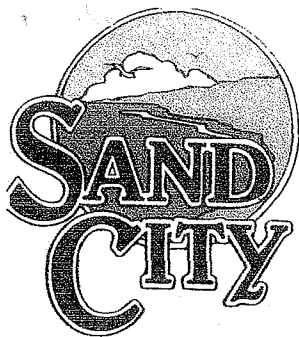


EXHIBIT 15-S



February 9, 2009

FEB 17 2009

Mr. Chris Fitz
LandWatch Monterey County
P.O. Box 1876
Salinas, California 93902

MPWMD

Dear Mr. Fitz:

In regard to your letter dated January 27, 2009, requesting a subsequent environmental impact report (EIR) for the Monterey Bay Shores coastal resort project, the City Council of Sand City had already taken action on this issue. On January 20, 2009, the Council approved an EIR addendum to that project with a list of findings included within the enclosed resolution.

The City disagrees that a subsequent EIR is necessary for the project. Furthermore, the California Coastal Commission has assumed sole jurisdiction over the application for coastal development permit for this project. As you know, the Resources Secretary has ruled that the Commission's review under the Coastal Act as the functional equivalent of review under CEQA. For these reasons, we believe that the preparation of subsequent EIR for this project would be redundant.

Sincerely,

Steve Matarazzo
Community Development Director

City Hall
1 Sylvan Park,
Sand City, CA
93955

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(831) 394-3054

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(831) 394-6700

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c: City Council

Enclosure:

Incorporated
May 31, 1960