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July 7, 2017

**F6a**

Dayna Bochco, Chair [Sent By Email c/o: [kevin.kahn@coastal.ca.gov](mailto:kevin.kahn@coastal.ca.gov)]  
California Coastal Commission  
45 Fremont Street #2000  
San Francisco, CA 94105

RE: Appeal No. A-3-MCO-09-009 Rancho Los Robles Subdivision  
URGE APPROVAL OF STAFF RECOMMENDATION / DENY APPLICATION

Dear Chair Bochco and Members of the Commission:

I am writing on behalf of LandWatch Monterey County, a nonprofit organization whose mission is to promote sound land use policies that will achieve the long-term economic vitality of Monterey County, high agricultural productivity, environmental health, and social equity.

LandWatch and Friends and Neighbors of Elkhorn Slough appealed Monterey County's approval of the Rancho Los Robles Subdivision because the proposed subdivision was (and is) inconsistent with the North County Coastal Land Use Plan, and particularly because there is no sustainable water supply for the project. LandWatch continues to oppose the project for these same reasons.

The North County Coastal Land Use Plan requires, among other things, that:

- New developments be controlled to a level that can be served by an identifiable, available, and long-term water supply (Key Policy 2.5.1);
- Development levels that generate water demand exceeding safe yield of local aquifers are only allowed once additional water supplies are secured (LUP Policy 2.5.2.3);
- New development be phased so that existing water supplies are not committed beyond their safe long-term yields (LUP Policies 2.5.2.3, 4.3.5-7, 4.3.6.D.5); and,
- The County should reduce the remaining build-out to limit groundwater use to the safe yield level or, if required, in order to protect agricultural water supplies (LUP policy 2.5.3.A.2).

The staff report furnished to the Commission outlines the many reasons that the current application should be denied. LandWatch urges you to support the staff recommendation and to deny the application.

Thank you for taking seriously the LCP land use policies that both the County and the Commission have prudently directed must be followed, with respect to proposed development in Monterey County's North County area.

Very truly yours,

A handwritten signature in blue ink, appearing to read "G. Patton", is positioned below the closing text.

Gary A. Patton, Attorney for  
LandWatch Monterey County