

Exhibit Q

STATE OF CALIFORNIA

PETE WILSON, Governor

CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202



ROBERT C. HIGHT, *Executive Officer*
(916) 574-1800 FAX (916) 574-1810
California Relay Service From TDD Phone 1-800-735-2922
from Voice Phone 1-800-735-2929

Contact Phone: (916) 574-1892
Contact FAX: (916) 574-1925

March 12, 1996

File Ref: SD 96-02-06.1
M&N File: 3188

Susan M. Brodeur
Coastal Engineer
Moffatt & Nichol
P.O. Box 7707
Long Beach, CA 90807

Dear Ms. Brodeur:

SUBJECT: Coastal Development Project Review, Repair of Existing Rock Revetment
at Seacliff Beach Colony, Ventura County

This is in response to your request on behalf of your client, the Seacliff Beach Colony, for a determination by the State Lands Commission (SLC) whether it asserts a sovereign title interest in the property that the subject project will occupy and whether it asserts that the project will intrude into an area that is subject to the public easement in navigable waters.

The facts pertaining to your client's proposed project, as we understand them are these:

Your client proposes the repair of an existing rock revetment structure protecting 50 beachfront homes known as the Seacliff Beach Colony in Ventura County. The revetment adjacent to the western 40 lots was constructed by Cal Trans in the mid-1970s as a result of erosion caused by construction of Highway 101. The revetment adjacent to the remaining southwestern 10 lots was completed as part of the development plans in 1983. The California Coastal Commission, by issuance of Coastal Development Permit 4-82-595 in 1983 to Coast Family Ranch Partnership and the Seaciff Land Company, required the property owners to record a deed restriction providing, in part, for the right of the public to lateral access and passive recreation, and requiring that the property owners maintain the area in a clear and safe condition. That deed restriction was recorded on August 26, 1983 as Document #93922, Official Records of Ventura County.

We understand that the proposed repair work involves infilling throughout the entire length of the revetment as a result of displacement, and that the revetment will not extend any further seaward than its present location.

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Susan Brodeur

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March 12, 1996

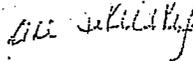
As Ventura County has a certified Local Coastal Plan and the California Coastal Commission has deferred to the County's jurisdiction, this project remains within the appeal jurisdiction of the California Coastal Commission. We understand that this project is in the 30-day review period and the County expects to issue a permit within the next month.

We do not at this time have sufficient information to determine whether your client's project will intrude upon state sovereign lands or interfere with other public rights. Development of information sufficient to make such a determination would be expensive and time-consuming. We do not think such an expenditure of time, effort and money is warranted in this situation, given the limited resources of this agency and the circumstances set forth above. This conclusion is based on the nature of the project, a recorded public access easement, the character and history of the adjacent development, and the minimal potential benefit to the public, even if such an inquiry were to reveal the basis for the assertion of public claims and those claims were to be pursued to an ultimate resolution in the state's favor through litigation or otherwise.

Accordingly, the SLC presently asserts no claims either that the project intrudes onto sovereign lands or that it would lie in an area that is subject to the public easement in navigable waters. This conclusion is without prejudice to any future assertion of state ownership or public rights, should circumstances change, or should additional information come to our attention.

If you have any questions, please contact Jane E. Smith, Public Land Management Specialist, at (916) 574-1892.

Sincerely,



Jane Sekelsky, Chief
Land Management Division

cc: James Johnson, California Coastal Commission
Jeff Walker, Ventura County

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ARNOLD SCHWARZENEGGER, Governor

JALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
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April 5, 2006

File Ref: SD 2006-03-06.4

Russell H. Boudreau, P.E.
Project Manager
Moffatt & Nichol
3780 Kilroy Airport Way, Suite 600
Long Beach, CA 90806

Dear Mr. Boudreau:

SUBJECT: Coastal Development Project Review for the Repair of the Existing Rock Revetment at Seacliff Beach Colony in Ventura County

This is in response to your request on behalf of your client, Seacliff Homeowners Association, for a determination by the California State Lands Commission (CSLC) whether it asserts a sovereign title interest in the property that the subject project will occupy and whether it asserts that the project will intrude into an area that is subject to the public easement in navigable waters.

The facts pertaining to your client's project, as we understand them, are these:

Your client proposes to repair the existing rock revetment structure protecting the 50 beachfront homes identified as the Seacliff Beach Colony in Ventura County. You have stated that recent inspection of the revetment indicates armor stone dislodgement, seaward slope steepening and crest elevation loss that necessitates repair of the revetment to protect the adjacent residences. You have indicated that proposed repair will "restore the revetment to its original design condition and will be within the original design footprint."

As noted in your letter of February 2006, the revetment adjacent to the western 40 lots of the development was constructed by CalTrans in 1972 as a result of erosion caused by construction of Highway 101. The revetment adjacent to the southwestern 10 lots was completed in 1983, as part of development plans. In connection with the issuance of the 1983 Coastal Development Permit 4-82-595, the property owners recorded a deed restriction, on August 26, 1983, Document #93922, Official Records of Ventura County, providing, in part, for the right of the public for lateral access and passive recreation, and requiring that property owners maintain the area in a clear and safe condition.

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As you are aware, CSLC staff issued a letter in 1996 to your firm in regards to a similar repair at this site. It was staff's understanding, at that time, that the revetment repairs would not extend any further seaward than original design footprint.

We do not at this time have sufficient information to determine whether this project will intrude upon State sovereign lands. Development of information sufficient to make such a determination would be expensive and time-consuming. We do not think such an expenditure of time, effort and money is warranted in this situation, given the limited resources of this agency and the circumstances set forth above. This conclusion is based on the location of the property, the character and history of the adjacent development, and the minimal potential benefit to the public, even if such an inquiry were to reveal the basis for the assertion of public claims and those claims were to be pursued to an ultimate resolution in the State's favor through litigation or otherwise.

Accordingly, the CSLC presently asserts no claims that the project intrudes onto sovereign lands or that it would lie in an area that is subject to the public easement in navigable waters. This conclusion is without prejudice to any future assertion of state ownership or public rights, should circumstances change, or should additional information come to our attention.

This letter is not intended, nor shall it be construed as, a waiver or limitation of any right, title, or interest of the State in any lands under the jurisdiction of the California State Lands Commission. If you have any questions, please contact, Susan Young, Public Land Management Specialist, at (916) 574-1879.

Sincerely,

Signature on File

Michael R. Valentine, Chief
Division of Land Management

Enclosure

cc: James Johnson - Coastal Commission
Susan Young - CSLC