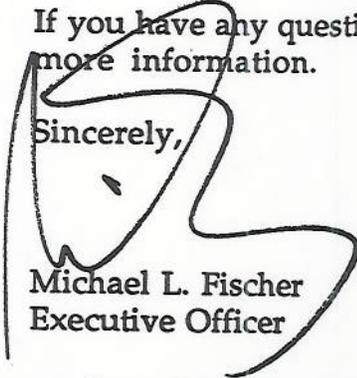
As you are aware, all speakers at the public meeting and all letters received by the Conservancy have been opposed to the project. While the Conservancy is aware that access projects in Malibu are controversial, the complete lack of public support makes it difficult for the Conservancy or the Commission to

Mr. Jonathan Horne  
April 1, 1996  
Page Four

proceed with the alternative easement. We expect that you will address this issue effectively as you bring the matter to the Commission for their consideration.

If you have any questions, please contact Brenda Buxton at 510-286-0753 for more information.

Sincerely,



Michael L. Fischer  
Executive Officer

cc: Susan McCabe, Rose and Kendel  
Peter Douglas, California Coastal Commission  
Joseph T. Edmiston, Santa Monica Mountains Conservancy

## CALIFORNIA STATE COASTAL CONSERVANCY

1330 BROADWAY, SUITE 1100

OAKLAND, CA 94612-2530

ATSS 541-1015

TELEPHONE (510) 286-1015

FAX (510) 286-0470



February 14, 1996

Mr. Jonathan Horne  
309 Santa Monica Blvd., Suite 306  
Santa Monica CA 90401

Dear Jonathan:

I am writing to inform you that the Coastal Conservancy staff is prepared to recommend for the Conservancy's consideration and possible approval at its March 21, 1996 meeting the Paradise Cove alternative to the Chiate/Wildman easement to our Board.

However, before we go to the Conservancy, we will hold a public meeting in Malibu (early March) for public comment on this alternative. You and Susan McCabe should be prepared to participate in this meeting. We have also asked that staff from the Coastal Commission, MRCA, and the City of Malibu be present for this meeting. If significant public objection or new information is presented at this local meeting, we will remove this item from the Conservancy's March agenda and reschedule it when appropriate.

Our agreement to proceed for Conservancy approval is subject to several conditions:

1. The alternative easement and extinguishment of the Chiate/Wildman easement must be approved by the Coastal Commission. If you do not have Commission approval before we present this item to the Conservancy, any approval will be conditioned on Commission approval.
2. The alternative easement must include more lateral beach access than the ten-feet provided by the proposed vertical easement. One suggestion would be the area from the creek to the rock outcropping. These two points are desirable boundaries because they are visible to all who visit the beach.
3. We would like to finalize the exact location of the ten-foot vertical and the parking area after we have had the opportunity to walk the site with a trail builder and a landscape architect. At this time, we do not expect any significant deviations from the alignment you have proposed.

Mr. Jonathan Horne  
February 14, 1996  
Page Two

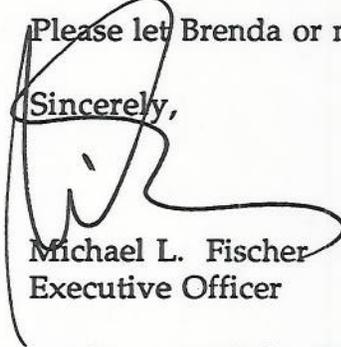
4. Prior to our staff recommendation, we will need to review all documents pertaining to your purchase of the easement, including easement language, terms, and conditions, without the financial details, as we discussed at our meeting in December.

5. The MRCA or another appropriate agency must agree to construct, operate, and maintain the parking and vertical easements. While this is not your responsibility to secure this agreement, we want to let you know that we can't go forward until we have secured the construction and maintenance of the accessway. We expect that the MRCA will agree to construct and maintain these easements.

We have temporarily delayed the feasibility study currently underway on the Chiate/Wildman easement, pending the successful resolution of this issue through the alternative easement. However, if this project does not go forward, we expect to resume our feasibility study and proceed to construction.

Please let Brenda or me know if these conditions are agreeable to you.

Sincerely,



Michael L. Fischer  
Executive Officer

cc: Susan McCabe, Rose and Kindel  
Jack Ainsworth, California Coastal Commission

**CALIFORNIA STATE COASTAL CONSERVANCY**

1330 BROADWAY, SUITE 1100  
OAKLAND, CA 94612-2530  
ATSS 541-1015  
TELEPHONE 510/286-1015  
FAX 510/286-0470



June 29, 1995

Mr. Jonathan Horne  
309 Santa Monica Blvd., Suite 306  
Santa Monica, CA 90401

Dear Jonathan:

I understand from Brenda Buxton that you have begun a construction feasibility study of the 13 car parking lot near the intersection of Malibu Cove Colony Drive and Pacific Coast Highway. Before you proceed any further, I would like to clarify the terms under which the Conservancy would consider extinguishing the Mancuso/Wildman easement.

While we do believe the parking area is a way to increase public access to Escondido Beach and might well be a suitable alternative to the Mancuso/Wildman easement, we are willing to seek our Board's approval for exchanging the Mancuso/Wildman easement for the parking lot **only** if the following conditions are met within the next three months:

1. You submit the feasibility study for Conservancy review and approval.
2. You provide evidence of ownership of the site or, at the very least, an option to purchase the site.
3. You provide detailed cost estimates and commit to all of the direct and indirect costs, as well as the administration efforts required, to construct the project.
4. You secure Coastal Commission approval for the exchange and the use of funds previously dedicated for construction of the Mancuso/Wildman easement.

Once these conditions were met, we would seek the approval of our Board for the exchange. The proposal we would take to our Board would require you to assure construction of the parking area, including securing permits, designing the facilities (subject to our approval), supervising construction, and funding construction. We are willing to work with you on the permit applications but

Mr. Jonathan Horne  
June 29, 1995  
Page Two

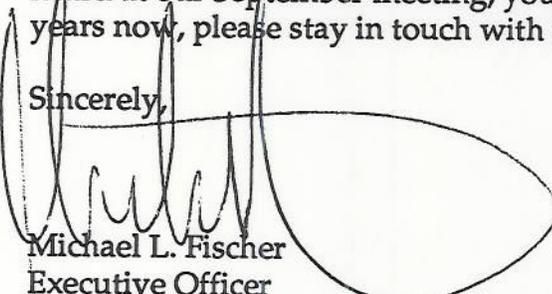
you will be responsible for the permit and extinguishment of the Mancuso/Wildman easement would be contingent upon permit approval for the alternative project. We would also expect this to be done within a reasonable amount of time, such as one to two years.

You have told Brenda Buxton of our staff that constructing parking lots is beyond the expertise of your client and for this reason you do not want to construct the parking lot. However, I hope you understand our position; we simply do not have the staff resources necessary to accomplish such an effort. Furthermore, we are not going to agree to extinguish the Mancuso/Wildman easement unless we are guaranteed something significantly better and there is no guarantee until the parking lot is built. As we have stated before, we will only consider a "turn-key" arrangement with no risk to us.

If these terms are not acceptable to you, please let me know.

In the meantime, we are proceeding with our topographical mapping and construction feasibility analysis of the Mancuso/Wildman easement. As you know, we will seek our Board's approval to enter into an agreement with MRCA for the operation and maintenance of the Mancuso/Wildman easement and other vertical accessways to Escondido Beach. (This item was re-scheduled and will be heard at our September meeting; you will be notified.) As you have for several years now, please stay in touch with Brenda Buxton. Thanks.

Sincerely,



Michael L. Fischer  
Executive Officer

cc: Susan McCabe

## CALIFORNIA STATE COASTAL CONSERVANCY

1330 BROADWAY, SUITE 1100  
OAKLAND, CA 94612-2530  
ATSS 541-1015  
TELEPHONE 510/286-1015  
FAX 510/286-0470



October 3, 1994

Jonathan S. Horne, Esq.  
309 Santa Monica Blvd. Suite 307  
Santa Monica, California 94105

Re: Donahue Wildman  
Wildman/Chiate Easement

Dear Mr. Horne:

I am writing to thank you for the August 4 tour of the Conservancy's access easement over your client's property to Escondido Beach, and to summarize my thoughts and intentions arising out of that visit and our meeting of last Friday.

First, it is my judgement that the easement, while difficult, is in fact buildable. Although I had suggested that you might retain the services of a neutral party to exhaustively search for alternative accessways and property owners willing to sell the necessary interests, a review of our files and discussions with staff members familiar with the area has convinced me that such a search is likely to be fruitless. (In fact, previous correspondence indicates that you reached the same conclusion yourself.)

While the alternate proposal at Paradise Cove which you outlined at our meeting last Friday is very attractive, we think the owners are unlikely to agree, so that, without discouraging any efforts you can make in that regard, I am not optimistic about the outcome. That being the case, I have directed our staff to move forward with plans to develop the accessway and open it for public use. We will, within the immediate near-term, take steps to survey the property and prepare the necessary construction plans.

This brings me to my second concern: that of private improvements to Mr. Wildman's property that impede use and development of the accessway. As you know, the Conservancy's staff has long regarded the existing driveway configuration and related fencing and landscaping as violating the provisions of the dedicated vertical and parking easements. We have worked with your client since at least April of 1986, when Sherman

Jonathan S. Horne  
Page two

Stacey proposed a realignment of both the driveway improvements and the easement in order to accommodate both uses, through an extensive series of negotiations from 1989 through early 1992 to obtain equivalent alternative access, to resolve this problem -- always with the understanding that if and when the existing easement were developed, the private improvements would have to be relocated to permit public use of the easement. Thus, while we acknowledge that the location of these improvements does not currently conflict with the use of our easements, we do expect that they will be removed prior to construction of the accessways.

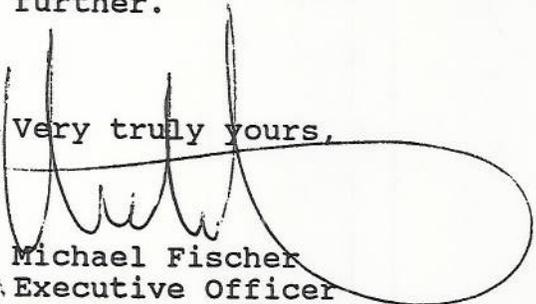
When the Conservancy does authorize development of the accessways, we will of course give you advance notice of our plans and the anticipated date of construction, in order to provide a reasonable period of time to undertake the necessary relocations.

We are also agreeable to working with you to develop revised plans for the driveway, fencing, and accessways (such as those suggested by Mr. Stacey in 1986) to more sensitively accommodate both private and public uses, and I would welcome such a discussion at any time.

In any case, please be advised that we continue to regard development of the easements as feasible and removal of the existing obstructions as necessary to the exercise of our rights as an easement holder; we expect that they will be removed within the next six months or, at the latest, by the time we need to obtain access for our contractors and the public.

Again, I thank you for your time and welcome your assistance to resolve the easement violations in a manner acceptable to your client. Please feel free to contact Brenda Buxton or Marcia Grimm of my staff (both of whom, as you know, are familiar with the project) or myself if you wish to discuss these matters further.

Very truly yours,

  
Michael Fischer  
Executive Officer

cc: Susie McCabe  
Joseph T. Edmiston  
Peter Douglas

Marcia Grimm  
Brenda Buxton  
Joan Cardellino

MEMORANDUM OF UNDERSTANDING  
CONCERNING  
REAL PROPERTY TRANSACTIONS

WHEREAS, the State Coastal Conservancy (the "Conservancy") is an agency of the State of California, established under Division 21 of the Public Resources Code (commencing with Section 31000) with responsibility for implementing a program of agricultural protection, area restoration, and resource enhancement in the coastal zone within policies and guidelines established under the California Coastal Act of 1976, Public Resources Sections 30000 et seq. (the "Coastal Act"); and

WHEREAS, pursuant to Public Resources Code Section 31104.1, the Conservancy serves as a repository for lands whose reservation is required to meet the policies and objectives of the Coastal Act or a certified local coastal plan or program, and may accept dedication of fee title, easements, development rights, or other interests in lands; and

WHEREAS, pursuant to Public Resources Code Section 31104, the Conservancy may accept gifts and donations from public and private sources; and

WHEREAS, Public Resources Code Section 31105 authorizes the Conservancy to acquire, pursuant to the Property Acquisition Law (Part 11 (commencing with Section 15850), Division 3, Title 2 of the Government Code), real property or any interests therein for all of the purposes specified in Division 21 of the Public Resources Code; and

WHEREAS, pursuant to Government Code Sections 11011 et seq., the Department of General Services (both the Department of General Services and the Director of General Services are referred to herein as the "Department") is responsible for disposing of certain proprietary state lands that are determined to be excess, but Government Code Section 11011 exempts lands under the jurisdiction of the Conservancy from these provisions; and

WHEREAS, Public Resources Code Section 31107 provides that, notwithstanding any other provision of law, the Director of General Services shall, when so requested by the Conservancy, lease, rent, sell, exchange or otherwise transfer any real property interest acquired pursuant to Division 21, pursuant to an implementation plan approved by the Conservancy; and

WHEREAS, Government Code Section 11005 provides that contracts for the acquisition or hiring of real property in fee or any lesser interest, entered into by the state, must be approved by the Department; and that gifts to the state of real property in fee or any lesser interest must be approved by the Director of Finance; and

WHEREAS, Government Code Section 11005.2 provides that every conveyance or agreement whereby an interest of the state in any real property is conveyed or leased must be approved by the Department; and

WHEREAS, the Department serves as staff to the State Public Works Board in carrying out the provisions of the Property Acquisition Law, and staff to the Department of Finance in regard to the approval of gifts of interests in real property to the state; and

WHEREAS, Public Resources Code Section 31107.1 directs the Department and the Conservancy to jointly develop and implement appropriate procedures to ensure that land acquisition, leasing, options to purchase, land disposal, and other property transactions undertaken in accordance with Division 21 of the Public Resources Code are carried out efficiently and equitably and with proper notice to the public;

NOW, THEREFORE, the Department and the Conservancy agree as follows:

1. Acquisition of Real Property. In acquiring real property pursuant to the Property Acquisition Law, the Department and the Conservancy shall proceed as follows:

(a) The Department, in consultation with the Administrative Secretary of the State Public Works Board (the "Board"), shall obtain a tentative annual schedule of the Board meetings, and forward it to the Conservancy promptly after publication. The Conservancy shall provide the Department with notice, at least five weeks in advance of the relevant Board meeting, of its intention to schedule an acquisition for Board action, pending authorization of the acquisition by the Conservancy's Board. The notice shall include a copy of the Conservancy Staff Recommendation for the acquisition. The Department shall, upon request of the Conservancy, notify the Conservancy of a cutoff date which shall be the last day on which documents must be received by the Department from all agencies in order for acquisitions to be scheduled for the next meeting of the Board. If the date of a Board meeting is changed from that designated in the tentative schedule, the Department shall notify the Conservancy of the change sufficiently in advance of the then applicable cutoff date to enable the Conservancy to prepare and submit acquisition documents on the cutoff date. If the Conservancy submits the documents specified in subparagraph 1(b) no later than the established cutoff date, the Department shall schedule the acquisition for presentation to the Board at its next meeting.

(b) When seeking Board authorization for the acquisition of interests in real property pursuant to the Property Acquisition Law, the Conservancy shall provide the following documentation to the Department:

- (i) Three original copies of a Property Acquisition Agreement executed by the seller and approved on behalf of the Conservancy;
- (ii) A properly executed and acknowledged Grant Deed for the property to be acquired;
- (iii) Proposed Escrow Instructions and Warrant Request;
- (iv) A Certificate of Visual Inspection;
- (v) A preliminary title report on the property to be acquired;
- (vi) A Certificate of Just Compensation and Statement of Owner;
- (vii) A copy of any environmental documentation required by the California Environmental Quality Act, or an explanation of why no such documentation is required;
- (viii) A copy of the minutes and resolution of the Conservancy authorizing the acquisition, accompanying staff recommendation, and other relevant documentation; and
- (ix) A completed Settlement Summary (OREDS Form 108), describing the terms and conditions of acquisition; a full description of title exceptions which the State is taking subject to, with a justification for accepting such exceptions; and a copy of any documents creating liens or encumbrances that adversely affect the State's interest in the property; if the State is taking subject to same.

(c) The Department shall notify the Conservancy, within ten (10) working days of receiving the documentation specified above, of any documents or information needed to present the acquisition to the Board that is missing from the documentation submitted, and of any issues or problems arising from the proposed terms of acquisition. If the Conservancy provides the needed documents or information and/or explains or rectifies problems or issues raised by the Department no later than five (5) working days prior to the Board meeting for which the acquisition is scheduled, then the acquisition shall be presented to the Board at that meeting.

(d) The Conservancy shall provide the Department with four (4) copies of the policy of title insurance and one (1) copy of the final approved closing statement as soon as possible after correct copies are received by the Conservancy. Upon receipt of the title policy, the Department shall add the property to the state real property index and file original documents in the State Archives. The Department shall promptly provide the Conservancy with a copy of the recorded deed and reference to the state real property index number for the Conservancy's files.

2. Acceptance of Gifts or Dedications of Property Interests.

(a) In accepting gifts or dedications of interests in real property pursuant to Public Resources Code Sections 31104 and 31104.1, and in acquiring any interest in real property which is not subject to the Property Acquisition Law, the Conservancy shall provide to the Department the following documentation:

(i) The instrument granting or dedicating the property interest to the State, in form adequate for recording, which shall include a complete and accurate legal description;

(ii) A Certificate of Acceptance, in form substantially complying with the provisions of Government Code Section 27281, duly executed and acknowledged on behalf of the Conservancy;

(iii) A copy of the minutes of a Conservancy board meeting containing the resolution authorizing acceptance of the interest in property, accompanying staff recommendation, and other relevant documentation;

(iv) A preliminary title report for the property, along with copies of documents creating liens or encumbrances that might adversely affect the interest being acquired; subordination agreements or other instruments subordinating such liens or encumbrances to the interest being acquired, or an explanation of why the State should take subject to such liens or encumbrances, if any;

(v) A copy of all environmental documentation required by the California Environmental Quality Act, or an explanation of why no such documentation is required; and

(vi) A map or plat of the property interest to be acquired.

(b) The Department shall approve or disapprove conveyances and agreements accepting the interests in property (other than gifts) not later than sixty (60) days after receiving all of the documents specified in subparagraph 2(a). If the Department disapproves any such conveyance or agreement, it shall specify in writing the statutory or legal basis for its disapproval. The Department shall approve the conveyance or agreement immediately if the Conservancy takes corrective measures necessary to rectify statutory or legal problems specified by the Department; if the Conservancy is unable to do so, it shall provide the Department with an explanation of why this is so, and may offer alternative solutions. The Department agrees to give prompt, good faith consideration to any such explanation or alternative solution offered by the Conservancy.

(c) The Department shall submit to the Department of Finance for consideration for approval conveyances and/or agreements accepting gifts of interests in property not later than sixty (60) days after receiving all of the documents specified in subparagraph 2(a), or shall specify in writing the statutory or legal basis for its disapproval. The Department shall submit the conveyance or agreement to the Department of Finance immediately if the Conservancy takes corrective measures necessary to rectify statutory or legal problems specified by the Department; if the Conservancy is unable to do so, it shall provide the Department with an explanation of why this is so, and may offer alternative solutions. If agreement cannot be reached as to acceptable changes, the Department and the Conservancy shall submit the issue to the Department of Finance for resolution.

(d) During the 60-day period specified in subparagraphs (b) and (c) above, the Department may recommend changes or corrections to documents submitted by the Conservancy, or may request further information or additional supporting data regarding the proposed conveyance or agreement. The Conservancy shall respond promptly to any such inquiries, and shall incorporate all reasonable changes or corrections recommended by the Department, unless either (i) to do so would be inconsistent with the Conservancy's statutory responsibilities or with the authorizations and directives of the Conservancy board; or (ii) other parties to the conveyance or agreement are unable or unwilling to make the requested changes.

(e) Upon approval by the Department of a standard form of easement, offered for dedication under provisions of the California Coastal Act for the purposes of public access and/or preservation of coastal resources, Conservancy acceptance of such easements shall be exempt from Department approval as provided in Section 1378 of the State Administrative Manual.

(f) The Conservancy shall within sixty (60) days of receiving any approved agreement which is not to be recorded, and within sixty (60) days of recording of any approved conveyance or agreement, return the original executed document to the Department. Upon receipt, the Department shall add the property to the state real property index and file original documents in the State Archives. The Department shall provide the Conservancy with a reference to the state real property index number for the Conservancy's files.

3. Property Disposition Procedures. When the Conservancy deems it necessary to dispose of interests in real property acquired under Division 21 of the Public Resources Code, the Department and the Conservancy shall follow the Property Disposition Procedures which are attached hereto as Exhibit A and incorporated herein by reference. Prior to publishing a Request for Offers as provided in the Property Disposition Procedures, the Conservancy shall submit its proposed Request for Offers and advertising plan to the Department for review and comment. The Department shall offer its comments to a proposed Request for Offer no later than sixty (60) days after receiving the Conservancy's proposed Request for Offers and advertising plan. The Department shall approve the conveyance of property or any interest therein, or any contract to convey interests in such property, provided the contract or conveyance is consistent with the requirements of the Property Disposition Procedures and other applicable provisions of law, no later than sixty (60) days after the Conservancy has requested such conveyance.

4. Extensions and Reductions of Time Periods in Particular Instances. The Conservancy acknowledges that there may be instances in which the Department is unable to complete its review of real estate transactions within the time periods specified in this Memorandum of Understanding, and the Department acknowledges that there may be instances in which Conservancy transactions must be completed in shorter periods of time than are provided for in this Memorandum of Understanding. In any instance in which the Department finds that it will not be able to complete its review within the time period specified herein, the Department shall promptly notify the Conservancy and specify the period of time required to complete its review. The Department agrees to make good faith efforts to complete the review as expeditiously as possible.

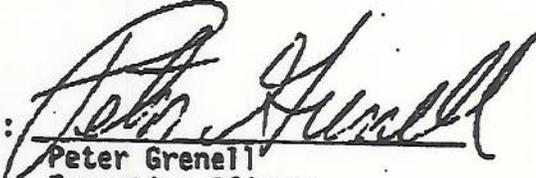
In any instance in which a Conservancy transaction must be completed within a time period less than that specified herein, the Conservancy shall provide the Department with notice and information concerning the transaction and its time constraints at the earliest possible opportunity, and the Department shall make best efforts to cooperate with the Conservancy and complete the transaction review within the earlier period of time specified.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the last named date below.

DEPARTMENT OF GENERAL SERVICES

STATE COASTAL CONSERVANCY

By:   
William G. Anthony  
Director

By:   
Peter Grenell  
Executive Officer

Date: 8/28/90

Date: 9/4/90

## EXHIBIT A

### PROPERTY DISPOSITION PROCEDURES

The following procedures shall be followed when the State Coastal Conservancy (Conservancy) deems it necessary to dispose of interests in real property.

#### Preparation of Property Disposition Plan

1. Prior to requesting the Director of General Services (both the Director of General Services and the Department of General Services are referred to herein as the "Department") to dispose of property, the Conservancy shall adopt a Property Disposition Plan, which shall consist of, or be an element of, an implementation plan adopted pursuant to Public Resources Code Section 31107. The Property Disposition Plan shall include:

- A. A finding that the property disposition is necessary to implement a plan approved by the Conservancy in accordance with Division 21 of the Public Resources Code or to meet any other provisions of that division; and
- B. A detailed statement of the specific terms of the property disposition, including the terms of sale or transfer; the specified transferee, if any, or selection criteria for acceptance of offers; the time period within which the disposition must be completed; and such other information as is deemed appropriate by the Conservancy.

#### Publication of a Request for Offer

1. The Conservancy shall publish a Request for Offer (RFO) that has been approved by the Department. If so directed by the Conservancy Board, the Conservancy may instead request that the Department publish the RFO and market the property; in that event, the Department shall publish an RFO that has been approved by the Executive Officer of the Conservancy. RFO's shall conform to the terms of transfer specified in the Property Disposition Plan and, in addition, to the following criteria:

- A. Contents -- The RFO shall contain the following items:
  - i. A description of the real property or interest in real property (herein referred to as the "property") to be disposed of;
  - ii. A statement of the authority under which the property was acquired;
  - iii. A statement of the Conservancy's specific purposes for disposing of the property;
  - iv. A statement that the property is being sold "as is" without

- v. A general statement of the conditions under which an offer will be entertained including minimum sales price, refundable earnest money requirement, and other items as may be appropriate;
- vi. A statement of the date by which offers must be received by the Conservancy. Such date may be no sooner than thirty days from the date of first publication;
- vii. A statement of the date, time and place that sealed offers will be publicly opened by the Executive Officer of the Conservancy or his designee;
- viii. A statement of the address to which offers are to be submitted;
- ix. A statement that offers will be reviewed and that one will be selected at a properly noticed meeting of the Conservancy;
- x. A statement that the Conservancy reserves the right to reject all offers submitted, and to conduct an oral auction following the opening of offers;
- xi. A statement that acceptance of any offer is subject to approval by the Director of General Services.

**B. Frequency and Location of Publication** - The RFO shall be published once a week for two consecutive weeks in a newspaper of general circulation published in the following locations:

- i. The county in which the property is located;
- ii. The general geographic region in which the property is located;
- iii. The major metropolitan centers of the state, when appropriate.

**C. Mailing** -- The RFO shall be mailed to any other potential offerors who have expressed their interest in the property in writing to the Conservancy.

**D. Posting** -- Notice of the sale and contact for additional information shall also be posted on the property.

### **Offers**

1. Completed responses to an RFO (offers) shall be accompanied by earnest money payment if required and shall contain the following:
  - A. An offer to purchase the property, specifying price, terms, and all other pertinent purchase details;
  - B. If the sale is not to be by cash, a statement of the financial qualifications of the offeror, including appropriate references;
  - C. If for an agricultural preservation program, a statement describing the farming or other relevant agricultural experience of the offeror; or, where the Property Disposition Plan calls

for offerors to demonstrate other specified qualifications required to meet the Conservancy's objectives in disposing of the property, a statement of the relevant qualifications of the offeror;

- D. A statement of the identity, mailing address, and telephone number of the offeror.

#### Selection of Offeror and Notification of Offerors

1. The Conservancy shall make the selection of an offer at a properly noticed board meeting, affording the public adequate opportunity to comment on the selection. The selection shall be based on the Conservancy's determination of which offer will best serve the needs of Division 21 of the Public Resources Code which necessitate the disposition.

2. As soon as possible after such selection is made, but in no event more than seven days thereafter, the Conservancy shall notify all offerors of which offer was chosen.

#### Disposition to Specified Transferees

1. Where the Conservancy authorizes the acquisition of property as a part of an approved project which identifies a specific transferee as a necessary element for the project, the provisions of this paragraph shall apply.

2. Determination by the Conservancy that the project requires a specified transferee and the selection of such a transferee shall be made at a properly noticed meeting of the Conservancy board. The determination and selection shall be based upon the specified transferee's unique ability to achieve the project goals. Such uniqueness may be based on the transferee's extraordinary professional skills or knowledge, on the transferee's ability to convey other property essential to the completion of the project or on other criteria which clearly distinguish as unique the specified transferee's ability to achieve the project goals from that of other potential transferees.

3. Transfer of property to a specified transferee shall be made pursuant to an agreement with the Director of General Services satisfactory to the Executive Officer of the Conservancy, which obligates the specified transferee to fulfill the project goals.

4. The provisions of this section apply equally to projects in which the Conservancy designates a specified transferee subsequent to its authorization for the acquisition of the property.

### Coordination with Project Sponsor Selection Procedures

Where disposition of property is an integral component of project sponsor selection, the Conservancy procedures for each function may be combined. In such an event, the RFO under the project sponsor selection procedures may be the same as the RFO under these procedures, and the notice, publication, hearing, selection, and other procedures may be similarly unified.

### Limitation of Applicability of Procedures

These Property disposition Procedures are not designed for disposition of Conservancy property to governmental agencies. In the event of transfer of property to another agency of the state, transfer shall be accomplished according to the ordinary procedures for a transfer of jurisdiction and control of state proprietary lands. In the case of disposition of property to local governmental agencies, terms of transfer may be established by the Conservancy and the local government, in accordance with Public Resources Code Section 31354, or other applicable provisions of Division 21 of the Public Resources Code. In the case of disposition of property to the United States Government, disposition shall be pursuant to the terms of an agreement mutually satisfactory to the Director of General Services, the Conservancy and the United States Government. In all cases, however, the Conservancy must adopt an appropriate Property Disposition Plan. When determined by the Conservancy to be appropriate, property may be disposed of to governmental agencies as specified transferees under these procedures.

## Construction of the Chiate/Wildman Beach Access Easement, Malibu CA

### Project Description

The Coastal Conservancy owns a ten-foot wide public access easement at 27900-10 Pacific Coast Highway, Malibu. The easement currently is not available for public use. This easement was generated by a Coastal Commission permit for a subdivision. The easement runs from the PCH shoulder, through a driveway, past two houses, down a short bluff, along the edge of a ravine, and down a cliff face to the beach. A survey and other descriptive information is enclosed. The easement of concern is the "modified beach easement" on the survey.

The project is to construct any necessary improvements so that the easement may be used by the public. Due to the topography of the site, the easement will not be wheelchair accessible. Construction is expected to involve: 1) removal of barricades including wrought iron fencing, shrubs and trees, concrete curbs and gutters; 2) grading and paving (material to be decided) of relatively flat areas; 3) installation of stairs, decks, and other structures to negotiate slopes; and 4) installation of fencing and landscaping to screen easement from property owners.

The construction contractor may not be able to mobilize outside of the ten-foot wide easement. This needs to be taken into consideration when designing the improvements and estimating construction costs.

The easement, once constructed, will be operated and maintained by the Mountains Recreation and Conservation Authority, which maintains other parks and beach accessways in the area.

### Work Products:

#### I. Construction feasibility investigation

- a. Assessment of site conditions (e.g. soil stability, obstacles to be removed, etc.)
- b. Preliminary Design (in consultation with other involved parties)
- c. Construction cost estimates
- d. Other analysis to be determined by permit requirements or CEQA.

If Conservancy elects to proceed with project, the next tasks would be:

#### II. Construction

- a. Final design
- b. Bid package/specifications
- c. Construction supervision

Construction may be completed by a private contractor, the Mountains Recreation and Conservation Authority, the California Conservation Corps, or all three.

# STANDARD AGREEMENT

APPROVED BY THE ATTORNEY GENERAL

STD. 2 (REV. 5-91)

CONTRACT NUMBER 95-029	AM. NO.
TAXPAYER'S FEDERAL EMPLOYER IDENTIFICATION NUMBER	

THIS AGREEMENT, made and entered into this 28 day of June, 1996, in the State of California, by and between State of California, through its duly elected or appointed, qualified and acting

TITLE OF OFFICER ACTING FOR STATE Executive Officer	AGENCY State Coastal Conservancy	hereafter called the State, and
CONTRACTOR'S NAME Charles I. Rauw Consulting Engineers		hereafter called the Contractor.

WITNESSETH: That the Contractor for and in consideration of the covenants, conditions, agreements, and stipulations of the State hereinafter expressed, does hereby agree to furnish to the State services and materials as follows: (Set forth service to be rendered by Contractor, amount to be paid Contractor, time for performance or completion, and attach plans and specifications, if any.)

### SCOPE OF AGREEMENT

Charles I. Rauw, Consulting Engineers ("the contractor") shall provide environmental, architectural, engineering, land-surveying, and geotechnical engineering services and shall perform tasks for the State Coastal Conservancy ("the Conservancy") as follows:

1. Conduct a topographic survey of the parking lot easement and adjacent features.
2. Assess geologic and geotechnical conditions, including drainage, bluff erosion and slumping, existing grades, and general features, including obstacles and obstructions to construction of the parking and vertical easements. Prepare a brief report summarizing how these conditions and features would impact construction of vertical and parking easements.

(Continued on the following pages)

CONTINUED ON \_\_\_\_\_ SHEETS, EACH BEARING NAME OF CONTRACTOR AND CONTRACT NUMBER.

The provisions on the reverse side hereof constitute a part of this agreement. IN WITNESS WHEREOF, this agreement has been executed by the parties hereto, upon the date first above written.

<b>STATE OF CALIFORNIA</b>		<b>CONTRACTOR</b>	
AGENCY State Coastal Conservancy	CONTRACTOR (If other than an individual, state whether a corporation, partnership, etc.) Charles I. Rauw Consulting Engineers		
BY (AUTHORIZED SIGNATURE) 	BY (AUTHORIZED SIGNATURE) 		
PRINTED NAME OF PERSON SIGNING Michael L. Fischer	PRINTED NAME AND TITLE OF PERSON SIGNING Charles I. Rauw		
TITLE Executive Officer	ADDRESS 1505 Ortega Drive, Martinez, CA 94553		

AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 38,500.00	PROGRAM/CATEGORY (CODE AND TITLE) Other Local Assistance		FUND TITLE Special Deposit Fund	
	(OPTIONAL USE) Chiate/Wildman Feasibility Study			
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT \$	ITEM 3760-607-942067	CHAPTER	STATUTE 1945	FISCAL YEAR 45/46
TOTAL AMOUNT ENCUMBERED TO DATE \$ 38,500.00	OBJECT OF EXPENDITURE (CODE AND TITLE) Access			
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.		T.B.A. NO.	B.R. NO.	
SIGNATURE OF ACCOUNTING OFFICER 			DATE 6-28-96	

Department of General Services  
Use Only  
Certify that this grant agreement/contract/amendment is exempt from Department of General Services approval

SCOPE OF AGREEMENT (Continued)

Vertical and parking easements are described in the Irrevocable Offers to Dedicate recorded January 26, 1983 as No. 83-108579 and No. 83-108580 respectively in the Official Records in the Office of the Recorder of Los Angeles County.

3. In consultation with the Conservancy and any parties designated by the Conservancy, evaluate alternative concepts for parking and vertical easement development. Concepts for easement development shall integrate the parking and vertical easement into one public access facility. Present alternatives to the Conservancy.
4. Prepare a preliminary design of the alternative preferred by the Conservancy using an Autocad format and showing plan and section views of easements. Also prepare a report summarizing design, assumptions, and recommendations. Provide the Conservancy with a vellum copy, suitable for making blueprint reproductions, of the preliminary design.
5. Develop a probable construction cost of preliminary design that considers limited equipment access to the site. Estimate shall include specific line items of construction with unit and/or lump-sum prices and quantities as appropriate as well as a design and construction contingency.

The contractor shall perform all services in close consultation with Conservancy staff.

All materials and work products produced by the contractor as a result of this agreement shall become the property of the Conservancy.

TERM OF AGREEMENT AND EARLY TERMINATION

This agreement shall take effect when signed by both parties.

The term of this agreement is from its effective date through April 30, 1997. However, all work shall be completed by January 31, 1997 (the completion date").

During this term, either party may terminate this agreement for any reason by providing thirty days written notice to the other party. Upon termination, the contractor shall take whatever measures are necessary to prevent further costs to the Conservancy under this agreement. The Conservancy shall be responsible for any reasonable and non-cancelable obligations incurred by the contractor in the performance of this agreement up to the date of notice to terminate, but only up to the unpaid balance of total funds authorized under this agreement.

COSTS AND DISBURSEMENTS

The total amount of funds disbursed under this agreement shall not exceed thirty-five thousand dollars (\$35,000). Disbursements shall be made to the contractor on the basis of services rendered and costs incurred to date, less ten percent, upon satisfactory progress in accordance with schedules, budgets, and other provisions of this agreement, and upon submission of an invoice, which shall be submitted no more frequently than monthly but no less frequently than quarterly. Disbursement of the ten percent withheld shall be made upon completion of all tasks to the satisfaction of the Conservancy.

Services shall be billed at no more than the standard billing rate for the following personnel of contractor and its subcontractors:

Charles I. Raww, Consulting Engineers

Principal Engineer	\$115/hr
Geotechnical Engineer	\$125/hr
Structural Engineer	\$ 95/hr
Landscape Architect	\$ 80/hr
Staff Engineer/Designer	\$ 70/hr
Drafting/Technician	\$ 60/hr
Clerical	\$ 45/hr

Hyden Associates, Landscape Architects

Principal Landscape Architect	\$ 70/hr
-------------------------------	----------

Robertson Geotechnical Inc.

Principal Geologist	\$200/hr
Registered Geologist	\$125/hr
Field Geologist-Engineer	\$ 98/hr
Staff Geologist	\$ 82/hr
Engineer Technician	\$ 68/hr
Draftperson	\$ 59/hr

Expenses will be reimbursed as follows:

The contractor shall be reimbursed for necessary travel expenses, when documented by appropriate receipts, at actual costs not to exceed the rates provided in Title 2, Division 1, Chapter 3, Subchapter 1, Article 2 of the California Code of Regulations. The contractor's headquarters for purposes of computing such expenses is 1505 Ortega Drive, Martinez, CA 94553. All travel other than automobile travel within the Counties of Contra Costa, Alameda, and Los Angeles, must be approved in advance by the

**COSTS AND DISBURSEMENTS** (Continued)

Executive Officer of the Conservancy ("the Executive Officer").

All other out-of-pocket expenses shall be reimbursed at cost.

Overhead on subcontractors shall be reimbursed at 15%.

Each invoice shall include the contractor's name and address, the number of this agreement, the contractor's authorized signature, the date of submission, the amount of the invoice, a brief description of the services rendered and work products completed, and an itemized description of all work done for which disbursement is requested, including time, materials and expenses incurred. The contractor shall submit the final invoice within thirty days after the completion date provided in the "TERM OF AGREEMENT AND EARLY TERMINATION" section, above.

**DISCLOSURE OF FINANCIAL INTEREST**

The contractor shall complete and return all financial disclosure forms within ten days of receipt from the Conservancy, including those disclosure forms received at the termination of the contract.

**FUNDING AUTHORIZATION**

The signature of the Executive Officer on the first page of this agreement certifies that at its May 16, 1996 meeting the Conservancy adopted the resolution included in the staff recommendation attached as Exhibit A. This agreement is executed pursuant to that authorization.

Standard Provisions

EXPENDITURE OF FUNDS AND ALLOCATION OF FUNDING AMONG BUDGET ITEMS

The contractor shall expend funds in the manner described in the approved project budget. The allocation of funds among the items in the project budget may vary by as much as ten percent without approval by the Executive Officer. Any difference of more than ten percent must be approved in writing by the Executive Officer. The Conservancy may withhold payment for changes in particular budget items which exceed the amount allocated in the project budget by more than ten percent and which have not received the approval required above. The total amount of this contract may not be increased except by amendment to this agreement. Any increase in the funding for any particular budget item shall mean a decrease in the funding for one or more other budget items unless there is a written amendment to this agreement.

LIABILITY

The contractor waives all claims and recourse against the Conservancy, including the right to contribution for any loss or damage arising from, growing out of or in any way connected with or incident to this contract, except claims arising from the active negligence of the Conservancy, its officers, agents, and employees.

The contractor shall indemnify, hold harmless, and defend the Conservancy, its officers, agents, and employees, against any and all claims, demands, damages, costs, expenses, or liability arising out of this agreement, to the extent caused by the contractor's acts, errors, or omissions constituting negligence, gross negligence, or intentional misconduct in the performance of professional services under this agreement.

NONDISCRIMINATION

During the performance of this agreement, the contractor and its subcontractors shall not unlawfully discriminate against, harass, or allow harassment against any employee or applicant for employment because of sex, race, religion, color, national origin, ancestry, physical disability, medical condition, marital status, age or denial of family-leave care. The contractor and its subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination and harassment. The contractor and its subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12900 et seq.) and the applicable regulations (California Code of Regulations, Title 2, Section 7285.0 et seq.). The regulations of the Fair Employment and Housing Commission regarding contractor Nondiscrimination and Compliance

**NONDISCRIMINATION** (Continued)

(Chapter 5 of Division 4 of Title 2 of the California Code of Regulations), are incorporated into this agreement. The contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. This nondiscrimination clause shall be included in all subcontracts entered into by the contractor to perform work provided for under this agreement.

**INDEPENDENT CONTRACTOR STATUS**

The contractor shall maintain its status as an independent contractor as defined in Section 3353 of the California Labor Code. To this end, the contractor shall be under the control of the State, acting through its agent, the Conservancy, but only as to the results of its work and not as to the means by which the results are accomplished.

**NATIONAL LABOR RELATIONS BOARD**

By signing this agreement, the contractor states under penalty of perjury that, during the two-year period immediately preceding the date of the agreement, no more than one final unappealable finding of contempt of court has been issued against the contractor for failure to comply with an order of the National Labor Relations Board.

**SETTLEMENT OF DISPUTES**

If any dispute arises out of this agreement, the contractor shall file a "Notice of Dispute" with the Executive Officer within ten days of discovery of the problem. Within ten days of such notification, the Executive Officer shall meet with the contractor and designated Conservancy staff members for the purpose of resolving the dispute. If the Executive Officer is unable to resolve the dispute to the contractor's satisfaction, the contractor may proceed under Government Code Sections 900 et seq. with any claims against the Conservancy arising out of this agreement.

**CONTRACTOR IDENTIFICATION AND EVALUATION**

Within thirty days of completion of all work described in the "Scope of Agreement," the contractor shall be evaluated by Conservancy staff. The evaluation shall be kept with records of this agreement at the Conservancy's

**CONTRACTOR IDENTIFICATION AND EVALUATION (Continued)**

offices. If negative, a copy shall be sent (as required by law) to the Department of General Services, Legal Office. The evaluation shall be made available to the contractor upon request.

**AUDITS/ACCOUNTING/RECORDS**

The contractor shall maintain standard financial accounts, documents, and records relating to the agreement. The contractor shall retain these documents for three years following the date of final disbursement by the Conservancy under this agreement, regardless of the termination date. The documents shall be subject to examination and audit by the Conservancy and the Bureau of State Audits during this period. The contractor may use any accounting system which follows the guidelines of "Generally Accepted Accounting Practices" published by the American Institute of Certified Public Accountants.

Additionally, the Conservancy or its delegate may review, obtain, and copy all records relating to performance of the contract. The contractor shall provide the Conservancy or its delegate with any relevant information requested and shall permit the Conservancy or its delegate access to its premises, upon reasonable notice, during normal business hours for the purposes of interviewing employees and inspecting and copying books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with Public Contract Code Section 10115 et seq. and Title 14, California Code of Regulations, Section 13870 et seq. The contractor shall maintain these records for a period of three years after final payment under the contract.

**EXECUTIVE OFFICER'S DESIGNEE**

The Executive Officer shall designate a Conservancy project manager who shall have authority to act on behalf of the Executive Officer with respect to this agreement. The Executive Officer shall notify the contractor of the designation in writing.

**AMENDMENT**

This agreement may be modified only upon written agreement of the parties; provided, however, that the completion date may be modified by written letter of contractor countersigned by the Executive Officer and such modification shall have the same force and effect as if included in the text of this agreement.

**ASSIGNMENT, SUBCONTRACTING AND DELEGATION**

The contractor has been selected to provide the services and perform the tasks of this agreement because of its unique skills and experience. Except as expressly provided in this agreement, the contractor shall not assign, subcontract or delegate any of the services and tasks to be performed, without written authorization by the Executive Officer.

**TIMELINESS**

Time is of the essence in this agreement.

**LOCUS**

This agreement is deemed entered into in the County of Alameda.