

LOIS CAPPS
23RD DISTRICT, CALIFORNIA

1110 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-0522
(202) 225-3601

COMMITTEE ON
ENERGY AND COMMERCE

COMMITTEE ON
NATURAL RESOURCES



Congress of the United States
House of Representatives

October 15, 2008

- DISTRICT OFFICES:
- 1411 MARCH STREET, SUITE 205
SAN LUIS OBISPO, CA 93401
(805) 548-8368
 - 101 WEST ANAPAMU STREET, SUITE C
SANTA BARBARA, CA 93101
(805) 730-1710
 - 2675 NORTH VENTURA ROAD, SUITE 105
PORT HUENEME, CA 93041
(805) 885-8807

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Dear Mr. Bosco,

I am writing to express my strong support for funding the Wild Cherry Canyon, (aka Avila Ranch) project submitted for consideration by the American Land Conservancy (ALC).

Wild Cherry Canyon consists of some 2,400 acres located on the Pacific Ocean along the California Central Coast. Recognized as one of the State's outstanding conservation areas, it lies within the region known as the "Irish Hills." This undeveloped, relatively intact coastal property contains diverse natural resources and offers both stunning scenic views and significant recreation potential. ALC has obtained an option to acquire the long-term lease controlling use of the property with the intent to transfer that lease to the State.

Wild Cherry Canyon would provide multiple recreation opportunities as a State Park, including camping, hiking and nature observation. In addition to augmenting the popular and nearby Montana de Oro State Park, the Wild Cherry Canyon transaction will create the potential for a 15-20 mile extension of the California Coastal Trail through this area. The trail would commence at Montana de Oro, and proceed through properties of the Irish Hills, past the protected Hibberd Preserve, and finally through the Wild Cherry Canyon to its coast, where it would meet up with Avila Beach.

Again, I offer my support for this wonderful project, consistent with all relevant rules and regulations.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lois Capps".

LOIS CAPPS
Member of Congress

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0033
(916) 319-2033
FAX (916) 319-2133

Assembly
California Legislature

DISTRICT OFFICE
1104 PALM STREET
SAN LUIS OBISPO, CA 93401
(805) 549-3381
FAX (805) 549-3400



SAM BLAKESLEE
ASSEMBLYMEMBER, THIRTY-THIRD DISTRICT

September 23, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon Project, San Luis Obispo County, CA

Dear Mr. Bosco,

I am writing to express my strong support for funding the Wild Cherry Canyon (aka Avila Ranch) project. This project is being submitted for consideration by the American Land Conservancy (ALC).

Wild Cherry Canyon consists of some 2,400 acres located on the Pacific Ocean along the California Central Coast. Recognized as one of the State's outstanding conservation areas, it lies northwest of the town of Avila Beach within the region known as the "Irish Hills." This undeveloped, relatively intact coastal property contains diverse natural resources and offers both stunning scenic views and significant recreation potential. ALC has obtained an option to acquire the long-term lease controlling use of the property with the intent to transfer that lease to the State.

Wild Cherry Canyon would provide multiple recreation opportunities as a State Park, including camping, hiking and nature observation. In addition to augmenting the popular and nearby Montana de Oro State Park, the Wild Cherry Canyon transaction will create the potential for a 15-20 mile extension of the California Coastal Trail through this area. The trail would commence at Montana de Oro, and proceed through other protected, or soon to be protected, properties of the Irish Hills, past the protected Hibberd Preserve, and finally through the Wild Cherry Canyon to its coast, where it would meet up with Avila Beach.

With its easy accessibility from Highways 1 and 101, Wild Cherry Canyon would well-serve the growing number of Californians seeking to experience the beauty and open space of the Central Coast each year. It would be a true asset to the State and to the region.

Thank you for your consideration.

Sincerely,

Assemblyman Sam Blakeslee

RECEIVED

SEP 29 2008

COASTAL CONSERVANCY
OAKLAND, CALIF.

Cc: Leslie King, American Land Conservancy, 250 Montgomery St, Suite 210, San Francisco, CA 94104; Kara Blakeslee, American Land Conservancy, 299 Madonna Road, San Luis Obispo, CA 93405



California State Senate

ABEL MALDONADO

FIFTEENTH SENATE DISTRICT

October 8, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Dear Mr. Bosco:

I am writing in support of the American Land Conservancy (ALC) request to the California State Coastal Conservancy in the amount of \$5 million for the Wild Cherry Canyon (Also known as the Avila Ranch) project.

Wild Cherry Canyon consists of approximately 2,400 acres located within the 15th Senate District on the Pacific Ocean along the California Central Coast. Recognized as one of the State's outstanding conservation areas, it lies northwest of the town of Avila Beach within the region known as the "Irish Hills." This undeveloped, relatively intact coastal property contains diverse natural resources and offers both stunning scenic views and significant recreation potential. ALC has obtained an option to acquire the long-term lease controlling use of the property with the intent to transfer that lease to the State.

Wild Cherry Canyon would provide multiple recreation opportunities as a State Park, including camping, hiking and nature observation. In addition to augmenting the popular and nearby Montana de Oro State Park, the Wild Cherry Canyon transaction will create the potential for a 15-20 mile extension of the California Coastal Trail through this area. The trail would commence at Montana de Oro, and proceed through other protected, or soon to be protected, properties of the Irish Hills, where it would meet up with Avila Beach.

Mr. Douglas Bosco
California State Coastal Conservancy
October 8, 2008
Page 2

With its easy accessibility from Highways 1 and 101, Wild Cherry Canyon would well-serve the growing number of Californians seeking to experience the beauty and open space of the Central Coast. It would be a true asset to the State and to the region. If I can provide any additional information to assist you in your decision, please let me know.

Sincerely,



ABEL MALDONADO
Senator, 15th District

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OCT 14 2008
COASTAL CONSERVANCY
OAKLAND, CALIF.

San Luis Obispo Council of Governments



Ronald L. DeCarli - Executive Director

Regional Transportation Planning Agency
Metropolitan Planning Organization
Census Data Affiliate
Service Authority for Freeways and Expressways

Arroyo Grande
Atascadero
Grover Beach
Morro Bay
Paso Robles
Pismo Beach
San Luis Obispo
San Luis Obispo County

Mr. Douglas Bosco, Chairman
Board of Directors
California Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon

Dear Chairman Bosco:

As current President of the San Luis Obispo Council of Governments, I am writing to express strong support for the award of \$5 million from the California State Coastal Conservancy to the Wild Cherry Canyon project. This project is being submitted for consideration by the American Land Conservancy (ALC).

Wild Cherry Canyon consists of some 2,400 acres located on the Pacific Ocean along the California Central Coast. Recognized as one of the State's outstanding conservation areas, it lies northwest of the town of Avila Beach within the region known as the "Irish Hills." This undeveloped, relatively intact coastal property contains diverse natural resources and offers both stunning scenic views and significant recreation potential. ALC has obtained an option to acquire the long-term lease controlling use of the property with the intent to transfer that lease to the State.

Wild Cherry Canyon would provide multiple recreation opportunities as a State Park, including camping, hiking and nature observation. In addition to augmenting the popular and nearby Montana de Oro State Park, the Wild Cherry Canyon transaction will create the potential for a 15-20 mile extension of the California Coastal Trail through this area. The trail would commence at Montana de Oro, and proceed through other protected, or soon to be protected, properties of the Irish Hills, past the protected Hubberd Preserve, and finally through Wild Cherry Canyon to its coast, where it would meet up with Avila Beach.

With its easy accessibility from Highways 1 and 101, Wild Cherry Canyon would well-serve the growing number of Californians seeking to experience the beauty and open space of the Central Coast each year. It would be a true asset to San Luis Obispo County and the State.

Thank you for your consideration.

Sincerely,

John P. Schoals, President
San Luis Obispo Council of Governments



September 21, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon Project, San Luis Obispo County, CA

Dear Mr. Bosco,

I am writing to express my strong support for funding the Wild Cherry Canyon land acquisition project. This project is being submitted for consideration by the American Land Conservancy (ALC).

Wild Cherry Canyon consists of some 2,400 acres located on the Pacific Ocean along the California Central Coast. Recognized as one of the State's outstanding conservation areas, it lies northwest of the town of Avila Beach within the region known as the "Irish Hills." This undeveloped, relatively intact coastal property contains diverse natural resources and offers both stunning scenic views and significant recreation potential. We understand that ALC has obtained an option to acquire the long-term lease controlling use of the property with the intent to transfer that lease to the State.

Wild Cherry Canyon would provide multiple recreation opportunities as a State Park, including camping, hiking and nature observation. In addition to augmenting the popular and nearby Montana de Oro State Park, the Wild Cherry Canyon transaction will create the potential for a 15-20 mile extension of the California Coastal Trail through this area. The trail would commence at Montana de Oro, and proceed through other protected, or soon to be protected, properties of the Irish Hills, through the protected Hibberd Preserve owned by the Land Conservancy of San Luis Obispo County, and finally through the Wild Cherry Canyon to its coast, where it would meet up with Avila Beach. We also intend to transfer the Hibberd Preserve into public ownership with State Parks as a correlated transaction.

Wild Cherry Canyon would well-serve the growing number of Californians seeking to experience the beauty and open space of the Central Coast each year. It would be a true asset to the State and to the region.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in blue ink that reads "Robert A. Hill".

Robert A. Hill
Conservation Director

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SEP 25 2008
COASTAL CONSERVANCY
OAKLAND, CALIF.

California Native Plant Society

September 25, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon Project, San Luis Obispo County, CA

Dear Mr. Bosco,

The California Native Plant Society San Luis Obispo Chapter (CNPS) strongly supports funding the Wild Cherry Canyon, (aka Avila Ranch) project. This project is being submitted for consideration by the American Land Conservancy (ALC).

CNPS has long supported conservation of the core areas of the Irish Hills, which supports a wide variety of native species in nearly pristine habitats. These include patches of rare narrowly endemic manzanitas, unusual Bishop Pine forests and some of the most southerly populations of species of plants most often associated with more northerly coastal conifer forests. The year-round water in several of the streams provides for a wide variety of wildlife, including mountain lion and very rare brown bear.

CNPS also values the opportunity to extend the Coastal Trail which will enable the general public to be exposed to some fascinating back country, including a very interesting and deeply incised geology replete with hanging valleys, fault systems and other items of interest. CNPS would be able to use this trail as part of our educational mission. CNPS has had a long history of supporting land conservation in this unique area.

Thank you for your consideration.

Sincerely,



David H. Chipping
President, SLO Chapter of CNPS
1530 Bayview Hts. Dr., Los Osos, CA 93402

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SEP 29 2008

COASTAL CONSERVANCY
OAKLAND, CALIF.

Cc: Leslie King, American Land Conservancy, 250 Montgomery St, Suite 210, San Francisco, CA 94104
Kara Blakeslee, American Land Conservancy, 299 Madonna Road, San Luis Obispo, CA 93405



Dedicated to the preservation of California native flora





DEPARTMENT OF PARKS AND RECREATION • P.O. Box 942896 • Sacramento, CA 94296-0001
Acquisition and Real Property Services Division
One Capitol Mall, Suite 500
Sacramento, California 95814

Ruth Coleman, Director

September 16, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, California 94612

Dear Mr. Bosco:

Avila Ranch Acquisition at Irish Hills, San Luis Obispo, Statement of Interest with regards to State Coastal Conservancy (SCC) Grant of Funds

As you may know the Department of Parks and Recreation (State Parks), is involved with a major conservation effort in the Irish Hills, located in San Luis Obispo County. The first phase of this conservation effort involved the purchase of 2,009 acres of land which was approved by the State Public Works Board (PWB) on August 8, 2008.

The second and final phase of this project involves the purchase of the Avila Ranch property. Together with the Hibberd Preserve property State Parks will complete Phase II of an acquisition that has been in the works since 2001.

State Parks is committed to the perpetual management and protection of the Avila Ranch property, as well as the other Irish Hills properties in its efforts to preserve and protect rare and valuable coastal resources in California. State Parks strongly supports SCC's grant, in the amount of \$5,000,000, for the purchase of the Avila Ranch property. Partnered with a number of other State Agency grants as well as private and local funding sources your contribution will help State Parks to forever preserve these extremely rare and sensitive coastal lands.

Thanks again for your support. If you have any questions, please do not hesitate to call me at (916) 445-9101.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wrightsman".

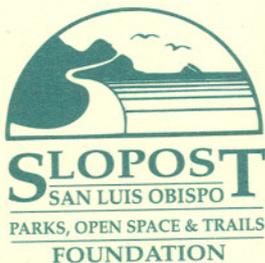
David L. Wrightsman, Project Manager
Irish Hills Project

cc: Kara Blakeslee, American Land Conservancy
Tim Duff, State Coastal Conservancy

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SEP 18 2008

COASTAL CONSERVANCY
OAKLAND, CALIF.



October 5, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon Project, San Luis Obispo County, CA

Dear Mr. Bosco,

The Board of Directors of San Luis Obispo Parks Open Space and Trails Foundation (SLOPOST) and their members would like to express their strong support for funding the Wild Cherry Canyon (aka Avila Ranch) project. This project is being submitted for consideration by the American Land Conservancy (ALA).

SLOPOST is a local non profit foundation that has a long history of advocating for parks, open space and trails in and around San Luis Obispo County for almost 20 years. This is the most important coastal conservation project to come along since our inception.

With this acquisition the Central Coast would have a possible Coastal Trail corridor from Montana de Oro State Park, around the Diablo Canyon Nuclear plant and ending in Wild Cherry Canyon. Then once in Avila the trail could connect with the County of San Luis Obispo "City to Sea Trail" that currently ends in Avila Beach. This would be a major recreational asset to the citizens of the State, County and visitors to the region.

Thank you for your consideration.

Sincerely,

Kathy Longacre, President
SLOPOST

Cc: Leslie King, American Land Conservancy, 250 Montgomery St, Suite 210 San Francisco, CA 94104
Kara Blakeslee, American Land Conservancy, 299 Madonna Road, San Luis Obispo, CA 93405

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OCT 08 2008

COASTAL CONSERVANCY
OAKLAND, CALIF.

P. O. BOX 86
ARROYO GRANDE
CALIFORNIA 93421



Directors:
Greg Bettencourt
Doug Carscaden
Joe O'Donnell

October 1, 2008

Mr. Douglas Bosco, Chairman
Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon Projects, San Luis Obispo, CA

Dear Mr. Bosco,

I am writing to express the Central Coast Concerned Mountain Biker's overwhelming support of the efforts to preserve the beauty and resources of the Central Coast by funding the purchase of Wild Cherry Canyon. Funding this acquisition, the Avila Ranch, would allow the American Land Conservancy to purchase a long-term lease and turn over that lease, which controls the property, to the State of California.

We believe the acquisition and preservation of the Avila Ranch meets very important environmental and recreation needs of the State. Purchase would preserve 2,400 acres of quintessential California coastal landscape with its oak woodlands, grass and chaparral covered hills as well as numerous riparian areas. It would also preserve the abundant natural resources found in that landscape: aquatic species, migratory and resident birds, and many wildflowers and other flora.

Moreover, combining a conserved Avila Ranch with the adjoining Hibberd Preserve and other protected properties would create the opportunity to add a significant 15 – 20 miles to the California Coastal Trail (a high priority for the people of California). This section of trail, anchored by Montana de Oro on the north and Avila Beach on the south, would traverse a unique and beautiful landscape unlike that in any other part of the state. Other recreation opportunities which funding makes possible include the creation of a state park with camping, nature observation and a multi-use trail system.

Wild Cherry Canyon is a wonderful natural and recreational resource for all the people of California. It is also a rare and transitory opportunity to preserve a valuable part of the California landscape. We urge you strongly to fund the acquisition.

Thank you for your time and consideration.

Sincerely,



Greg Bettencourt
Director
Central Coast Concerned Mountain Bikers

Cc. Kara Blakeslee, ALC
Leslie King, ALC

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COASTAL CONSERVANCY
OAKLAND, CALIF.

Exhibit 5: Project Letters

BOARD OF COMMISSIONERS

BRIAN KREOWSKI	<i>President</i>
DREW BRANDY	<i>Vice President</i>
JACK SCARBROUGH	<i>Secretary</i>
JIM BLECHA	<i>Commissioner</i>
CAROLYN MOFFATT	<i>Commissioner</i>



P.O. BOX 249 · AVILA BEACH
 CALIFORNIA 93424
 (805) 595-5400 · Fax 595-5404
 www.portsanluis.com

STEPHEN A. McGRATH	<i>Harbor Manager</i>
THOMAS D. GREEN	<i>Legal Counsel</i>
PHILLIP J. SEXTON, CPA	<i>Treasurer</i>

Kara Blakeslee
 American Land Conservancy
 c/o Blakeslee & Blakeslee
 299 Madonna Road
 San Luis Obispo, CA 93405

Re: Avila Ranch Lease Rights

Dear Ms. Blakeslee: *Kara*

Thank you for your presentation, at the July 22, 2008 meeting of the Port San Luis Harbor Commission, on the possible acquisition of the "Avila Ranch" lease rights by the American Land Conservancy (ALC), and the eventual grant of those rights from ALC to California Department of State parks.

As was determined at that meeting, the Board of Commissioners unanimously supports the project and sees tremendous public benefit in the development of a contiguous trail between Morro Bay and San Luis Bay (Bahia Todos Santos). This project may also provide a crucial link in the California Coastal Trail, and can only aid in the development of coastal access opportunities.

Additionally, the Harbor District sees great potential in the nexus between this project and the District's implementation of its Master Plan, as incorporated into the San Luis Bay Area Plan, and its goals of low cost visitor serving amenities; specifically, on Port San Luis Harbor District's "Harbor Terrace".

The District looks forward to the significant recreational benefits and rewards the residents of San Luis Obispo County and the people of the State of California will enjoy, in perpetuity, with the successful completion of this project.

If the district can be of any further assistance, please do not hesitate to contact me, or Harbor Manager Steve McGrath, at (805) 595-5400.

Sincerely,

Brian C. Kreowski, Esq.
 President
 Port San Luis Harbor Commission

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SEP 29 2008
 COASTAL CONSERVANCY
 OAKLAND, CALIF.

No Recipient, 09:00 PM 9/24/2008, No Subject

To:
From: Bill Denneen <bdenneen@kcbx.net>
Subject:
Cc:
Bcc:
Attached:

Mr. Douglas Bosco, Chairman Board of Directors
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Wild Cherry Canyon Project, SLO, CA
Dear Mr. Bosco,

I support funding for the Wild Cherry Canyon, (aka Avila Ranch) project. This project is being submitted for consideration by the American Land Conservancy (ALC). Wild Cherry Canyon consists of some 2,400 acres located on the Pacific Ocean along the California Central Coast. Recognized as one of the State's outstanding conservation areas, it lies northwest of the town of Avila Beach within the region known as the "Irish Hills." This undeveloped, relatively intact coastal property contains diverse natural resources and offers both stunning scenic views and high recreation potential. ALC has obtained an option to acquire the long-term lease controlling use of the property with the intent to transfer that lease to the State.

Wild Cherry Canyon would provide multiple recreation opportunities as a State Park, including camping, hiking and nature observation. In addition to augmenting the popular and nearby Montana de Oro State Park, the Wild Cherry Canyon transaction will create the potential for a 15-20 mile extension of the California Coastal Trail through this area. The trail would commence at Montana de Oro, and proceed through other protected, or soon to be protected, properties of the Irish Hills, past the protected Hibberd Preserve, and finally through the Wild Cherry Canyon to its coast, where it would meet up with Avila Beach.

With its easy accessibility from Highways 1 and 101, Wild Cherry Canyon would well-serve the growing number of Californians seeking to experience the beauty and open space of the Central Coast each year. It would be a true asset to the State and to the region.

PROTECT THIS CANYON

Sincerely,


William Denneen,

Retired Bio. Professor, 1040 Cielo Lane, Nipomo, CA, 93444-9039 805-929-3647

Cc: Leslie King, American Land Conservancy, 250 Montgomery St, Suite 210, San Francisco, CA 94104; Kara Blakeslee, American Land Conservancy, 299 Madonna Road, San Luis Obispo, CA 93405

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SEP 29 2008

COASTAL CONSERVANCY
OAKLAND, CALIF.