

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



F6a

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

JULY 14, 2017

EX PARTE FORMS

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.

SK/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	Background	Pros	Cons	Proponents	Opponents	Next Steps
3	Chuck Allen & Partners Project cost \$3M to date - started project 30 years ago	19 acres opens spaces dontafe to community for park, walking trails, community center	traffic impact of 52 new homes water	Senator Bill Monning Assemblymember Stone Assemblymember Alejo Supervisor Salinas Supervisor Armenta Supervisor Phillips	FANS, Mari Kloeppel, 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	Lou did not vote for it - political suicide	reach out to Carol Blumh, 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 Kloeppel, 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		Calagno did NOT vote for project			
9	John to reach out to: 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			

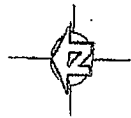
	A	B	C	D	E	F
	in 12/2008 BOS approved project with 72 single family dwelling lots and 4 duplex lots		Currently not park or safe place for residents to take kids. Parents drive children to parks out of the area			Horan Law Firm; Mark Blum and Pam Silkwood
10						
11						
12						
13						
14						

Notes:
 1. All dimensions are shown in feet.
 2. All dimensions are shown in feet.
 3. All dimensions are shown in feet.
 4. All dimensions are shown in feet.
 5. All dimensions are shown in feet.

Legend:
 X - Existing road (center)
 - - - - - Proposed road (center)
 O - Proposed road (edge)
 - - - - - Proposed road (edge)

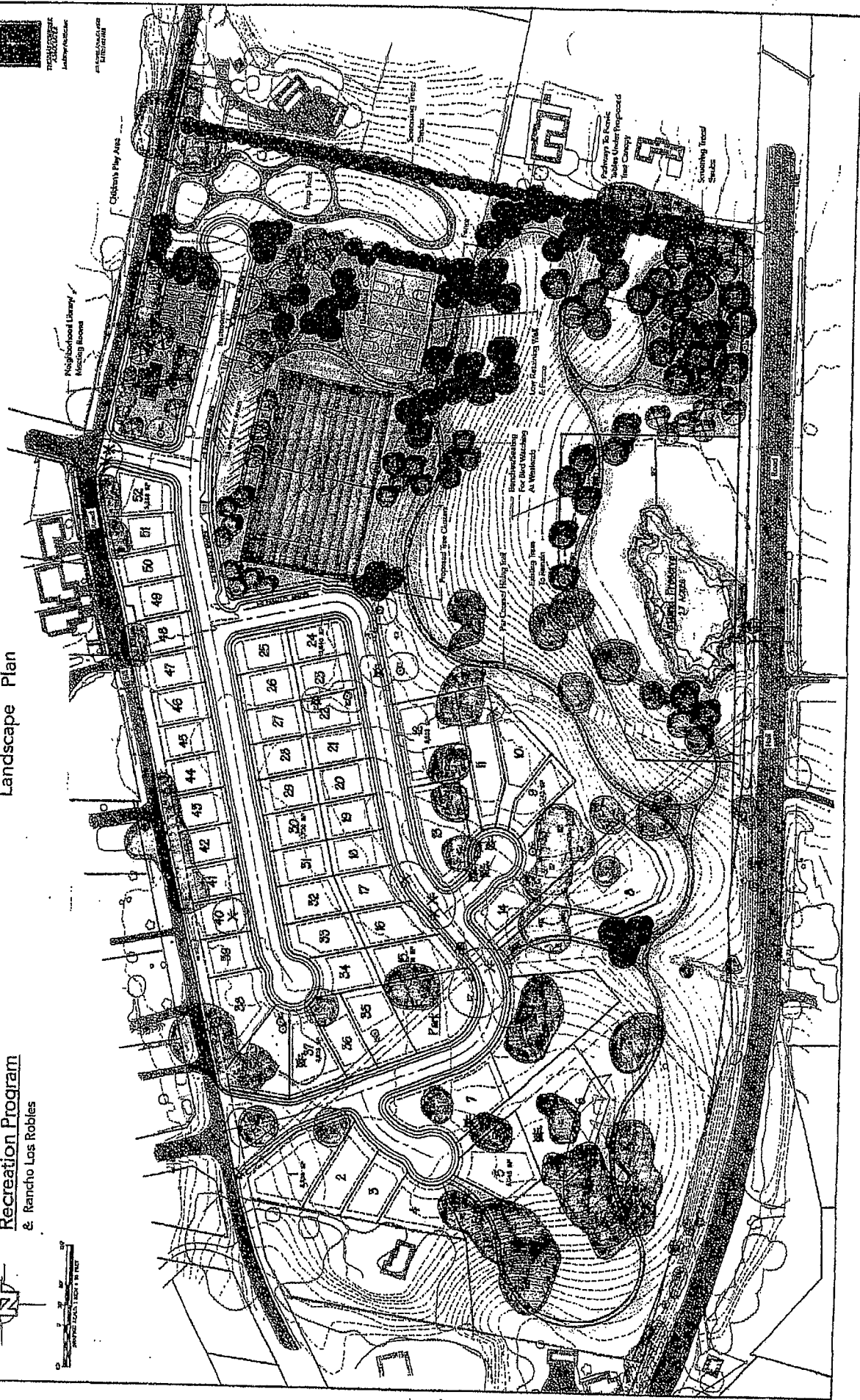
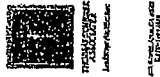
Site Plan

12/5/22

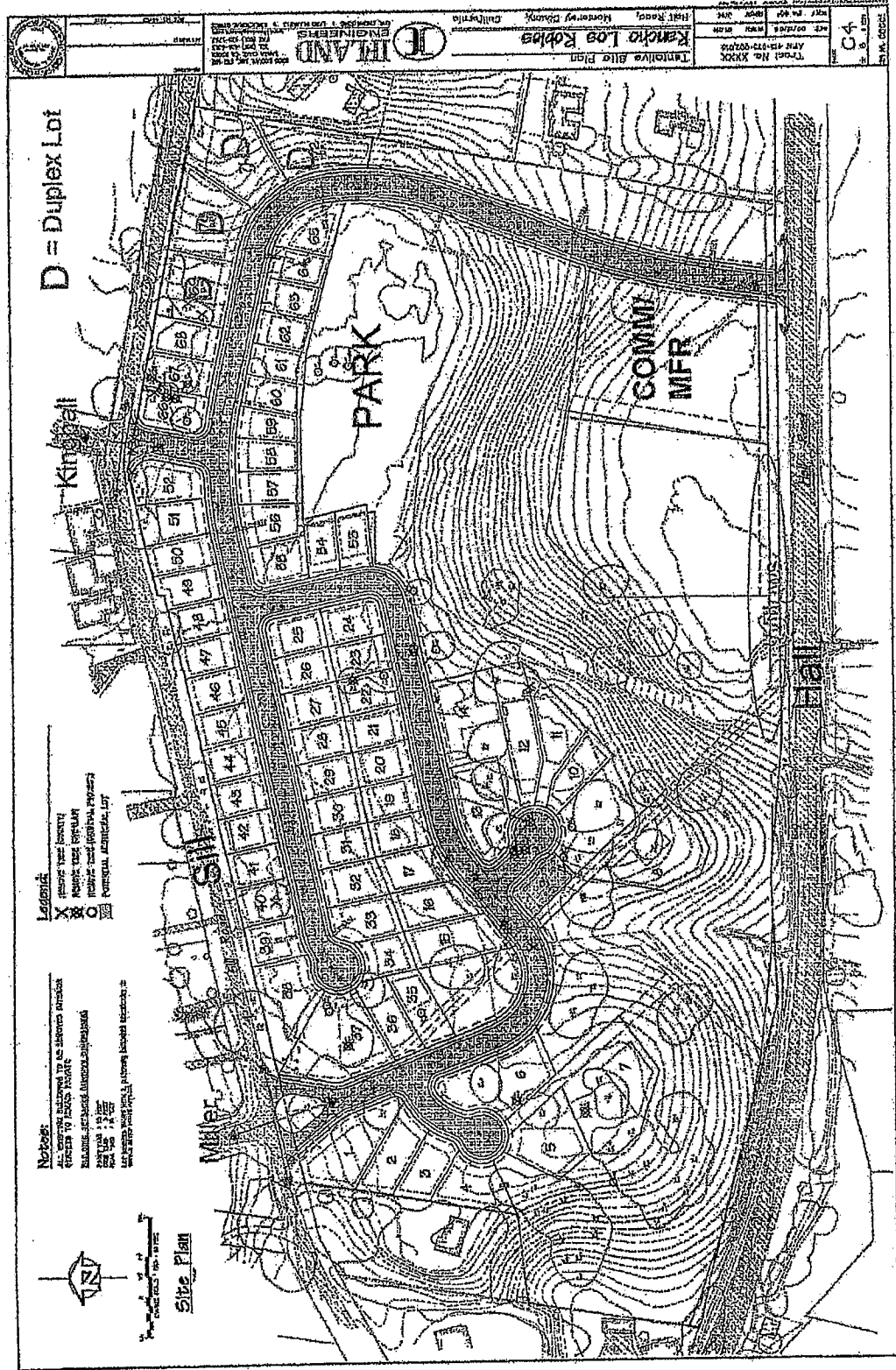


Las Lomas Community Service District
Recreation Program
& Rancho Los Robles

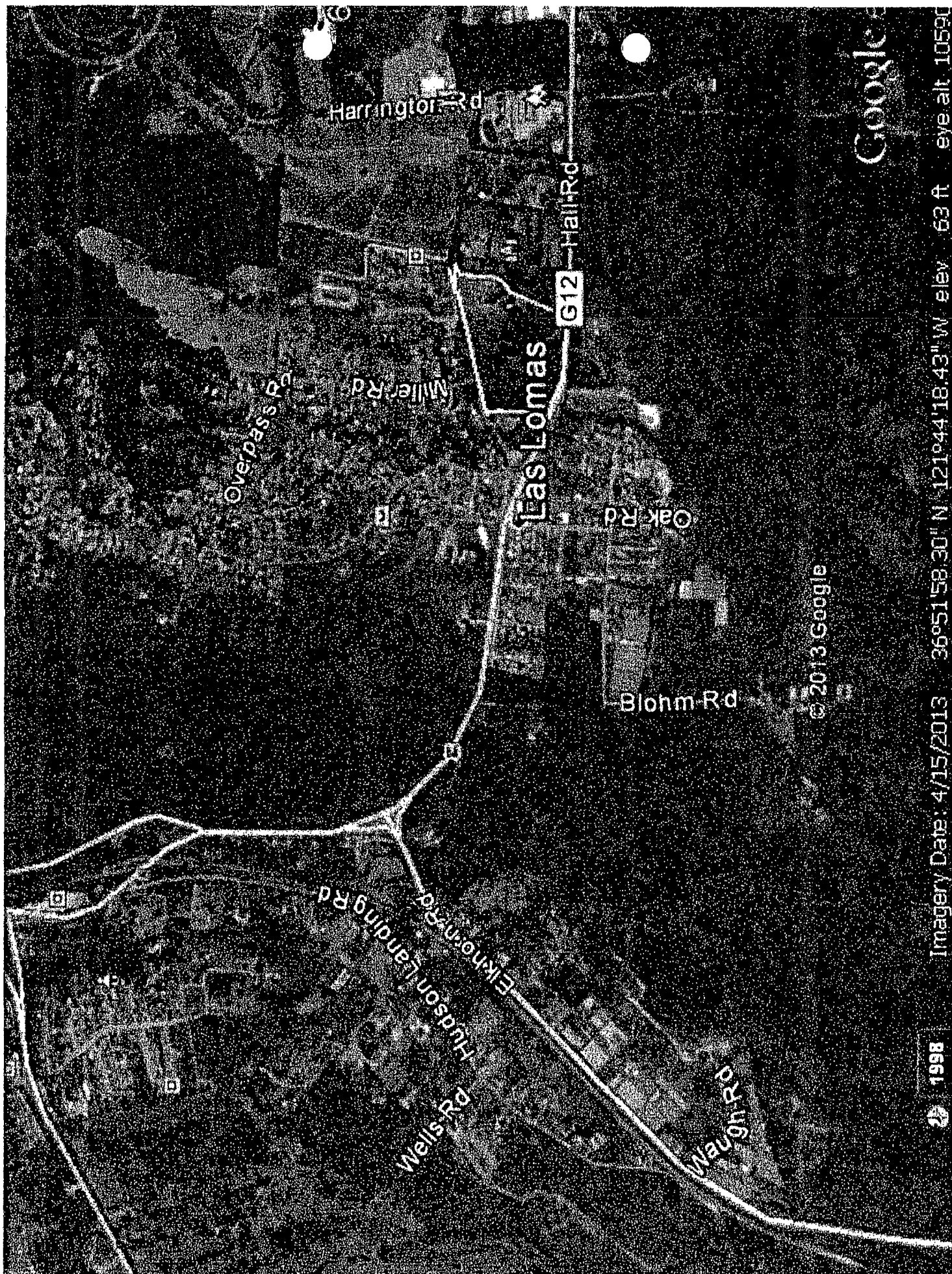
Conceptual Site &
Landscape Plan



Reduced Density (76 Lots)

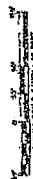


12/2008



Google

© 2013 Google



Site Plan.

Notes:

ALL EXISTING BUILDINGS TO BE REMOVED INTERIOR
STRUCTURES TO REMAIN PRIVATE.

POULTRY STRUTS, HANDRAILS, BATHROOMS.

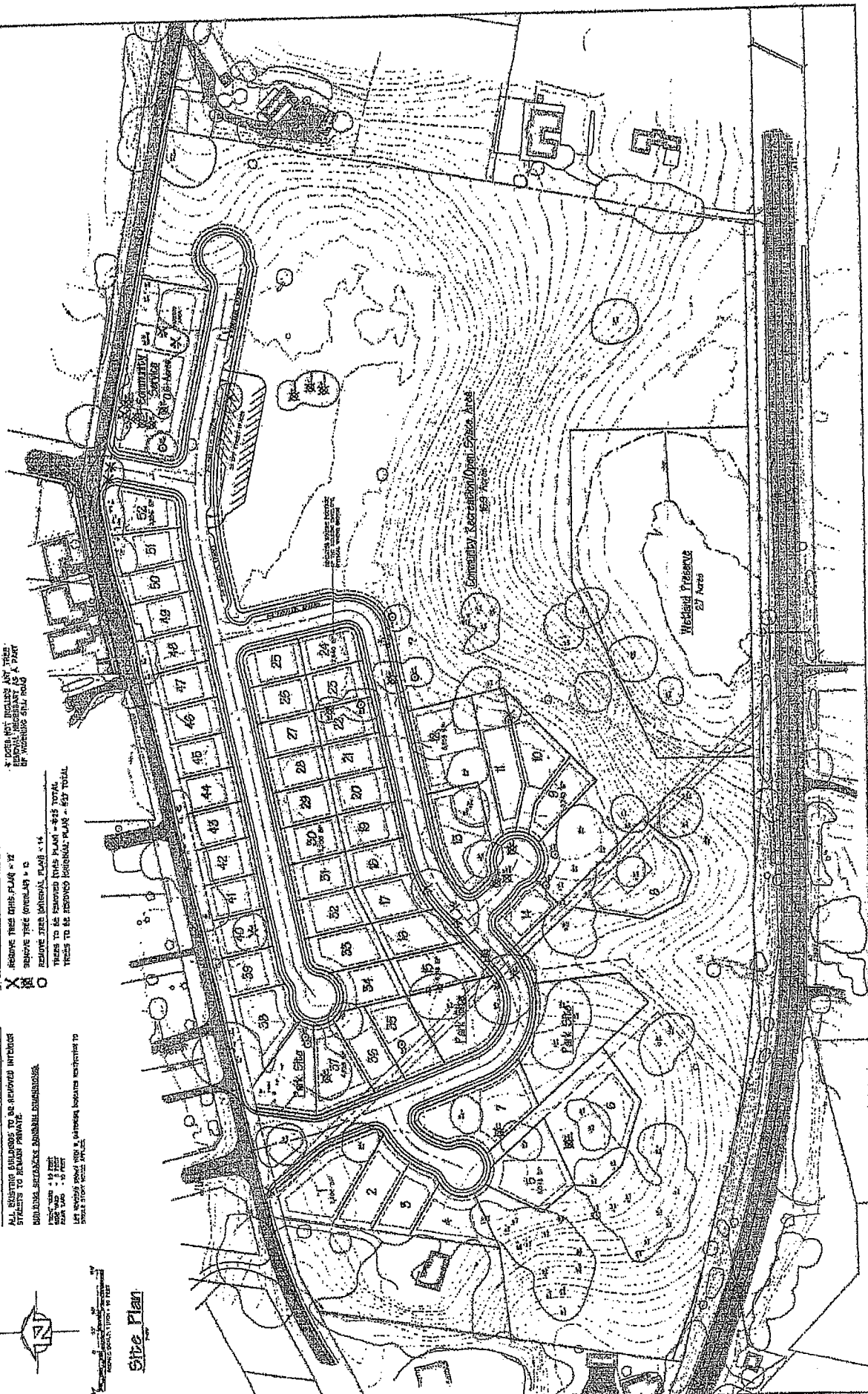
POULTRY STRUTS - 14 FEET
HANDRAILS - 8 FEET
BATHROOMS - 10 FEET
POULTRY STRUTS - 10 FEET

LET BUILDING REMAIN OPEN & UNOCCUPIED UNTIL 1970

Legend

- REMOVE THESE THIRTS PLANT = 12
 REMOVE THESE FORTY-LEAF = 10
 REMOVE THESE FORTY-LEAF PLANT = 14
 TREES TO BE REMOVED (THIS PLANT) = 225 TOTAL
 TREES TO BE REMOVED (ORIGINAL PLANT) = 547 TOTAL

* DOES NOT INCLUDE ANY TRIP
PERSONAL NECESSARY AS A PART
OF WORKING STILL ROAD





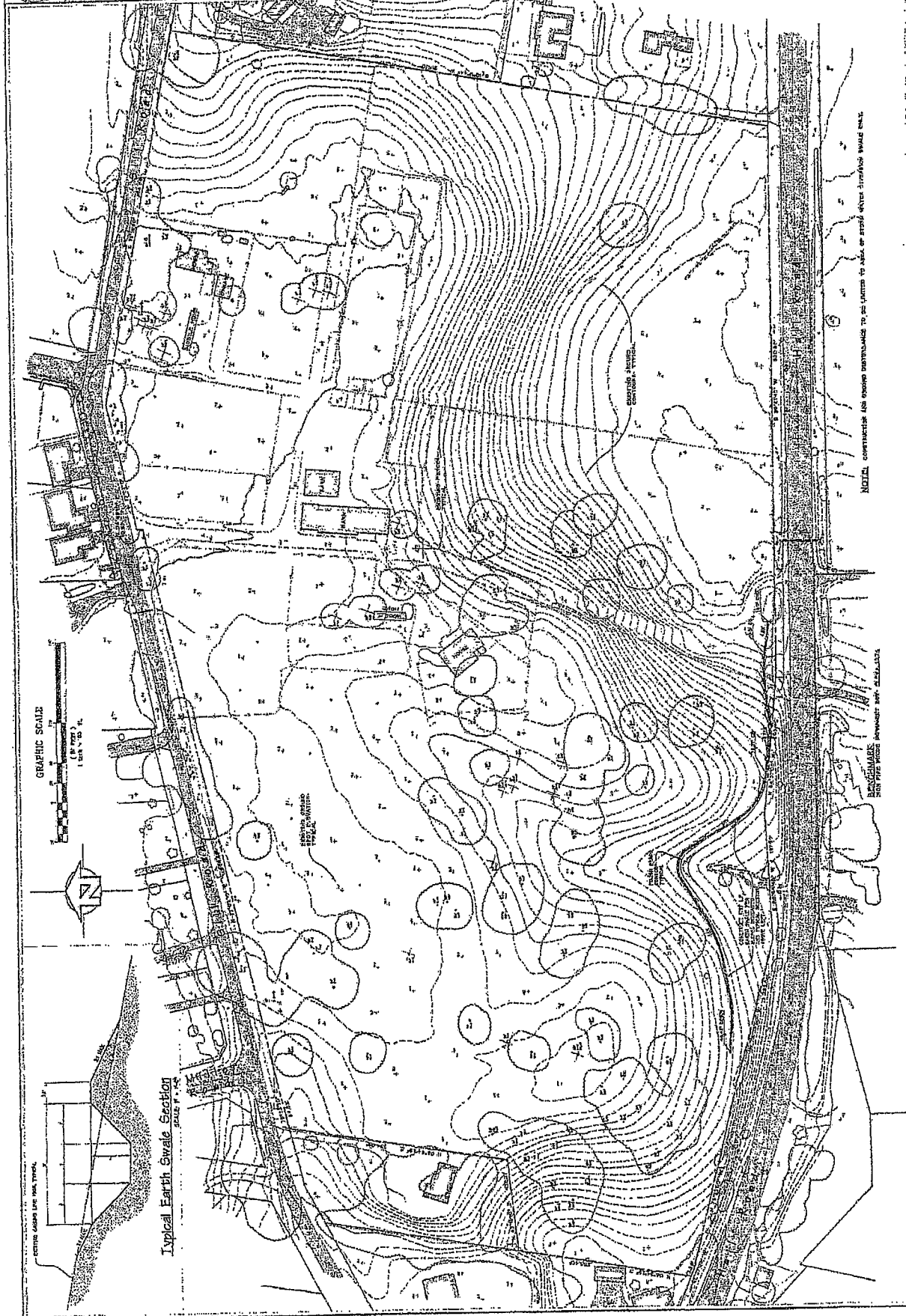
PROJECT: SWALE DIVISION SWALE PLAN
SHEET: 1 OF 1
DATE: APRIL 1975
DRAWN BY: J. F. ISLAND
CHECKED BY: J. F. ISLAND
APPROVED BY: J. F. ISLAND

ENGINEER
J. F. ISLAND
10000
STATE OF CALIFORNIA
LICENSE NO. 10000
EXPIRATION DATE 12/31/79

PROJECT: SWALE DIVISION SWALE PLAN
SHEET: 1 OF 1
DATE: APRIL 1975
DRAWN BY: J. F. ISLAND
CHECKED BY: J. F. ISLAND
APPROVED BY: J. F. ISLAND

PROJECT: SWALE DIVISION SWALE PLAN
SHEET: 1 OF 1
DATE: APRIL 1975
DRAWN BY: J. F. ISLAND
CHECKED BY: J. F. ISLAND
APPROVED BY: J. F. ISLAND

PROJECT: SWALE DIVISION SWALE PLAN
SHEET: 1 OF 1
DATE: APRIL 1975
DRAWN BY: J. F. ISLAND
CHECKED BY: J. F. ISLAND
APPROVED BY: J. F. ISLAND



NOTICE: CONSTRUCTION AND EROSION CONTROL TO BE STARTED TO AVOID ANY DAMAGE TO THE SWALE.

REMARKS: SEE PLOT FOR SWALE PLAN AND EROSION CONTROL.