Exhibit C

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From:	Califwayoflife		
To:	<u>Quenga, Anna V. x5175</u>		
Cc:	Gary Fontana		
Subject:	Collins-PLN130339		
Date:	Friday, September 15, 2017 3:47:12 PM		
Attachments:	Article 1.docx		
	Article 2.docx		
	Article 3.docx		

Anna,

I am sending you three articles from the Monterey Peninsula Herald.(1966-1967). The articles explain in great detail the reason for the Perpetual Conservation Scenic Easement for the 30 acre Frank De Amaral preserve in Carmel Highlands .

It's very clear from the articles that the Mr. and Mrs. D"Ambogio wanted this preserve to be a perpetual open space without development .

The three articles are being sent to you as copies of the microfiche and transcribed from the original article . I would appreciate if you could include this in the file for the Collin's application and also distribute to all the Planning Commissioners and Legal Counsel. Please confirm that you have received my email.

thanking you in advance,

Gwyn De Amaral

Transcribed from original article for ease in reading:

MONTEREY PENINSULA HERALD

Saturday, December 24, 1966

Gift for Conservation

Owner Donates Highlands Land

Thirty acres on the forested slopes of Mt. Devon in Carmel Highlands have been donated by N.J. D'Ambrogio to the Monterey County Foundation for Conservation.

D'Ambrogio, a 16-year resident of the Peninsula area and an organizer of the foundation, said his gift represents "my part to help preserve this lovely Peninsula as one of the most beautiful places in the world."

Mt. Devon, its summit 1,131 feet above sea level, is a prominent landmark for motorists along the coast highway.

Natural features of the land donated by D'Ambrogio include a grove of redwoods on a creek bank at the base of the mountain, clusters of wild rhododendrons near the crest and an imposing stand of Monterey pines on its face.

Natural State

D'Ambrogio told Dudley Swim, president of the foundation "The slopes of Mt. Devon can be seen by everyone who drives on the coast route. Through this donation the mountain face can be kept in its pine-forested natural state for the enjoyment of all who pass."

Swim commented, "The foundation is proud to receive Mr. D'Ambrogio's donation and lauds the way he has preceded without solicitation and on his own initiative to give so generously of his own property in the cause of preserving the beauty of the Monterey Peninsula.

"These beautiful slopes can now be protected from the possible ravages of any future subdividing and preserved as a scenic area.

"This magnanimous move by Mr. D'Ambrogio is a particularly fortunate development at this time, for others of our members who own nearby scenic property are considering private measures for likewise preserving the natural beauty of their lands."

Development Plans

Swim referred to efforts of foundation members, many of whom have extensive land holdings, to prepare conservation-oriented development plans.

"Thomson J. Hudson, a county supervisor from the Peninsula, for example," Swim said, "has been a prime mover – along with Stuyvesant Fish and Bruno and Emilio Odello – in development the Three Ranches Conservation Plan for near by Point Lobos Ranch, Palo Corona Ranch and Ranch Odello, their respective family properties."

PHOTO HERE

Christmas Gift

The deed to 30 acres of Mt. Devon in the Carmel Highlands is presented by N. J. D'Ambrogio (second from right) to Dudley Swim, president of the Monterey County Foundation for Conservation. AT left are Supervisor Tom Hudson, a prime mover in organizing the foundation, and Mrs. D'Ambrogio. Mt. Devon, according to the foundation, was the last parcel of land purchased by Ada Howe Kent for Kent Manor, which D'Ambrogio acquired in 1950.

Transcribed from original article for ease in reading:

MONTEREY PENINSULA HERALD February 6, 1967

Forum Hears

WAYS TO BEAUTIFY COMMUNITY By Tom Wieder

A generous sampling of the many ways the face of a community or a landscape can be lifted and brightened was offered by a panel of speakers Saturday afternoon at Del Monte Lodge.

They were heard by some 80 persons at the second annual community beautification forum of the Monterey County Foundation for Conservation, a group of major property owners headed by Dudley Swim of Carmel Valley.

Topics ranged from the desirability of covering awkward spots in the terrain with spring flowers to strides in de-uglifying utility poles, from the planting of street trees to the staging of community fiestas and decoration contests.

"Beautility"

Thomas Riddle, division manager of the Pacific Gas and Electric Co., showed slides depicting what his firm has done in the field of "beautility," placing much of his stress on new types of poles and transformers rather than the undergrounding of utility installations.

"Undergrounding is not the whole answer," said Riddle, explaining that many compromises are available which involve far lower installation and maintenance costs and at the same time are an improvement esthetically.

His slides showed, among other things, streamlined self-supporting poles combining street lighting as well as utility lines. The audience saw poles stripped of overhead transformers, the latter placed in ground level boxes and camouflaged with shrubs.

There also were pictures of weathered gray, uncreosoted poles with lines placed vertically through post-type insulators, with no crossarms to compete with the scenery. Riddle showed the esthetic advantage of placing poles along rear lot easements, although he said that poses access problems for repairmen and their equipment.

Seed Firms

Two speakers represented competing seed companies, but they were of one mind on the merits of planting bare areas and conserving what wildflower stands remain.

James W. Wilson, of the Ferry-Morse Seed Co. said many overlooked possibilities for wildflowers are old cuts, culvert outlets, low marshy spots, vacant urban lots, fence perimeters, billboard sites and junkyards.

His planting tips included selecting sites with morning rather than afternoon sun for cool weather annuals, avoiding rights-of-way where chemical sprays are used against weeds, seeding in patches ("take it easy and start small") from tossing seed on unprepared ground.

Gerald Burke of the W. Atlee Burpee Co. told his listeners that mass planting should be guarded as well as started. "Conservation is work; everything connected with horticulture is work," he said, adding: "Like freedom, its price is eternal vigilance."

Avoid Lines

Burke urged his audience to avoid "big long lines of pansies and zinnias—that's not really exciting" and concentrate on patches of color. "You have the climate on the Peninsula to grow things we can't even remember the names of in Los Angeles," he declared.

George Uyeda of Watson's nursery discussed a lengthy list of both native and introduced plants for erosion control, indicating that no one need to resort to the prosaic and often unlovely iceplant.

His list included many types of wild lilac, manzanita, California and Oregon grape, rockrose, currant, greasewood, buckwheat, holly, rosemary, hybrid broom, tanbark oak and native cherry.

Councilman Emil Schmidt of Seaside touted the qualities of the eucalyptus tree in its hundreds of forms and said his city with its poor soil, has adopted them for many reasons.

The reasons, he said, include rapid growth of eucalyptus, resistance to wind and pests and its beauty. Schmidt emphasized that eucalyptus comes in so many forms that it can do anything from hiding a billboard to prevent beach erosion.

Military

Maj. Gen. Robert G. Ferguson, commanding general of Fort Ord, and Col. Roy Inman, deputy commander, told of determination to create and preserve beauty both on and off the post.

Ferguson urged the foundation and its guests to consider "the area of education," explaining that at Fort Ord all trainees are indoctrinated with the importance of keeping their surroundings beautiful and litter-free.

Inman said that a good deal of federal property will be devoted to trees when a freeway is eventually built along the route of existing Highway 1, with coast live oak, eucalyptus, cypress and Australian tea among species under consideration. Self-help projects, Inman said, have accounted for much of what has already been done in the way of beauty at Ford Ord. He said achievements include landscaping in family housing units and barracks, done without resort to tax funds.

Some speakers described the machinery by which community beautification and other projects are carried out.

They included Harry W. Ninde, who told how the Rancho Rio Vista Property Owners Association has planted and maintained a 2,000-foot strip of shrubbery along Carmel Valley road. Edward Durel, who related planting projects of the Seaside Rotary Club; John Hadaigo and George Young, who described Pacific Grove's Christmas decoration contest, and Mrs. Richard Dick of the Carmel Valley Women's Club, who discussed last summer's fiesta in the valley.

Vincent Bliss, head of the Pacific Grove Museum of Natural History Association, said his city's museum has been a success in terms of attendance (38,000 last year) but needs support from outside sources. About 92 percent of its visitors come from outside Pacific Grove, he said.

Supervisor Tom Hudson of Point Lobos praised Fort Ord officials for their part in the county's planning effort and lauded the major utility firms for their cooperation.

Cost

Allen Griffin, president of The Herald, told of new compensation features in federal highway legislation that makes it extremely expensive to get rid of billboards, pointing up the need for alert, well-equipped organizations "with a few teeth."

Before his remarks, Griffin and The Herald were praised by Charles B. Kramer on behalf of Citizens for Clean Air as "most important factors in beauty." Of Griffin, Kramer said "You've proved many times your complete dedication to the community.

PHOTO HERE Honored Guests

Honored Guests at Beauty Forum

Members of the family of the late Maj. Frank DeAmaral Jr. an Army pilot killed in Vietnam in 1965, were honored guests Saturday at the second annual community beautification forum of the Monterey County Foundation for Conservation. A 30-acre section of Mount Devon in Carmel Highlands, a gift to the foundation from Mr. and Mrs. N. J. D'Ambrogio, is soon to be decidated in DeAmaral's memory. From left are his father, Frank DeAmaral Sr.; his widow, Mrs. Frank DeAmaral Jr.; Mrs. D'Ambrogio; his mother Mrs. Frank DeAmaral Sr., and Dudley Swim, president of the foundation. Transcribed from original article for ease in reading:

MONTEREY PENINSULA HERALD Wednesday, March 1, 1967

County Accepts Three Scenic Easements

Salinas – Amid accusations of "class legislation" and "immorality," the County Board of Supervisors voted yesterday to accept three scenic easements, one of which could save its grantor an estimated \$250,000 in property taxes.

Assessor Donald P. Stewart made the latter calculation in the case of a 387-acre easement granted by Carmel Valley rancher Stuyvesant Fish.

The Fish easement, to run for a term of 25 years, covers a prominent patch of meadowland bounded on the west by Highway 1 and rising behind the Odello artichoke ranch south of Carmel Valley road.

Other easements accepted yesterday involved 32 acres owned by the Monterey County Foundation for Conservation on Mount Devon in Carmel Highlands and a total of about 60 acres owned by Margaret Hudson in the Point Lobos area.

The foundation land, a recent gift from N.J. D'Ambrogio, has been designated as the Frank DeAmaral Memorial Reserve, honoring an Army pilot killed in Vietnam. The easement, unlike the other two, is a perpetual one.

25-Year Limit

The easement granted by Mrs. Hudson, mother of Supervisor Tom Hudson of Point Lobos, who abstained from voting on that matter, has a 25-year limit.

It covers 24 acres around her home adjacent to Point Lobos and between 35 and 40 acres at the mouth of San Jose Canyon. Supervisor Hudson said yesterday that his mother intends to make the easement a perpetual one within two years.

Board Chairman Warren Church joined in the unanimous vote to accept the foundation deed but voted no on the other two. He said the board should wait until Proposition 3, the so called breathing space amendment to the state constitution, is implemented by the legislature.

Answer Questions

Stewart was on hand yesterday, at the suggestion of Supervisor Andy Anderson of Seaside, to answer questions on the revised property tax status of lands removed from the subdivision market through the scenic easement device. Stewart said the Fish property, with or without the scenic easement deed, is due for reassessment. He added, however, that the increase will be much less with the easement. Now assessed at about \$100 an acre, it probably will jump to \$200 or less with the easement instead of \$1,000 without it, he said.

To questions by the board, Stewart said his guess was that Fish's tax savings in the first year of the easement would be some \$20,000.

Thinly Veiled

Church said that, at the rate, Fish could save close to half a million dollars over 25 years. "That would be quite a sacrifice," he said with thinly veiled irony, referring to earlier comments that the owner would forego fat profits that might be realized by subdividing the land.

Stewart, however, emphasized that his office's evaluation of the land would be increased as the scenic easement deed drew closer to termination.

"I think an average saving of \$10,000 a year would be a reasonable figure," he said. "We're talking about a piece of property worth \$2 million or \$3 million on today's market."

Of the easements generally, Stewart commented, "I'm pleased that some means has been devised so that this open land can be retained. The property owners have shown extremely good faith in their intention to keep the land in its open state. We couldn't ask for any better start on our program than with these particular deeds."

Assailed

The limited easements were assailed by Col. George A. Brown (USA ret) of Carmel Valley, attorney Francis Heister of Carmel Highlands and Joseph Wythe of Monterey.

Brown said that unless easements are perpetual the board is merely "protecting the landowners over those 25 years" when the value of their holdings would be greatly increased.

He warned, as had Anderson, that the scenic easement approach might be employed by developers who seek to build more units on one parcel in return for building none on another. That precedent already has been established on the De La Mesa Carmel project in Carmel Valley, Brown said

Written In

Later, language specifying that the easements may not be used as wedges for cluster or "incentive" zoning was written into the board resolution accepting them.

Wythe said that taking the Fish land off the market will merely drive up the price of land elsewhere and enable the owner to make "a terrific killing" when it's returned to the market.

As for the tax saving, Wythe said, the reduction means that other owners will find their taxes higher because Fish's will be lower. "To shift the burden to the man in the street is immoral," he charged.

Reverse Legend

Heisler accused the board of reversing the Robin Hood legend. "You're taking from the poor and giving to the rich," he said. Heisler said the supervisors were indulging in "class legislation" prohibited by the state constitution.

Supervisor Arthur C. Atteridge of Salinas, just before the vote on the Hudson easement, commented:

"This might mean a few cents on the tax rate for all of us, but it also means a greater good for those of us who take a ride on Sunday."

McDougal, Melissa x5146

From:Califwayoflife <califwayoflife@aol.com>Sent:Friday, September 15, 2017 4:04 PMTo:Quenga, Anna V. x5175Cc:Gary FontanaSubject:Fwd: Collins Pln 130339

Continued microfiche from previously sent transcription Monterey Herald

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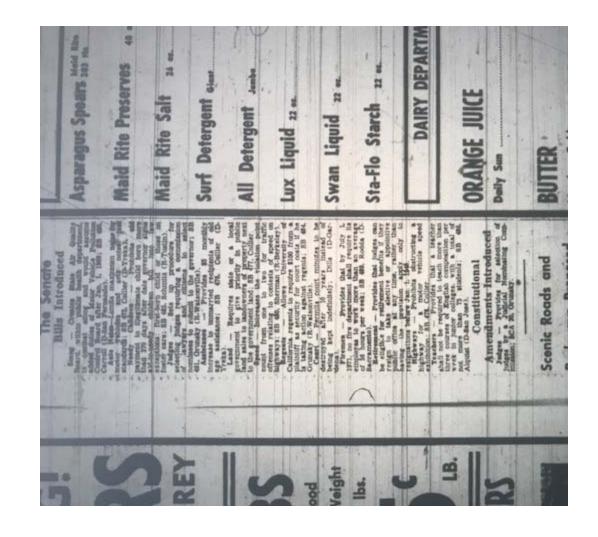
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Sent from my iPhone

McDougal, Melissa x5146

From: Sent: To: Subject: Califwayoflife <califwayoflife@aol.com> Friday, September 15, 2017 3:49 PM Quenga, Anna V. x5175 Collin's plan 130339

Microfiche copy of transcribed article from Monterey Herald



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McDougal, Melissa x5146

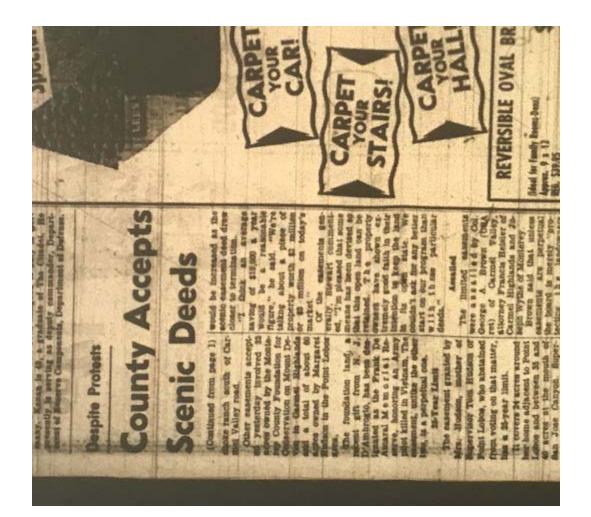
From:	califwayoflife@aol.com
Sent:	Friday, September 15, 2017 8:03 PM
То:	Strimling, Wendy; Holm, Carl P. x5103; Onciano, Jacqueline x5193; Quenga, Anna V. x5175; gary@garyfontana.com; mvdiehl@mindspring.com; Vandevere, Keith; rochester@co.monterey.ca.us; Mendez, Jose; Ambriz, Ana; Padilla, Cosme; getzlemanpc@co.monterey.ca.us; mduflock@gmail.com; amydroberts@gmail.com; Hert, Luther; preservecarmelhighlands@gmail.com
Subject:	Fwd: Collins Pln 130339

-----Original Message-----From: Califwayoflife <califwayoflife@aol.com> To: Quenga, Anna V. x5175 <quengaav@co.monterey.ca.us> Cc: Gary Fontana <gary@garyfontana.com> Sent: Fri, Sep 15, 2017 4:04 pm Subject: Fwd: Collins Pln 130339

Continued microfiche from previously sent transcription Monterey Herald

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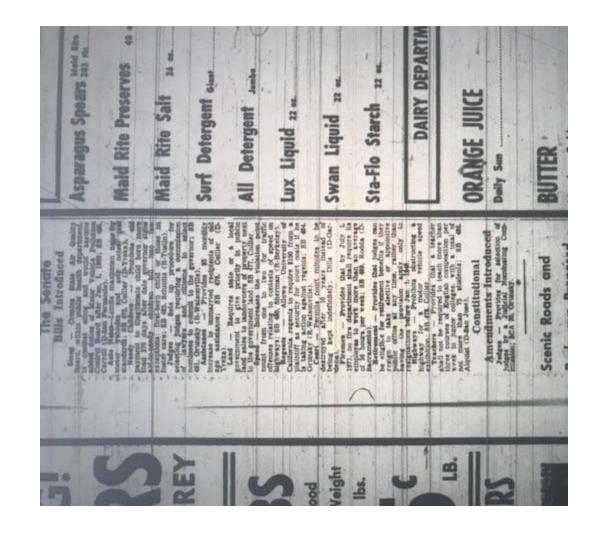
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Sent from my iPhone

Gift for Conservation

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Owner Donates Highlands Land

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MONTEREY, CALIFORNIA, SATURDAY, DECEMBER 14, 1994.



Says Laurinda Can Have Chris

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