

Member Profile Rancho Cañada Golf Club



Located at the mouth of sunny Carmel Valley, Rancho Cañada Golf Club presents one of the most popular golf destinations on the Monterey Peninsula. This outstanding facility features 36 holes of championship golf elegantly situated on a mature venue that was once a prized portion of a 4,366-acre California rancho named "Cañada de la Segunda". Rancho Cañada's West and East courses straddle the Carmel River and provide breathtaking views of the surrounding valley and Santa Lucia Mountains. Both courses feature rolling fairways lined by sycamore and cotton wood trees, challenging water shots and some of the best finishing holes on the Central Coast. Golfers will enjoy a natural-grass practice facility, award-winning golf shop, professional golf instruction, equipment rentals and complete tournament services.

In addition to great golf, Rancho Cañada Golf Club is the ideal location to host special events. You will impress your guests with a gracious clubhouse setting and a 34-year history culinary excellence. You will find a seasoned catering team at your service providing the highest-levels of personal attention to ensure that your wedding, group banquet, or corporate event is a complete success.

WELCOME NEW DIRECTORS TO 2005 MCPOA BOARD

- Jerry Anderson, Ventana Assets Management, Owner
- Rene' Ayers, Old Republic Title Company, Assistant Sales Manager
- Clancy D'Angelo, Diocese of Monterey, Property Manager
- Maria Lucido, Kay-Lu LLC, Managing Partner
- John Tilley, First National Bank, Vice President, Business Development Officer
- Peggy Wimberley, Del Monte Center, General Manager

A Tribute to a Friend, Supporter and Long time Member

Nick Lombardo
May 17, 1928 – May 4, 2005

Nick Lombardo was a loyal and devoted member of MCPOA. His dedication to the business community through local organization enhancement programs is legend. MCPOA will sorely miss his good humor and support.

The membership of MCPOA pays tribute to Nick Lombardo.

Nick Lombardo, 76, was born in Chicago on May 17, 1928, and passed away Wednesday, May 4, 2005 after suffering a heart attack while playing tennis.

Lombardo, an upbeat champion of the Peninsula's business community for 40 years, is remembered as a gregarious, forthright, good-humored and considerate man by political friends and foes alike.

Lombardo, who spent much of his life in the golf world, owned the 36-hole Rancho Canada Golf Course, which he opened in April 1970 after designing and managing courses in Fresno and Kingsburg. He also was the main stockholder in the Laguna Seca Golf Course in Monterey.

Over the years, Lombardo built and sold two motels in Monterey and owned the Casa Munras Hotel for six years during the 1970s. Most recently, Lombardo was working on a plan to build a 50-percent affordable, 280-home project called Rancho Canada Village in Carmel Valley.

Nick is survived by his wife, Toshi, of Carmel Valley; his son Anthony Lombardo, a prominent Salinas land-use attorney; his daughter, Christine Robolt of Corral de Tierra; his sister, Marie Knott of Fresno and two grandchildren. He will be greatly missed by all his friends, family and colleagues.

SAVE THE DATE
MCPOA'S
ANNUAL MEETING
JANUARY 11, 2006 • 8:00 A.M.
AT THE
MONTEREY MARRIOTT HOTEL

Monterey, California 93942
P.O. Box 1953



MCPOA NEWS

SPRING 2005

BOARD OF DIRECTORS

Kathy Anderson
Jerry Anderson
Nancy Ausonio
Rene' Ayers
Anthony Cosentino
John Crivello
Clancy D'Angelo
Frank Donangelo
Anita Ferrante
Albert Ham
Nolan Kennedy
Maria Lucido
Jay Mahoney
Bob Massaro
Perry Miller
Carl Outzen
Nino Palma
George Schroeder
William H. Stahl
John Tilley
Peggy Wimberley
Mark Verbonich

EXECUTIVE COMMITTEE

Janna Aldrete
President
Anthony G. Davi, Jr.
Vice President
Breck Tostevin
Treasurer
Kelly Saunders
Secretary

DIRECTORS

Peter Coniglio
Darryl Kenyon

EXECUTIVE DIRECTOR

Carolyn Humiston

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mcpoa@redshift.com

SECOND ANNUAL GOLF TOURNAMENT A SUCCESS!



Golf Committee at the Hole in One

The MCPOA 2nd Annual Golf Tournament was held this year at Rancho Canada on Friday, June 3rd. Thanks to all the efforts of the golf committee and all the volunteers, the 2005 Tournament was a great success. This year partial proceeds raised will benefit the Monterey Public Library.

Thanks to all the Main Sponsors: Community Bank of Central California, Pacific Valley Bank (Thanks for all the great volunteers), Cannery Row Company, Pebble Beach Company, & Monterey Inns & of course thanks to Bill Stahl, Stahl Motor Company for the Hole-in-one Contest Mercedes. No one hit a hole-in-one this year so everyone must come back again for another chance.

Following the golf, the Texas Style Barbeque was enjoyed by all, and the fantastic raffle was drawn by Carl Outzen, Rene Ayers, Carolyn Humiston & Anita Ferante. Next years tournament is already in the planning & we are looking into changing the course and time of year for the 2006 MCPOA Golf Tournament.

Winners:

First Place Low Gross:

- Doug De George, Marc Cutino, Ed Stedlowski, Vince Balestreri

First Place Low Net:

- Calvin Barlocker, Jack Starke, Frank Mercurio, Jeannie Howard

Second Place Low Net:

- Bill Angrove, Don Poole, Bill Bluhm

Closest to the Pin: Kirk Hamrick

Longest Drive: Vince Balestreri

Putting Contest: Michael Schoeder

Hole Sponsors:

AB Britt – Europa Designs
Stahl Motor Company
Mahoney – Tancredi Company
Cosentino Realty, Inc.
Old Republic Title
The Saunders Company
Chicago Title Company
Avila Construction
Hudson, Martin, Ferrante & Street
First National Bank
Ausonio Incorporated
Stewart Title Co.
Tostevin Accountancy Corporation
RAM Mortgage
Kennedy, Archer & Harray
State Farm Insurance – Barney Belleci
Monterey County Bank
Barlocker Insurance Services
Barsotti Properties – Ausonio
San Jose Construction
Asset Preservation, Inc.
Terranova Fine Wines
Colton Heating and Sheet Metal Inc
Monterey Peninsula Engineering
Creative Property Management
Garden Road Associates
Monterey Insurance Agency

Tournament Sponsors:

- Sally Calabrese, Antia Ferrante

Water Sponsors:

- Gary Stufflebeam (Disaster Cleanup Specialists of Monterey Bay)
Stewart Title Company

Golf Committee:

Anthony Cosentino	Carl Outzen
Carolyn Humiston	Janna Aldrete
Kathy Anderson	Kelly Saunders
Kirk Hamrick	Rene' Ayers
Sally Calabrese	Vince Balestreri



Committee Chair Carl Outzen & Winners



President Janna Aldrete & Sierra Holdings Team



Committee member Rene' Ayers ready to go!

PRESIDENT'S MESSAGE:

The Monterey Commercial Property Owners Association (MCPOA) has had a busy and successful year so far. The following are a few of the projects we have been working on:

- Calle Principal Revitalization Plan. MCPOA continues to take a leadership role in working with the City of Monterey and several local Architects in order to develop a comprehensive plan for this important downtown area. Please see the enclosed article for more details.
- Website Upgrade. We are excited to announce that our website is being revamped. We realize the importance of having a presence on the web. This will give our members easier access to MCPOA, allow us to more effectively communicate with our members and create potential advertising opportunities.
- Commercial Property Rights Advocacy. Several MCPOA Board Directors have been working with the City of Monterey Public Works Department on several proposed ordinances. These include the Construction Truck Impact Fee, Recycling and Waste Enclosure Standards and Guidelines; and the recently adopted Grease Ordinance.

In closing, I look forward to serving as your President for the remainder of 2005. I encourage you to contact me directly should you have any questions or ideas on how MCPOA can better serve your interests. I may be reached directly at (831) 649-5600 or by e-mail jaldrete@sierraholdings.net.

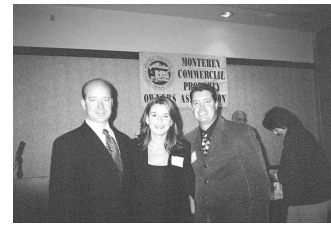
Best Wishes,
Janna Aldrete
2005 MCPOA President

Highway 68/Ragsdale Drive Improvement

by Janna Aldrete

Work started on the Highway 68/Ragsdale Drive traffic light installation on June 28, 2005. Ragsdale Drive is closed to all traffic throughout the construction period, which is estimated to be completed by December of this year. South Boundary Road is open for access to the Ryan Ranch Business Park during the hours of 4 a.m. to 8 p.m., Monday through Friday. South Boundary Road is accessed via Highway 218 and General Jim Moore Blvd. As an alternative to South Boundary Road, York Road also provides access to Ryan Ranch.

Hwy 68 will remain open throughout the projected six-month construction period. Traffic delays in the area should be expected. When needed, there may be temporary closure of a lane on Highway 68 at night between the hours of 10 p.m. and 6 a.m. during certain phases of construction, but at least one lane will remain open along Highway 68 at all times. Most road work will be done on weekdays between 9 a.m. and 4 p.m. to avoid peak commute hours.



MCPOA Annual Meeting January 12, 2005

Janna Aldrete, MCPOA President for 2005, welcomed members and guests to the Annual Meeting held January 12, 2005 at the Monterey Marriott Hotel. The continuing Board of Directors was recognized and the Executive Committee for 2005 was announced as Janna Aldrete, President, Anthony Davi, Jr., Vice President, Kelly Saunders, Secretary, Breck Tostevin, Treasurer, Darryl Kenyon, Past President and Peter Coniglio, Founder. New Directors elected to the Board are Rene' Ayers, Old Republic Title and John Tilley, First National Bank. The guest speakers, Dan Albert, Mayor of Monterey, and Fred Meurer, Monterey City Manager, gave their annual "State of the City – 2005 and Beyond" address, speaking at length on the current and future issues facing the City of Monterey and took questions from the 65 members who attended.

Calle Principal Revitalization Plan

by Phil Korchek

Peter Coniglio and Anthony Davi, Sr. are chairing a committee of the Monterey Commercial Property Owners Association, whose goal is the revitalization of the Calle Principal street in downtown Monterey. MCPOA has participated in several planning sessions with the City of Monterey and AIAMB architects Phil Korchek, Frank Dost, Brian Congleton, Dennis Hodgkin and Paul Davis, Jr. and the OMBA to discuss Master Plan strategies which would help direct the revitalization of Calle Principal. The group plans to conduct additional workshops to involve interested parties in the refinement of the plans. The public will be informed of workshop scheduling.

Specific Highway 68/Ragsdale Drive road improvements include:

- Installing a new traffic signal at the Highway 68/Ragsdale Drive intersection;
- Increasing merging lane distances for vehicles turning onto Highway 68 from Ragsdale Drive;
- Increasing vehicle sight-lines and traffic visibility at the Ragsdale Drive intersection;
- Improving access between Highway 68 and Highway 218;
- Improving area drainage; and,
- Relocating utility lines

MCPOA has worked very hard over the past six years to see this project come to fruition. We look forward to the increased safety measures and traffic relief that will be evident as a result of this project. Project updates can be found at www.tamcmonterey.org.

MCPOA Calendar of Events

- September 29, 2005: Open House and Wine Tasting at Terranova Fine Wines
- December 4, 2005: Holiday Party at the Monterey Marriott – Ferrante Room
- January 11, 2006: MCPOA Annual Meeting – Monterey Marriott Hotel

Come and join us MCPOA'S OPEN HOUSE & WINE TASTING EVENT For Our Members

Wine Tasting and Hors d'Oeuvres

Please stop by anytime
Between 5:00 and 7:00 PM

THURSDAY, SEPTEMBER 29, 2005

AT TERRANOVA FINE WINES
315 CALLE PRINCIPAL
MONTEREY

For Reservations Call
CAROLYN HUMISTON
655-3764

\$10 PER PERSON

WATER BUG

BY DARRYL KENYON, MCPOA BOARD MEMBER

As I sit down to update MCPOA members about Monterey Service Area water matters, much comes to mind. I'll isolate the issues as they affect us as commercial property owners and business persons on the Peninsula.

On the water supply front, there are two projects brewing. One is driven by the Pajaro-Sunny Mesa Water District, and Monterey Businessman Nadar Agha. Pajaro-Sunny Mesa has proposed a 20,000 acre-foot desalination plant on the old National Refractories site in Moss Landing, and has contracted with Poseidon Industries to design and build the system. The long-term Lease that Nadar has proposed is based on water volume production, and their main customer would likely be our provider, California-American Water Company. Their customer base may also include others as well, including the Pajaro-Sunny Mesa customer base, and Cal Water in Salinas.

The other water supply project is California-American Water Company's.

California American's plan only proposes to replace the 10,730 acre feet of water currently taken illegally by the Company from the Carmel River, and thusly provides no new water for growth. They have proposed an array of sites for a desalination plant, but they have not entered into a Lease or Purchase Agreement for property to build such a plant.

On the political front, a serious movement is under way to determine if corporately-held California-American is our best choice of water providers, and if, as an alternative, a public or quasi-public agency could provide water at a lower cost and benefit to Monterey consumers. I participate in regular meetings of the Monterey Friends of Locally Owned Water (FLOW) to encourage this exploration of this

MCPOA Holiday Gala

December 4, 2005

in the
Ferrante Room

Monterey Marriott Hotel

This will be an event you will not want to miss (already 50% sold out) with cocktails, 4-course sit down dinner, wine, music and fun, fun, fun!

Make your reservation now! Tickets are \$100 with tables limited and we plan to sell out well before invitations are in the mail. For more information contact John A Crivello at 648-3311 FAX 648-3313

MCPOA PRESENTS DONATION TO MONTEREY PUBLIC LIBRARY



It gives the Monterey Commercial Property Owners Association great pleasure to be able to contribute to the Monterey Public Library a donation of \$2500 to help in fulfilling their needs for books and services. The presentation of this donation was made possible by the players of the MCPOA Annual Golf Tournament and was presented at the Monterey City Council Meeting on August 16th to Kim Bui-Burton, Library Director and Alice Yamanishi, Library Board Vice Chair.

possibility. In July, the Monterey Peninsula Water Management District Board voted put on the ballot a directive to the District to conduct a Study to determine the feasibility of an alternative provider. The District has condemnation authority in this matter.

The Water District approved an operating budget with about a \$ 1 Million short fall between revenues and expenses. This large difference is being made up by taking funds from the District's long-term reserve funds. Keep in mind that only a small portion of the entire Water District operating budget goes to augmenting the Monterey Service Area water supply, with the bulk of funds going to Administrative and overhead, employee benefits, and other expenses.

I received today a redline copy of the Settlement Agreement between Cal-Am and the Office of Ratepayer Advocates, concerning rate case A. 05-02-012, the large rate increase Cal-Am has asked the California Public Utilities Commission (CPUC) for. Although a final settlement and ruling is forthcoming, it is likely that our rate increase will be much less than the original almost doubling of rates Cal-Am had originally asked for.

I was proud that MCPOA supported the resistance to this large rate increase, and our participation really did make a difference. A special thanks to Sung Han at the Office of Ratepayer Advocates for her hard work on our behalf. At this time, MCPOA has opted to participate in this CPUC matter on an "information only" basis, as we feel that we have "made our point" to the CPUC and Cal-Am in terms of rate increase and the fairness with which Cal-Am has presented prior expenses which we feel that Cal-Am's parent, RWE should pay for – not us Monterey ratepayers.

Darryl Kenyon
MCPOA Board Member