

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: **Helping Our Peninsula's Environment**

Mailing Address: **P.O. Box 1495**

City: **Charmel**

Zip Code: 93921

Phone: **831-624-6500**

SECTION II. Decision Being Appealed

1. Name of local/port government:

Monterey County

2. Brief description of development being appealed:

Pebble Beach Company's Del Monte Monterey Pine Forest Destruction Plan - including yet another Golf Course, 33 Mansions and a Driving Range directly in highly valuable ESHA, in a community that is enduring an officially declared Water supply Emergency.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

"Multiple Locations within Del Monte Forest (Pebble Beach), Monterey County"

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO:

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5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: March 15, 2005

7. Local government's file number (if any): PLN-010254, PLN-010341, PLN-040160

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Pebble Beach Development Company, P.O. Box 1767, Pebble Beach, Ca, 93953

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Mark Massara, Sierra Club Coastal Program, 85 Second St, San Francisco, Ca, 94105

(2) California Native Plant Society, P.O. Box 381 Carmel Valley, CA 93924

(3) League of Women Voters, P.O. Box 1037, Pebble Beach, Ca 93953

(3)

(4)

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SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

1. The monstrous contempt of the applicant, Clint Eastwood & Peter Ueberroth of Pebble Beach Company, to widely, deeply and systematically undermine our Coastal Act and the protection it provides for our internationally cherished, imperiled, irreplaceable and unique natural phenomena - our Peninsula's magnificent dark green cloak - the Monterey pine forest ecosystem.

2. Failure, and refusal, to recognize ESHA for numerous imperiled species listed and protected by the federal Endangered Species Act (including Mark Twain's Celebrated California Red-Legged Frog (*Rana aurora draytonii*)) Yadon's Rein Orchid (*Piperia Yadonii*) and Gowen Cypress (*Cupressus govenia* ssp. *Govenia*)).

3. Failure to avoid or protect that ESHA which violates the certified LCP, LUP, CIP and our Coastal Act.

4. Admitted violations of the Commission's 1985 Spanish Bay CDP - impermissible removal of habitat permanent protection, protected as mitigation for a project approved 20 years ago; admitted wholesale violations of forest restoration requirements and associated recorded conservation easements.

5. Other admitted violations the certified LCP (See Draft and Final EIR)

6. Failure to recognize and avoid ESHA of wetlands, a unique Vernal Pool in Monterey Pine Forest, and Dune habitat.

7. Failure to recognize, avoid or protect as ESHA our rare, imperiled and internationally valued Monterey pine forest ecosystem.

8. Colossally out-of-date Local Coastal Program, LUP, CIP and General Plan (which is detailed extensively on this Commission's own Home Webpage)

9. Other than that Mrs. Lincoln, how did you like the play...

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SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signature of Appellant(s) or Authorized Agent

Date: March 18, 2005

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize

_____ to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____