



LAFCO - San Luis Obispo - Local Agency Formation Commission  
SLO LAFCO - Serving the Area of San Luis Obispo County

**COMMISSIONERS**

RICHARD ROBERTS  
Chair, Public Member

BRUCE GIBSON  
Vice Chair,  
County Member

MURIL CLIFT  
Special District Member

ED EBY  
Special District Member

JAMES R. PATTERSON  
County Member

DUANE PICANCO  
City Member

KRIS VARDAS  
City Member

**ALTERNATES**

ROBERTA FONZI  
City Member

FRANK R. MECHAM  
County Member

TOM MURRAY  
Public Member

MARSHALL OCHYLSKI  
Special District Member

**STAFF**

DAVID CHURCH  
Executive Officer

RAYMOND A. BIERING  
Legal Counsel

MIKE PRATER  
Analyst

DONNA J. BLOYD  
Commission Clerk

**TO: MEMBERS, FORMATION COMMISSION**  
**FROM: DAVID CHURCH, LAFCO EXECUTIVE OFFICER**  
**DATE: JANUARY 19, 2012**  
**SUBJECT: LOS ROBLES DEL MAR ANNEXATION TO THE CITY OF PISMO BEACH – ADDITIONAL COMMENT LETTERS**

**City of Pismo Beach-Los Robles Del Mar Annexation-Public Hearing**  
The Local Agency Formation Commission (LAFCO) will consider the proposed Los Robles Del Mar annexation on January 19, 2012 at 9:00 a.m. in the San Luis Obispo County Board of Supervisor's Chambers.

**Comment Letters**

Attached for the Commission's review and consideration are additional comments received since January 9, 2011. These will be referenced as Attachment G. Staff will summarize these comments at the Public Hearing.

Please call us at the LAFCO office if you have any questions. These and other documents can be downloaded or viewed at the San Luis Obispo LAFCO website at [www.slolafco.com](http://www.slolafco.com).

Mr. David Church  
SLO County Local Agency Formation Commission  
1042 Pacific Street, Suite A  
San Luis Obispo, CA 93401

Ref: Proposed Pismo Beach LRDM annexation

Dear Mr. Church,

For many years my wife and I have been following with great interest the proposed development in our area by the City of Pismo Beach. We appreciate the opportunity to give our comments during the various stages of the development and are encouraged to see that some of our concerns have been addressed in the process, mainly the wording to protect our water availability in the coming years.

We do have a number of concerns, along with numerous other residents of the area, that have been mentioned and have not been adequately addressed.

First, the need for this annexation has not been demonstrated by the City. They currently have 577 identified parcels within their existing city limits that have not been built out. Statistics show a declining city population, a very slow economy, low yearly average building applications and issued permits. Their need to increase the city dimensions simply does not exist at this time or in the near future. This overly ambitious project may serve the need of outside developers but certainly does not serve the interests of the residents of the City and the surrounding areas who ultimately will bear the hidden costs and inconveniences of the project and the resulting lowering of property values with the excess glut of homes available on the market.

Second, since the beginning stages of the whole development the subject of an inland arterial road connecting Oak Park Blvd with Price Canyon Road has been a crucial aspect. Initially during a City council meeting an official said without it the project is dead. It appears on maps in various spots and is still included in the City's circulation plan and if not completed shows the level of service for James Way and surrounding streets will drop to F according to the Traffic Constraints Study of 2009. The inland arterial is even mentioned in the Memorandum of Agreement between the City and County on point 11.1.c.9. of Exhibit A Provisions. It clearly states that they will discuss the location, financing, timing and construction of the Inland Arterial Route. The glaring problem with this inland arterial road is the Mankin Ranch. Mr. Mankin and his sons have clearly and continuously stated they have no intentions of allowing this road to pass over their property, now, or ever in the future.

I have mentioned this numerous times at the City's council meetings, at LAFCO meetings, in letters and the subject has either been ignored or passed over with the comment that "now is not the time to deal with specifics like this, during the annexation process we get down to specifics."

So at this time, we ask the question again. Do you intend to NOT BUILD the inland arterial and have us suffer the consequences of level of service F in the area surrounding the project OR do you plan to BUILD the inland arterial taking access to the land against the property rights of the Mankins? Please give us and the Mankins the courtesy of a written answer now that we're at the stage of annexation so we who live in the area know what to expect in our future.

Thirdly, as I stated above, it is encouraging to see our water rights apparently protected. However it is absolutely paramount that this be done in an iron clad document and in perpetuity so there is no possible way to circumvent this protection. The reality is that as we have observed the manner in which the City and the developers have pursued this project, we do not in any way trust that they will abide by this provision. If they do acquire this property we feel they would never stop to seek ways to have access to the underlying water and at that point it would be out of control by the county or LAFCO.

These are our main concerns so we will not lengthen this letter any more. There are many other issues such as the disingenuous water studies by the City, hidden costs of the project that will be born by the residents of Pismo, the surrounding cities and rural residents, and the fact that the City council has largely ignored the input of its residents who by a huge percentage are opposed to the project when informed of it's scope and real intentions. The list goes on and on and I'm sure many others will speak to those areas.

In summary, we strongly oppose the annexation of LRDM to the City of Pismo Beach and highly recommend that LAFCO deny the annexation and even take it out of the sphere of influence of the City to allow it to develop consistent with the rural standards already in place by the county. At best, LAFCO should postpone the annexation and ANSER THE QUESTIONS that are raised at this time so that an accurate and informed decision will be made.

We look forward to seeing you at the meeting on January 19th.

Thank you for your consideration,

Dean & Pam Berto  
521 Torrey Pine Place  
Arroyo Grande, CA

CC: • District 1 Supervisor Frank Mecham  
• District 2 Supervisor Bruce Gibson  
• District 3 Supervisor Adam Hill  
• District 4 Supervisor Paul Teixeira  
• District 5 Supervisor James Patterson

SHUTE, MIHALY  
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA  
94102  
T: 415 552-7272 F: 415 552-5816

GABRIEL M.B. ROSS  
Attorney  
ross@smwlaw.com

January 11, 2012

*Via Email to [dchurch@slolafco.com](mailto:dchurch@slolafco.com)*

San Luis Obispo Local Area Formation  
Commission  
1042 Pacific Street  
Suite A  
San Luis Obispo, CA 93401

Re: Los Robles Del Mar Annexation

Dear Commissioners:

I am writing on behalf of the Oak Park Community Group to request that this Commission delay its consideration of the proposed annexation of the Los Robles Del Mar site into the City of Pismo Beach, in order to allow the public review that this complex and controversial project deserves.

As you know, this annexation has a long history that has involved many changes of plans, most notably revisions to its water supply scheme. When the project was last before your Commission, it had already gone through six versions over eleven years. Now, five years later, the City of Pismo Beach and the project's developers have come forward with yet another entirely new, and once again complex, plan for proving water to the annexation area.

This new plan needs serious scrutiny, both from your staff and from the public. The currently scheduled hearing date of January 19 does not provide time for sufficient review. It appears that the staff report and accompanying documentation were posted on your website just before Christmas. Offices are only returning to normal staffing this week, and the hearing date is less than two weeks away.

We have so far given the new project and environmental documents a brief review, and it is already apparent that there are serious deficiencies both in the environmental review and in the plan itself. We will be submitting further comments prior to the currently scheduled hearing, but even these will be limited by the time constraints brought on by the short review period. We prepare such comments for a living and during the work day. Members of the public must do so in their spare time. Their review will be even more curtailed than ours, but this Commission needs to hear their comments. The only way for you to receive the full benefit of public review is to allow more time for the public to study and discuss this project.

For these reasons, we respectfully urge you to postpone or continue your consideration of the Los Robles Del Mar annexation.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

A handwritten signature in black ink, appearing to read 'G.M.B. Ross', with a small flourish at the end.

Gabriel M.B. Ross

RE: Pismo Beach

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11

RE: Pismo Beach

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

Morgan Hayward  
157 Woodworth  
Pismo Beach CA  
93449

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

What a joke after 5+ years, NO  
New Traffic study, no EIR Report.  
Who is paying for the Pumping Stations for  
the water and the Pismo Sanitation plant.

Jeffrey S. Nevin  
719 White Oak Blvd.  
Pismo Beach, CA 93449

J. S. Nevin

RE: PISMO BEACH

JAN 11 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JOAN HOUSTON  
466 BELLO ST, PISMO BEACH

*Joan Houston*

RE: PISMO BEACH

JAN 11 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

*Pismo Beach*

*DOES ANYONE WANT TO  
SUPPORT THE ANNEXATION  
OF PISMO BEACH?*



**Thomas Hulbert**  
201 Five Cities Dr. #11  
Pismo Beach, CA 93449-3038

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

*Carol Georgi*  
*Pismo Beach*

RE: PISMO BEACH

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

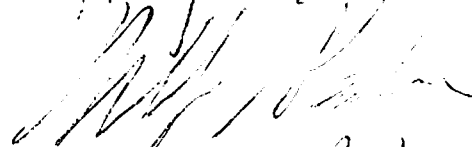
JAN 11 2012

Tom Houston  
466 Bello St  
Pismo Beach CA 93449



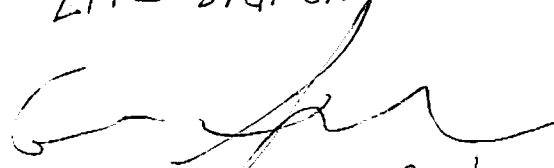
I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

Nolly Padova  
  
1598 OLD OAK PARK  
A.G.

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

Eric Siemens  
  
1598 OLD OAK PARK  
A.G.

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

H.T. SYLVESTER  
1500 WENTWELL CIR.  
ARROYO GRANDE, CA 93420  
JAN 11 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

Wendy Hammer  
665 Vetter Ln  
Arroyo Grande, Ca  
93420

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

I OPPOSE ANNEX  
KEN FARROW  
150 DEER TR. CIR.  
ARROYO GRANDE, CA 93420

JAN 11 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

*[Faint handwritten signature and address]*

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 11 2012

Lisa Hansen  
165 Vetter Lane  
AG 93420

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 12 2012

Dennis Cook  
3860 S. Higuera #138  
San Luis Obispo CA 93401

Dennis M Cook

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

JAN 12 2012

Kathleen Bishop  
3860 S. Higuera Spc 138  
San Luis Obispo CA 93401

Kath Bishop

RE: Pismo Beach

JAN 12 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

ELIZA ROMERO  
1411 So. 4th St  
OCEANO CA 93445

JAN 12 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

Please vote...

...no! no! no!

Jane Glaser  
262 VISTA del Mar  
Pismo Beach

JAN 12 2012

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

I have read  
and the letters  
of Mr. Robinson,  
Mr. Goodnight &

Mr. Mammone with seemingly indisputable  
facts. The LAFCO commissioners  
would be remiss in their duty  
not to postpone a decision until  
these items are investigated! I  
feel our water is in jeopardy.  
Daphne Kelley

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

I worry about more traffic  
problems on roads designed for  
RURAL use.

Kari McConnell  
820 Alta Vista Way  
Arroyo Grande, CA 93420

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

My concern over water  
and traffic leave me unable  
to support this project.

Debbie McBreath  
244 Porterville  
Pismo Beach, CA 93449

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

Water Consumption will be a  
problem.

Chuck McConnell  
820 Alta Vista Way  
Arroyo Grande, Ca 93420

RE: Pismo Beach

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

Christine Fincke  
1412 14<sup>th</sup> Street  
Oceans, CA. 93445

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

Mene Schafel  
271 James Way  
Aurora, Grand, Ca.

There will  
be a traffic  
jam of huge  
proportions  
if this goes  
through!

RE: Pismo Beach

I respectfully oppose the annexation  
Of Los Robles Del Mar into  
Of Pismo Beach

Holly Weck  
1420 Wilmar Ave.  
Oceans, Ca.  
93448

RE = Pismo Beach

I respectfully oppose the annexation  
Of Los Robles Del Mar into the city  
Of Pismo Beach

Marilyn Hatfield  
991 Woodsworth  
Pismo 93449

**David Church**

---

**From:** Jack Gelb [nycowboy@gmail.com]  
**Sent:** Monday, January 09, 2012 4:44 PM  
**To:** David Church  
**Subject:** Re: Los Robles Del Mar Annexation- comments

Jack P. Gelb

245 Ridge Road

Pismo Beach, CA 93449

(805)474-8475

January 8, 2012

To: San Luis Obispo County LAFCO

Re: Los Robles del Mar annexation into Pismo Beach

Dear Commissioners,

I have voiced my concern over the Los Robles del Mar (LRDM) development in the past and I do so again now. It is my opinion – and that of a large number of fellow citizens and neighbors - that the Pismo Beach City Council is not acting in the best interests of its constituents in its quest to extend the city's housing development at this time and in this manner. This concern is based on several factors: traffic impacts, resource utilization, economic considerations, and way-of-life deterioration:

1. Traffic impacts

The traffic studies that were done in the late-1990s and mid -2000s did not factor in the growth in the vicinity of the 101 Freeway and Oak Park Boulevard. Several new business establishments have gone in along West Branch Street – notably the very popular Wal-Mart. In-and-Out-Burger, and Chili's Grill; a Hampton Inn; and a

mattress/furniture store – that has measurably increased the traffic pile-up at the W. Branch, 101, and Oak Park Blvd. intersection. Another new development is also planned at the same intersection, adjacent to the existing Orchard Supply Hardware strip mall there. The nearby Oak Park Blvd. and James Way intersection now contains an additional large medical center and a popular fitness center. The suggested mitigation of 7+ years ago – to restripe Oak Park and add a left turn lane – is hardly sufficient to remedy the existing high traffic flow, much less the added congestion due to a 316-unit LRDM and a 500-student Christian School.

Beyond the added traffic on the existing main routes is the profound effect I believe LRDM will have on the quiet, residential neighborhoods in and around Ridge Road. Ridge is currently 3+ blocks long, ending in a cul-de-sac. There is very little traffic, enabling residents to enjoy the peaceful surroundings and providing additional safety for children and animals to play. Making Ridge Rd. a through street into the LRDM and Christian School complex will most likely destroy both the quiet and the safety. The traffic studies that were performed in the mid-2000s are greatly flawed in this instance. For one, they only measured existing traffic at the intersection of Ridge and James Way, ignoring traffic along the often-preferred route of Shamrock Lane. For another, the study assumed that far more traffic would use the Meadowlark Drive entrance (to the Christian School, and also LRDM) off of Oak Park than Ridge Rd. I disagree, as the aforementioned congestion along Oak Park Blvd. is far more likely to discourage LRDM residents and delivery/service vehicles from using that entrance when the Ridge Road one can be used as a bypass. Additionally, any 101 southbound traffic seeking to access LRDM would be foolish to go significantly (1/2 mile longer) out of their way to use busy Oak Park Blvd. - and the 3 traffic lights, a stop sign, and two left turn lanes on-and-off Oak Park – rather than the 1 traffic light and 2 stop signs required to use 4<sup>th</sup> St. and James Way! This means any LRDM traffic coming from (and going to) Pismo Beach, San Luis Obispo, and points north will be flooding Ridge Road at all times of the day and night, and most especially at rush hours and school pickup/dropoff times.

A revised look at the traffic studies – performed in November, 2010 by Associated Transportation Engineers as part of the addendum to the LRDM EIR – did not examine nor address any of these issues.

**Recommendation:** Considerably more attention to and analysis of the Ridge Road neighborhood traffic and safety impacts should be performed before any consideration of annexation is addressed by LAFCO.

## 2. Resource utilization

Resources that need to be considered include natural resources (e.g. water, drainage), utilities (e.g. sewage), and infrastructure services. Others more qualified than me have repeatedly called into question the water resource issue, and the seemingly ‘miraculous’ reduction in water requirements by LRDM due to questionable conservation techniques that may or may not be followed by LRDM residents. The major concern here on my part is that the assumptions using ‘average’ water usage, ‘average’ occupancy, and ‘average’ water availability calls in to question as to what happens when situations are **not** average – e.g. drought, higher-than-expected occupancy, non-conservative water usage. How will such usage affect the rest of Pismo Beach?

Of even greater concern to those of use who live in the immediate neighborhood has to deal with water pressure. Ours is marginal at best, prompting at least some of the local homeowners to be encouraged (by the City of Pismo Beach) to install booster pumps to maintain

adequate pressure. What impact will a 316-unit development – on the same water main (and sewer line, for that matter) – have? Will we all be required to install \$1000+ booster pump eyesores to maintain adequate flow?

Another area I don't believe has been adequately addressed by the City Council is the service infrastructure impacts – schools, police and traffic monitoring, elderly services, and transportation in particular. Some concerns have already been raised over potential fire danger and the ability of the city and county to adequately respond to wildfires, especially given the LRDM location adjacent to woodlands and grasslands. To my knowledge, no additional bus or para-transit services have been provided for in any studies that would help support lower-income and elderly residents.

**Recommendation:** Additional studies and planning, together with contingency plans, need to be performed to insure residents of adequate resource availability independent of climate variations, household income, and individual mobility, and considering the needs of non-LRDM residents as well.

### 3. Economic considerations

The economic boom of the 1990s and early 2000s caused housing values to soar in San Luis Obispo County in general, and Pismo Beach in particular. That ended nearly five years ago, to be replaced with plummeting housing prices and property values, increased housing on the market, foreclosures, and decreasing area population. That has yet to turn around, and my house is now worth 35% less than what I paid for it (if I wanted to sell and could even find a buyer). What is the need for annexing additional properties with the intention of housing development? An expected result of such building will be an even greater depressed market for existing housing, potentially even lower property values, and additional foreclosures. What made some level of sense 10-20 years ago – riding the boom via LRDM – makes no sense at this time.

**Recommendation:** Shelve this annexation plan and possibly revisit when it makes economic sense to the residents of Pismo Beach and San Luis Obispo County, rather than large housing developers with dollar signs in their eyes – and an insensitive and unresponsive Pismo Beach City Council.

### 4. Way of life

As I wrote once before: most of the residents who opted to settle in Pismo Beach did so because of the natural beauty and quality of life. This paradise is fairly uncluttered, and to date has managed to avoid the sprawl and congestion that has befallen similar California locations (Santa Cruz comes to mind, as well as areas around Los Angeles). I believe that is one of the precepts that LAFCO was founded on, to help prevent the deterioration of the beauty and lifestyle that San Luis Obispo County has strived to create and maintain. There are many of us who agree, which is why we are so upset with what LRDM (and the Price Canyon development proposal, as well) endeavors to do and why we have been fighting it for many years.

**Recommendation:** Help us maintain and control unnecessary growth to guarantee the way of life we have established here. Listen to the people of Pismo Beach and their neighbors, not the politicians.

Please vote against the annexation of LRDM into Pismo Beach.

Sincerely yours,

Jack P. Gelb