

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
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W15a

A-3-MCO-09-009 (RANCHO LOS ROBLES SUBDIVISION)

NOVEMBER 8, 2017

EX PARTE FORMS

RECEIVED
OCT 24 2017
W15a

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Steve Padilla

- 1) Name or description of project: A-3-MCO-09-009 (Rancho Los Robles Subdivision)
- 2) Date and time of receipt of communication: Oct. 18, 2017 at 11:00am
- 3) Location of communication: Chula Vista City Hall,
276 4th Ave, Chula Vista, CA 91910
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: Susan McCabe
- 5) Identity of person(s) on whose behalf communication was made: Chuck Allen
- 6) Identity of persons(s) receiving communication: Steve Padilla
- 7) Identity of all person(s) present during the communication: Guadalupe Vargas, Elvira Duran, Derek Zaragoza, Elva Escareño, Jorge Rocha, Armando Lopez, Jesus Corona, Susan McCabe (in person) and Mark Blum (by phone)

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a meeting with a group of project supporters who each told me why the project was important to them. We discussed the strong community support of the project and how the density and size of the development had been reduced at the urging of the public (from 108 units to 52 lots/54 units). They explained how they had worked with the developer and were able to incorporate various community amenities and public recreational improvements into the currently proposed project. They addressed water supply and how there would be a net recharge to the aquifer. The supporters requested that the Commission approve the project as proposed by the applicant.

10/24/2017
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED

NOV 06 2017

Filed by Commissioner: Steve Padilla

- 1) Name or description of project: A-3-MCO-09-009 (Rancho Los Robles Subdivision)
- 2) Date and time of receipt of communication: Nov. 1, 2017 at 3:15pm
- 3) Location of communication: Telephone
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: Susan McCabe
- 5) Identity of person(s) on whose behalf communication was made: Chuck Allen (Heritage Western Communities)
- 6) Identity of persons(s) receiving communication: Steve Padilla
- 7) Identity of all person(s) present during the communication: Susan McCabe, Mark Blum, Anne Blemker

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a phone call with the applicant's representatives who described the proposed project, development context, and permitting background. We went through an electronic briefing book that was previously provided to staff. We discussed the primary project issues, including water supply, oak woodlands enhancements, visual impacts, and unpermitted agriculture on the residentially zoned site. The representatives are requesting that the Commission approve the project with conditions as proposed by the applicant. The applicant's representatives stated that they had a policy disagreement with the staff's conclusions on the standards and implementing policies. Specifically, they asserted the Commission's staff is failing to recognize the disconnect between the overarching standards and specific implementing policies. For example, CIP 20.144.140, which staff asserts as "outdated" but it's still an implementing policy. They further stated the Commission has to apply the policy stated as a whole and examine the net impacts. Based on the data and the record this is a "water positive project," they also asserted the proposed development cannot be viewed as an Ag conversion because it's not allowed on current zoning. They further indicated they would be submitting a response letter to the staff report.

11/6/2017
Date

Steve Padilla
Signature of Commissioner

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EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED
NOV 06 2017

Filed by Commissioner: Carole Groom

1) Name or description of project: Item W15a - App. A-3-MCO-09-009 (Rancho Los Robles)

2) Date and time of receipt of communication: Nov. 2 at 3:00 p.m.

3) Location of communication: Telephone

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Jesus Corona

5) Identity of person(s) on whose behalf communication was made: Jesus Corona
Mark Blum

6) Identity of persons(s) receiving communication: Carole Groom

7) Identity of all person(s) present during the communication: Carole Groom, Jesus Corona
Mark Blum, Selena Corona, Jorge Rocha, Elvira Duran, Elva Escareno, Zulema Gonzalez, Antonio Escareno

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

The representative of the applicant and the community members of Las Lomas
reaffirmed that the project is very important to the community and that the Water
Balance Study, which was peer-reviewed with Coastal Commission staff, indicated
that the project was "water positive" and would have no net water draw from the
aquifer. Mr. Blum also mentioned that there is a build up cap that would not allow
additional build out should the project prove not to be water positive after 60% of
the houses have been built. He maintains that the project is consistent with the LCP
in identifying a longterm water supply with safe yield.

11-6-17
Date

Carole Groom
Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED

NOV 03 2017

Filed by Commissioner: Ryan Sundberg

- 1) Name or description of project: A-3-MCO-09-009 (Rancho Los Robles Subdivision)
- 2) Date and time of receipt of communication: Oct. 30, 2017 at 12:00pm
- 3) Location of communication: Trinidad
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Susan McCabe
- 5) Identity of person(s) on whose behalf communication was made:
Chuck Allen (Heritage/Western Companies LTD)
- 6) Identity of persons(s) receiving communication:
Ryan Sundberg
- 7) Identity of all person(s) present during the communication:
Jesus Corona, Antonia Escola, Mark Blum and Susan McCabe

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a meeting with the applicant's representatives and project supporters who described the proposed project, development context, and permitting background. We discussed the strong community support of the project and how the density and size of the development had been reduced at the urging of the public (from 108 units to 52 lots/54 units). They explained how they had worked with the developer and were able to incorporate various community amenities and public recreational improvements into the currently proposed project. They addressed water supply and how there would be a net recharge to the aquifer. The supporters requested that the Commission approve the project as proposed by the applicant.

11/3/17
Date

Ryan Sundberg
Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

RECEIVED
15a

OCT 23 2017

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Roberto Uranga

- 1) Name or description of project: A-3-MCO-09-009 (Rancho Los Robles Subdivision)
- 2) Date and time of receipt of communication: Oct. 18, 2017 at 2:30pm
- 3) Location of communication: Long Beach City Hall,
333 W. Ocean Blvd, Long Beach, CA 90802
- 4) Identity of person(s) initiating communication: Susan McCabe
- 5) Identity of person(s) on whose behalf communication was made: Chuck Allen
- 6) Identity of persons(s) receiving communication: Roberto Uranga
- 7) Identity of all person(s) present during the communication: Guadalupe Vargas, Elvira Duran, Derek Zaragoza, Elva Escareño, Jorge Rocha, Armando Lopez, Jesus Corona, Susan McCabe, Commissioner Uranga, Celina Luna

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a meeting with a group of project supporters who each told me why the project was important to them. We discussed the strong community support of the project and how the density and size of the development had been reduced at the urging of the public (from 108 units to 52 lots/54 units). They explained how they had worked with the developer and were able to incorporate various community amenities and public recreational improvements into the currently proposed project. They addressed water supply and how there would be a net recharge to the aquifer. The supporters requested that the Commission approve the project as proposed by the applicant.

10/18/17
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED

JUL 20 2017

Filed by Commissioner: Steve Padilla

1) Name or description of project: Rancho Los Robles Subdivision A-3-MCO-09-009

2) Date and time of receipt of communication: 7/13/17 8pm

3) Location of communication: Haute Enchilada, 7902 Moss Landing Road, Moss Landing, CA

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: _____

Susan McCabe, McCabe & Company

5) Identity of person(s) on whose behalf communication was made: _____

Chuck Allen and Mark Blum from Heritage/Western Communities LTD.

6) Identity of persons(s) receiving communication: Commissioner Steve Padilla

and his staff member, Tony Cruz

7) Identity of all person(s) present during the communication: Commissioner Steve Padilla,

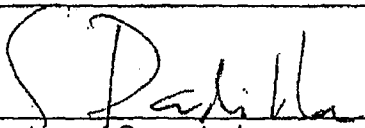
Commissioner Mark Vargas, Tony Cruz, Susan McCabe, Chuck Allen, Mark Blum, and Jeff Dunn.

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

The applicants provided a brief restatement of the appeal and expressed disagreement with the staff application of LCP standards dealing with safe yield amounts. They indicated if the commission finds substantial issue they would request a continuance of the De Novo hearing.

7/19/17

Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

RECEIVED

OCT 20 2016

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

Date and time of communication: October 10, 2016.

Location of communication: 5 minute. Phone call from Steve Kinsey to Jesus Corona

(If communication was sent by mail or
facsimile, indicate the means of transmission.)

Identity of person(s) initiating communication: Steve Kinsey

Identity of person(s) receiving communication: Jesus Corona.

Name or description of Project: Rancho Los Robles CDP Appeal, Monterey County

Description of content of communication:

(If communication included written material, attach a copy of the complete text of the written
material.)

I spoke with Mr. Corona to relay that CCC staff expect to bring the appeal forward to the Commission in late 2016 or early 2017. I mentioned that staff's research to date identifies the lack of a sustainable water supply as the primary obstacle, owing primarily to language for that geographic area in the approved LCP. I mentioned that staff believes the preferred process for this application would be for the County to process an amendment to its LCP to address water supply limitations. I encouraged Mr. Corona to contact Dan Carl to discuss his options.

Steve Kinsey 10/18/16

RECEIVED

OCT 24 2016

CALIFORNIA
COASTAL COMMISSION

EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED

NOV 18 2016

Filed by Commissioner: Carole Groom

1) Name or description of project: Rancho Las Robles (Monterey County)

2) Date and time of receipt of communication: 11/10/16 at 11:00 a.m.

3) Location of communication: County Office, 11140 Speegle St, Castroville

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Supervisor John Phillips

5) Identity of person(s) on whose behalf communication was made: County of Monterey

6) Identity of persons(s) receiving communication: Carole Groom

7) Identity of all person(s) present during the communication: Carole Groom, Gina Quiney, John Phillips, Carl Holm, Jesus Corona (at site)

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

Monterey County Supervisor Phillips and Resource Management Agency Director Carl Holm provided information about Rancho Las Robles, and Jesus Corona met at the site to provide added perspective. All were in agreement on the benefits this project would provide to the community in terms of safe streets, recreation, and preserving open space and the willows located on the property. They indicated there has been a reduction in homes and commercial and affordable housing to accomodate staff requests. They also indicated that water would be supplied through public system. Additional materials provided are attached.

Nov 18 2016
Date

Carole Groom
Signature of Commissioner

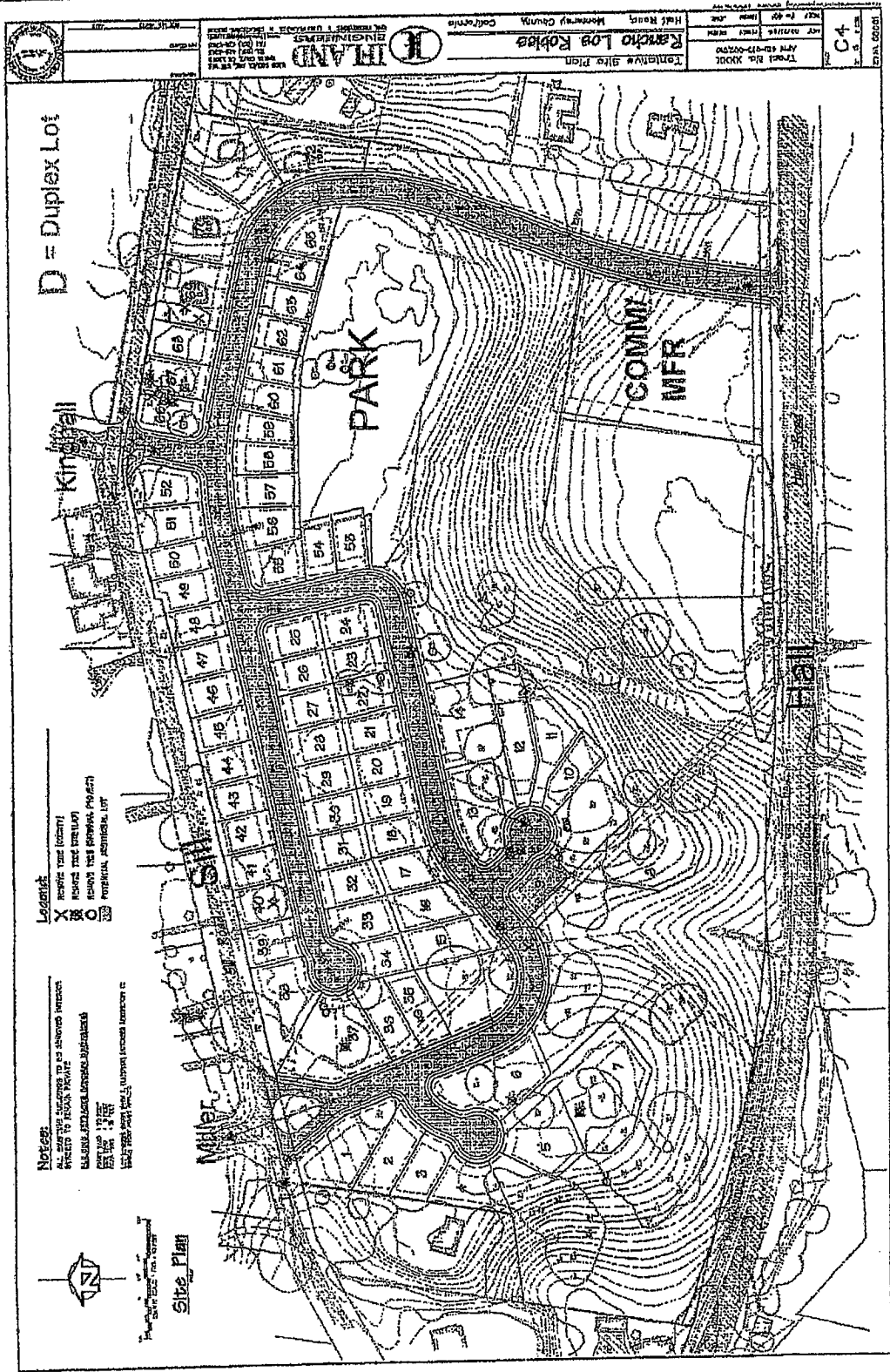
TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

A	B	C	D	E	F
1	LAS LOMAS PARK PROJECT				
2	Pros	Cons	Proponents	Opponents	Next Steps
3	Chuck Allen & Partners Project cost \$3M to date - started project 30 years ago	19 acres opens spaces dontate to community for park, walking trails, community center	Senator Bill Monning Assemblymember Stone Assemblymember Alejo Supervisor Salinas Supervisor Armenta Supervisor Phillips	FANS, Mari Kloeppe, Margie Kay none of the opponents are Las Lomas residents or a part of the community, they live in Elkhorn	get Coastal Commissioners excited about project
4	34 acres, 2 parcels. Project has downsized from 100 units to 52 units + a park for the community. Was designated residential by County Counsel and Coastal Commission. Never changed zone. 4 units per acre density, common wall. Day before schedule hearing Del Otero	Las Lomas is impoverished, no sidewalks, gutters, parks, sewers, lighting	reach out to Carol Blurnh, Sean Casey - educate them on project. Coastal commission staff controls the agenda commissioners can encourage staff to agendize items	May be able to turn FANS around	Coordinate with Jesus Corona & COPA
5	Coastal Commission staff will listen to Community group interested in improving community vs developer	have downsized project from 100 units to 52 units	Need John Phillips endorsement	Springfield Grange leader	Find out who maintains park
6	County Counsel has stack of conditions and justifications of conditions	Hold up is with the Coastal Commission staff	4 Watsonville City Council Members	Water Balance, Cal Water sewer capacity, 2 hook ups sewer empties Hall School	Find out cost to get park up and running
7	If coastal commission denies project you can work through the legal process	If approved by coastal commission, will have to go back for County approval due to the reduction		FANS, Mari Kloeppe, Margie Kay none of the opponents are Las Lomas residents or a part of the community, they live in Elkhorn	schedule meetings with: Bill Monning, Mark Stone, Luis Alejo?
8	Las Lomas is in coastal zone, Pajaro is not John to reach out to:	Calcasno did NOT vote for project			
9	Mark Stone Luis Alejo Bill Monning Chuck Allen	Mitigation of 2 lane highway between Moss Landing and Las Lomas will be and issue. Will take Leg bill to change			

	A	B	C	D	E	F
10	in 12/2008 BOS approved project with 72 single family dwelling lots and 4 duplex lots		Currently not park or safe place for residents to take kids. Parents drive children to parks out of the area			Horan Law Firm; Mark Blum and Pam Silkwood
11						
12						
13						
14						

Board Resolution – EXHIBIT B

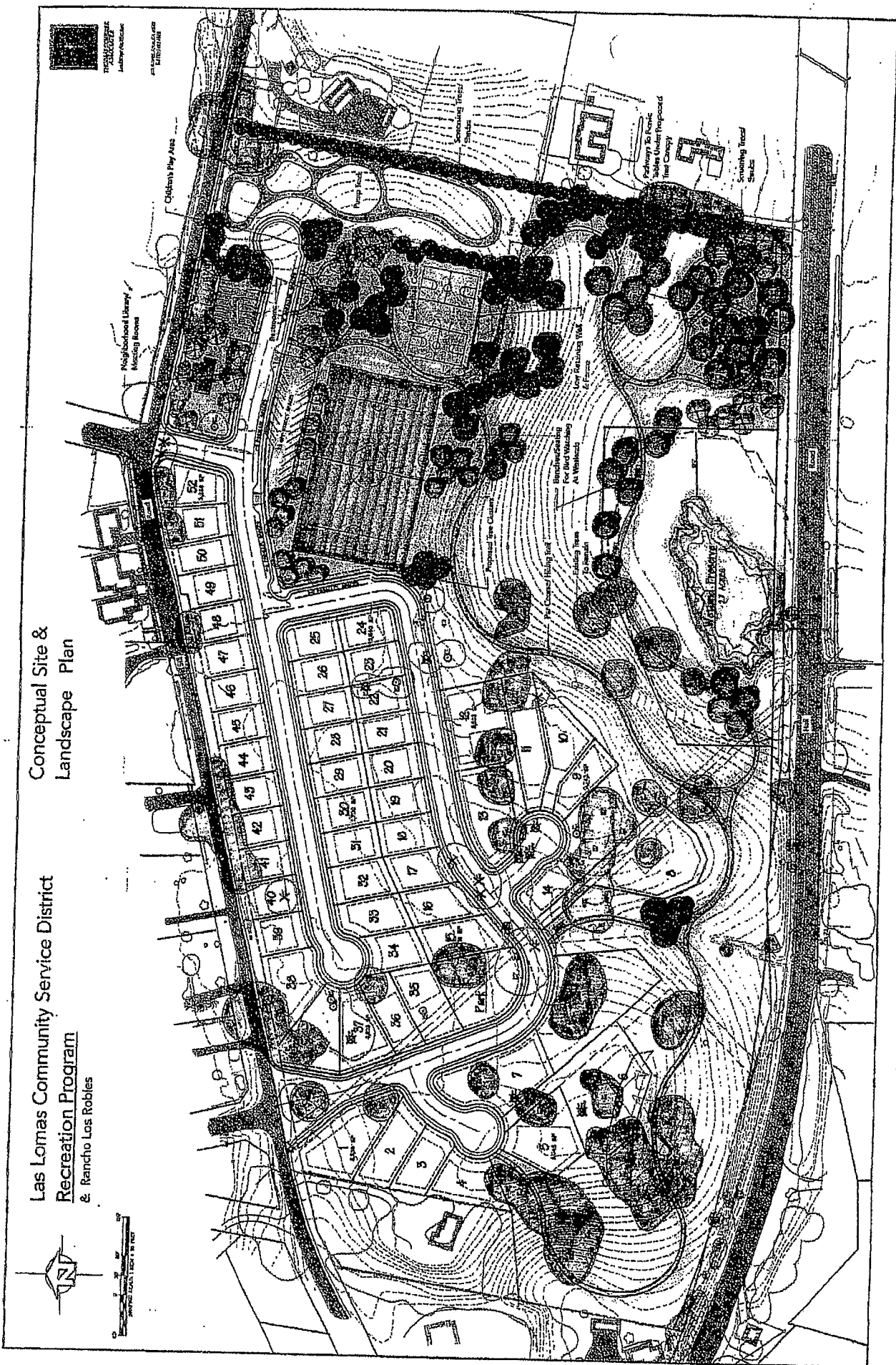
Reduced Density (76 Lots)



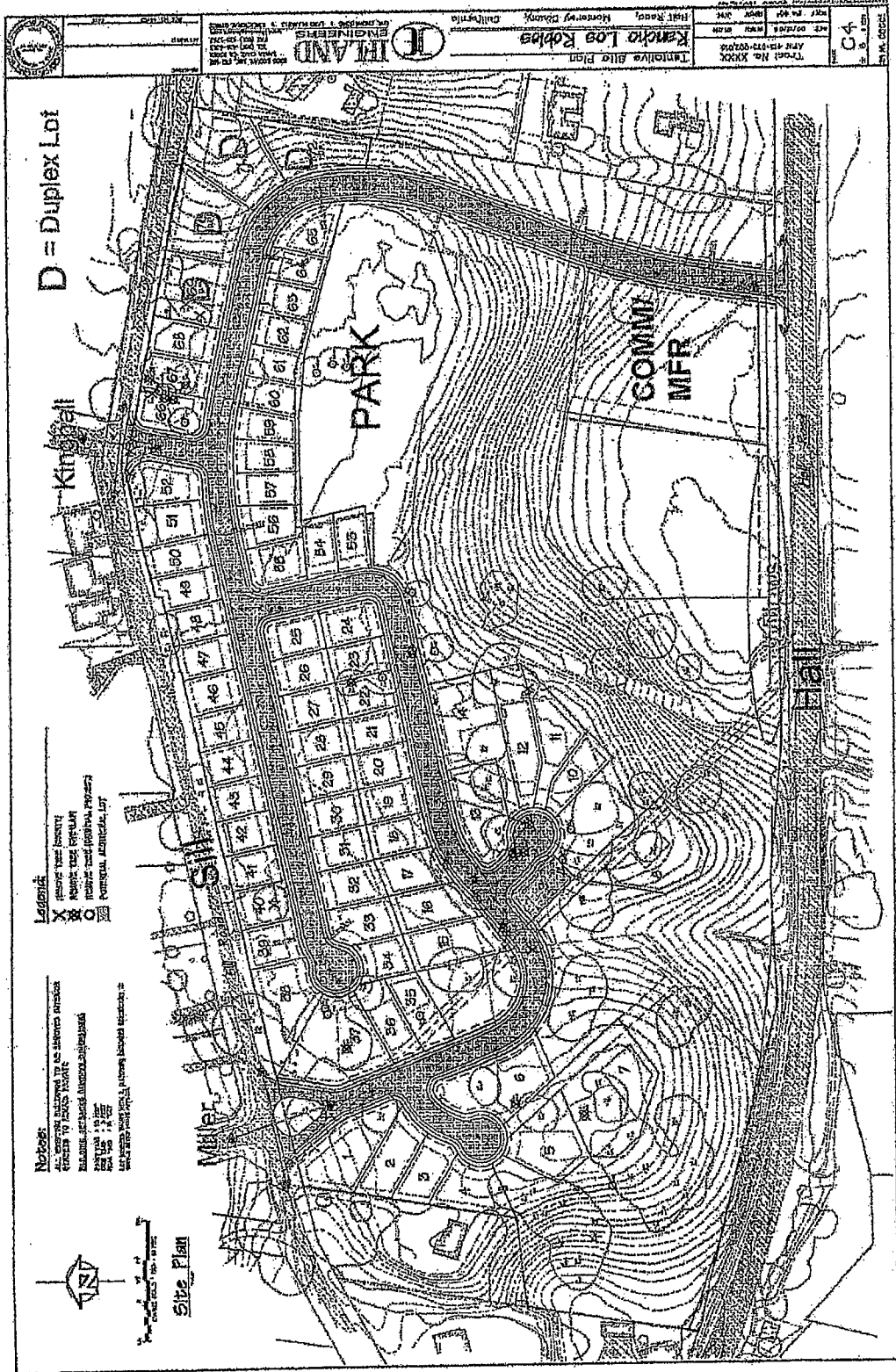
12/17/08

Las Lomas Community Service District
 Recreation Program
 & Rancho Los Robles

Conceptual Site &
 Landscape Plan

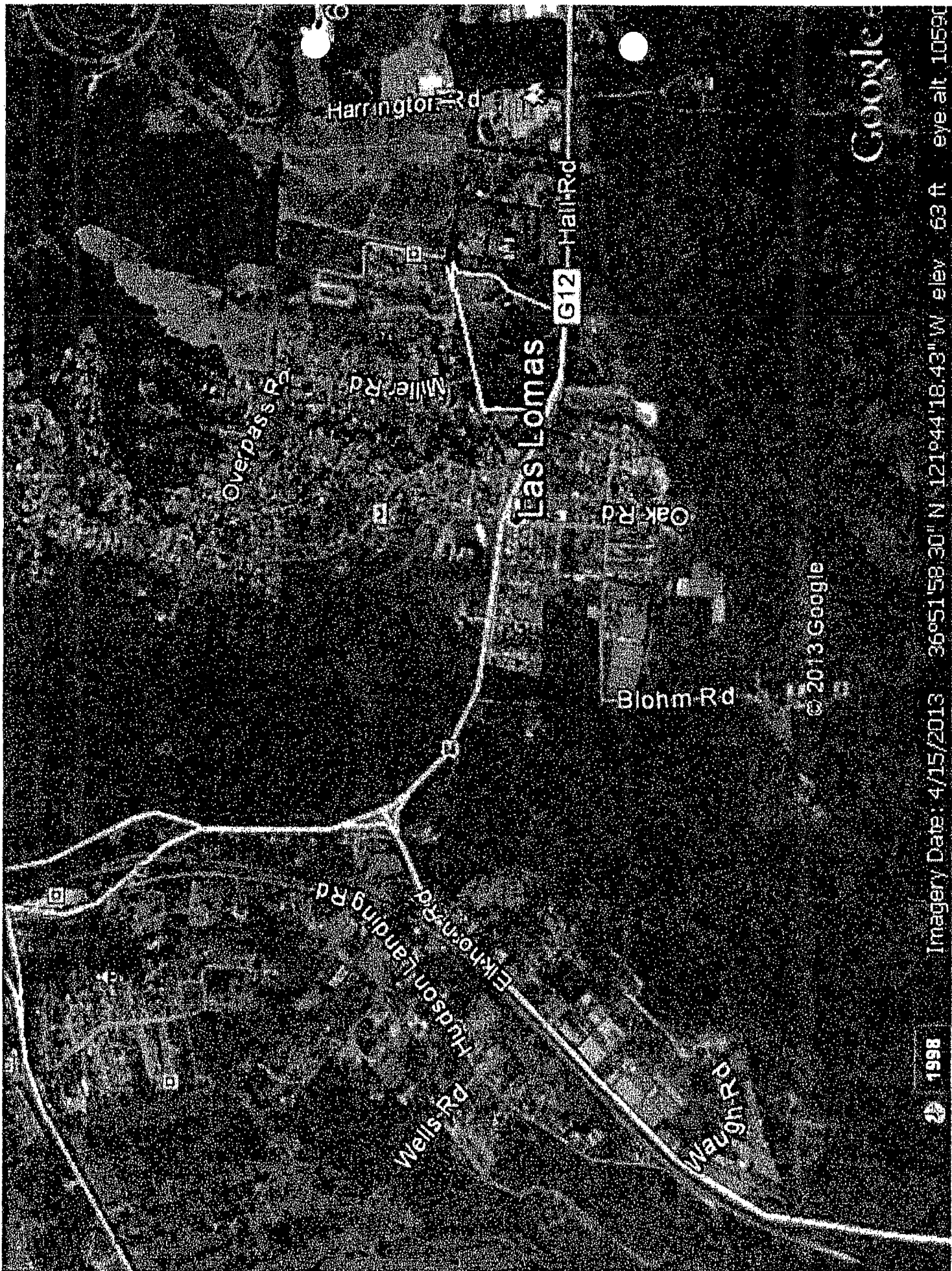


Board Resolution – EXHIBIT B Reduced Density (76 Lots)



	J. ISLAND ENGINEERS 1000 S. GARDEN ST. ANIMES, CALIFORNIA 92805	Rancho Los Robles Tantalus Site Plan APR 1987-0208 SHEET NO. C4 OF 4 SHEETS	DATE: 01/11/87 DRAWN BY: JIM CHECKED BY: JIM TITLE: TANTALUS SITE PLAN
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12/2008



Google

© 2013 Google

1998 Imagery Date: 4/15/2013 36°51'58.30" N 121°44'18.43" W elev 63 ft eye alt 10590

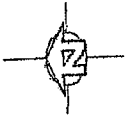
Notes:

ALL EXISTING BUILDINGS TO BE REMOVED INDICATED BY STIPPLES TO REMAIN PRIVATE.
 BUILDING FOOTPRINTS REMAINING TO BE DEMOLISHED.
 TRUCK LANE - 14 FEET
 SIDE WALK - 6 FEET
 SIDE DRIVE - 6 FEET
 SEE ALL NOTES SHEET 201.

Legend:

X REMOVE THIS DRIVE PLAN - 12
 (R) REMOVE THIS GENERAL - C
 O REMOVE THIS UTILITY PLAN - 14
 TRACES TO BE REMOVED THIS PLAN - 435 TOTAL
 TRACES TO BE REMOVED ORIGINAL PLAN - 657 TOTAL

* DOES NOT INCLUDE ANY TRACES OF EXISTING UTILITY OR WATERING SYSTEMS



Site Plan

