

W. C. Lusardi

1570 Linda Vista Drive
San Marcos CA 92078-3808
760-744-3133 x 1120 / fax 760-471-4892

April 25, 2016

Mr. Douglas Bosco, Chairman
State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Julia Elkin

RE: Proposition 1 / National Coastal Wetlands Conservation Grant Program
35.52 acres in Oceanside, CA

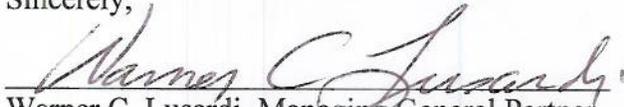
Dear Mr. Bosco;

We are writing to encourage the State Coastal Conservancy to consider funding for The Trust for Public Land to acquire and conserve the San Luis Rey River Property. We support the Conservancy's approval of the state Proposition 1 and National Coastal Wetlands Conservation Grant Program grants.

We are the owners of the property and have an option agreement in place to allow The Trust for Public Land to acquire it by December 31, 2016.

Thank you for your consideration of this funding request.

Sincerely,



Warner C. Lusardi, Managing General Partner
Lavender Hill Properties, LLLP, a Nevada limited liability limited partnership

Stephen Cohen, Successor Trustee
The Jacqueline Lawrence Trust under Declaration of Trust dated March 19, 1996
The C.H. Lawrence Trust "C" under Declaration of Trust dated March 19, 1996

San Diego County Assessor Parcel Numbers
144-060-12
145-010-08
145-010-09
145-010-23

cc: Virginia Lorne, The Trust for Public Land

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COASTAL CONSERVANCY
OAKLAND, CALIF

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State Coastal Conservancy
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Stephen J. Cohen, TRUSTEE / 4/25/16
Stephen Cohen, Successor Trustee

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COASTAL CONSERVANCY
OAKLAND, CALIF

FALLBROOK LAND CONSERVANCY

April 29, 2016

Founded in 1988

Mr. Douglas Bosco, Chairman
State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Julia Elkin

Dear Mr. Bosco;

The Fallbrook Land Conservancy encourages the State Coastal Conservancy to consider funding for The Trust for Public Land to acquire and conserve the San Luis Rey River Property. We will be the permanent stewards of the property and look forward to adding this 35-acre property to the suite of lands we manage in the San Luis Rey River watershed.

The San Luis Rey River Property offers prime habitat for wildlife, including an impressive number of listed and sensitive species. Conservation of this property will connect the major vegetation communities of this regionally-significant river corridor, including riparian and upland habitats that support critical populations of riparian species such as least Bell's vireo and yellow-breasted chat. It will also contribute to the north-south "stepping-stone" linkage of conserved properties that allow dispersal for coastal sage scrub bird species. In particular, the linkage would connect core coastal California gnatcatcher populations on Camp Pendleton and in northern Carlsbad.

Approval of the Proposition 1 and National Coastal Wetlands Conservation Grants before you today will add to funds already committed by the Department of the Navy and the State Natural Resources Agency, close the funding gap, and allow The Trust for Public Land to proceed with the acquisition of this property.

Thank you for your consideration of this funding request.

Sincerely,



Mike Peters
Executive Director and Preserve Manager

cc: Virginia Lorne, The Trust for Public Land

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COASTAL CONSERVANCY
OAKLAND, CALIF

Preserving Our Rural Character and Natural Beauty

Exhibit 4: Project Letters



UNITED STATES MARINE CORPS
MARINE CORPS INSTALLATIONS WEST-MARINE CORPS BASE
BOX 555010
CAMP PENDLETON, CALIFORNIA 92055-5010

5090
ENV/SPS
5 May 2016

Mr. Douglas Bosco, Chairman
State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Julia Elkin

SUBJECT: SUPPORT FOR THE SAN LUIS REY RIVER WETLANDS
CONSERVATION PROJECT, OCEANSIDE, CA

Dear Mr. Mr. Bosco,

Marine Corps Installations West-Marine Corps Base Camp Pendleton (MCBCP) supports the California Coastal Conservancy's consideration of providing state Proposition 1 and National Coastal Wetlands Conservation Grant Program funds to The Trust for Public Land to acquire and conserve the San Luis Rey River Property.

The 35.52-acre property is located almost adjacent to the southern limits of MCBCP. In proximity to existing development and transportation, the property is vulnerable to development and uses incompatible with the MCBCP mission. Additionally, development so close to Camp Pendleton would further fragment and degrade habitat, which could eventually lead to species-related constraints on training. The acquisition of the property will enable its conservation and contribute toward maintaining open space buffers around Camp Pendleton and conductivity to other conserved open space in northern San Diego County.

Furthermore, the property's wetlands and uplands provide first-class habitat for a wide array of wildlife, including listed and sensitive species observed onsite. These grants would contribute toward the long-term protection of important habitats along the San Luis Rey River corridor and close to the coast.

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COASTAL CONSERVANCY
OAKLAND CALIF

Exhibit 4: Project Letters

MCBCP is ready to commit Readiness and Environmental Protection Integration (REPI) Program funds up to 50% of the appraised Fair Market Value, management funds (\$419,760), and in-kind support for the property's acquisition, management, and restoration. We are pleased to continue our conservation work in the region with the Fallbrook Land Conservancy, the permanent steward of the property.

We respectfully urge your partnership in this important effort.

Sincerely,

A handwritten signature in cursive script, appearing to read "Batt Battista".

B. Battista
Environmental Planning Branch
Head
By Direction of the Commanding
General



CITY OF OCEANSIDE

**COUNCILMEMBER
ESTHER SANCHEZ**

May 4th, 2016

Mr. Douglas Bosco, Chairman
State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Julia Elkin

Dear Mr. Bosco;

The City of Oceanside encourages the State Coastal Conservancy to consider funding The Trust for Public Land (TPL) to acquire the San Luis Rey River property in Oceanside, California. We support your approval of Coastal Conservancy Proposition 1 and National Coastal Wetlands Conservation Grant Program funds to achieve this goal.

The City has assisted TPL on numerous occasions, providing critical information and project input from the City Planner, the Fire Marshal, and members of our Water Division. I, as well as Mayor Jim Wood and former City Manager Steve Jepsen have been on the property to encourage other public funders to consider grants for the acquisition of this important piece of open space.

Acquisition of this property greatly enhances the wildlife corridor running along the San Luis Rey River that connects the coast to the rest of the watershed. This acquisition also supports conservation within the City of Oceanside, one of six Multiple Habitat Conservation Plan (MHCP) subareas in North San Diego County. The City has drafted its Subarea Habitat Conservation Plan to implement the MHCP, and the Plan designates this property as a pre-approved mitigation area.

As a native Oceanside resident who grew up in the neighborhood near this property, I appreciate the opportunity to protect land that will serve as an asset to both the San Luis Rey River and the Pacific Ocean and keep open space in our community. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Esther C. Sanchez".

Esther C. Sanchez
Councilmember

cc: Virginia Lorne, The Trust for Public Land

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OAKLAND, CALIF