



Bill Ahern
Executive Officer

Glenn Fall

December 14, 1998

Jonathan S. Horne
1158 26th Street, Suite 535
Santa Monica, CA 90403

RE: Request from Mr. Wildman regarding Chiate-Wildman
Public Parking and Public Access Easements

The Conservancy has received your written communication requesting input on the scope and content of the construction engineering and soils/geotechnical feasibility report which analyzes public parking and access improvements on the subject easements. The Conservancy has asked that I respond in writing to your request; this letter seeks to address the points raised in your letter and explain the Conservancy's course of action.

On January 23, 1997, the Conservancy authorized an analysis of the construction and engineering feasibility of installing public parking and public access improvements on the two Chiate-Wildman easements. Subsequently, the Conservancy authorized the Executive Officer to enter into a settlement agreement regarding the Conservancy authorization of the feasibility analysis.

In the intervening period, the Conservancy has engaged the services of private consultants to undertake the analysis and, on several occasions, made arrangements for the consultants to gain access to the easements to complete the work. During this long period, in which the Conservancy staff had many face-to-face, telephone, and written communications with yourself, there were numerous opportunities for Mr. Wildman to communicate his concerns regarding design and construction constraints. In addition, the settlement agreement itself underwent over ten drafts exchanged between the parties, and the subject agreement specifically outlines the process by which the Conservancy would share the results of the Rauw feasibility analysis.

The terms of the settlement agreement require the Conservancy to share a copy of the consultant report with the property owners within ten days of completion of the final report. It has always been the intention of the Conservancy staff to honor this obligation under the terms of the

1330 Broadway, 11th Floor
Oakland, California 94612-2530
510•286•4185 Fax: 510•286•0470

settlement agreement.

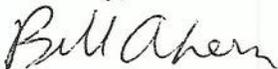
The Conservancy authorization of January 1997 is only a conceptual level of design for the construction and site feasibility of installing public parking and public access improvements on the easements. Contrary to the representations made in your letter, the feasibility analysis does not represent a final design for public parking or public access. In fact, comment on the feasibility report is not the only opportunity for Mr. Wildman, interested public agencies, or members of the general public to have input on the advisability or design of access improvements on the subject easements.

This is only one step in a multiple-step process of analysis, design and construction of any access improvements on the easements. At both the time of authorization of further design work, and at the time of authorization of the necessary environmental review, members of the public, interested agencies and the private property owners will have additional opportunities to communicate their concerns to the Conservancy regarding the design and construction of any access improvements.

In addition, the conceptual design included in the feasibility analysis already incorporates several features which address many of the points regarding privacy and site conditions raised by you, as a representative of Mr. Wildman, in many discussions with Conservancy staff over the past years (including privacy screening; security fencing and security gates and locks; minimal site disturbance, including minimal cut-and-fills; and maximum egress and ingress to the two private residences through the public parking easement). While it is true that the staff never specifically asked for input from you or Mr. Wildman during the consultant's work, as we have stated, it has always been the staff's intention to allow an opportunity for review and comment at the time agreed upon in the settlement agreement.

We hope to have a report by our consultant available for public release by the middle of December. At that time, we will offer all interested parties an opportunity to provide input to the Coastal Conservancy regarding the consultant report. This should provide Mr. Wildman with "a meaningful opportunity to incorporate his concerns into the planning process before (Wildman's letter underline) such plans are finalized". As we stated earlier in this memo, the purpose of the consultant report was not to provide final plans for design or construction.

Sincerely,



Bill Ahern
Executive Officer