

DEPARTMENT OF TRANSPORTATION

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January 17, 2012

David Church, Executive Officer
Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

SLO 101 pm 14.62

Subject: Los Robles Del Mar Annexation #15 City of Pismo Beach

Dear Mr. Church:

Thank you for the opportunity to review the subject action. Caltrans offers the following comments:

1. U.S. 101: Caltrans has provided three written comments pertaining to the annexation and project or portion of the project which will be discussed on January 19, 2012 – please see attached.

a. November 1995 in response to the Draft Environmental Impact Report, Caltrans wrote that the traffic study failed to analyze the US 101 mainline.

b. September 2007 in response to the Draft Supplemental Environmental Impact Report and Annexation, Caltrans wrote that a full traffic study would be required for formal annexation, which would include effects on US 101 mainline.

c. November 2010 in response to the Christian School Conditional Use Permit, Caltrans wrote that the environmental document failed to include discussion about the project's effects on US 101 mainline.

2. The present action and annexation, through the EIR addendum of August 2011, does not provide any analytical treatment and discussion of this project's transportation effects upon US 101 mainline nor ramp junctions with the mainline.

3. The administrative record is clear. This project and its environmental documentation has ignored the State Highway System, specifically US 101 mainline.

4. Inland Arterial: Caltrans is supportive, and will remain supportive of the proposed inland arterial, which this project is participating in. Please ensure, within the decision-making of this action, that the inland arterial plan is irrevocable – either as a condition of approval, and/or as pre-emption to any future home ownership association action.

David Church, LAFCO
January 17, 2012
Page 2

Thank you for the opportunity to comment upon this project. If you have questions about this correspondence please call (805) 549-3632.

Sincerely,



Chris Shaeffer
Development Review
Caltrans District 5

Attachments (3)

C: L. Newland, CT

ATTACHMENT 1

STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY

PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION

BOX 8114
.. LUIS OBISPO, CA 93403-8114
TELEPHONE: (805) 549-3111
TDD (805) 549-3259



November 9, 1995

SLO-101-VAR

Ms. Tiffany Campbell
City of Pismo Beach
760 Mattie Road
Pismo Beach, CA 93449

Subject : Los Robles Del Mar Specific Plan Annexation DEIR

Dear Ms. Campbell:

Caltrans District 5 has reviewed the above mentioned document. The following comments are a result of the review.

Traffic impacts resulting from this development have been seriously understated. For instance, the peak hour LOS at Oak Park and Route 101 is not LOS "A". We strongly disagree with the methodology used to determine the LOS. The findings are unacceptable. Caltrans requires the Highway Capacity Manual (HCM) Methodology for intersection analysis. Please update the figures using the HCM Methodology.

Consequently, the proposed mitigation is inadequate. The two traffic signals proposed on local streets will not mitigate impacts to Route 101 and the Oak Park Interchange. The proposed mitigation should also consider transit, or other Transportation Demand Management measures.

The traffic study failed to analyze the new operating LOS of mainline Route 101. Please include analysis of Route 101 in the final document.

Appendix "D", Page 7 - The use 1990 traffic counts for Fourth Street and James Way is also unacceptable. As a rule, traffic count information that is more than two years old needs to be updated.

The document does not identify a proposed funding mechanism for mitigation measures. What assurance does the developer have that their "proportionate share" contribution will pay for the project impacts?

Campbell - Page 2
November 9, 1995

Thank you for the opportunity to comment. If you have any questions, please contact me at 549-3682.

Sincerely,

Shayne Sandeman
Associate Transportation Planner

cc: L Newland, S Strait, S Chesebro, A Delgado, T Roche, G Ruggerone

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September 10, 2007

SLO-101 PM 15.58

David Church, AICP, Deputy Executive Director
San Luis Obispo LAFCO
1042 Pacific Street – Suite A
San Luis Obispo, CA. 93401

Dear Mr. Church:

RE: Notice Of Availability – Public Review Draft Supplemental Environmental Impact Report (SDEIR) for the Los Robles Del Mar Annexation (Municipal Pumping of On-Site Wells) to the City of Pismo Beach - SCH # 2006091002

Thank you for submitting the above referenced project for our review. The following comments were generated as a result of our review.

General Comments and Project Background

The purpose of this Supplemental Draft EIR is, “to focus on the City’s plan to utilize the on-site water wells in order to augment the municipal water supply and the impacts of pumping these wells upon the private (rural) wells and other municipal water wells (City of Arroyo Grande) in the area.”

Previous environmental documents related to this current, supplemental EIR, includes the original Final Environmental Impact Report for the Los Robles Del Mar Specific Plan, certified by the City of Pismo Beach in 1996. Following the Specific Plan EIR, a Supplemental EIR was required. Preparation of the 1st Supplemental EIR commenced in the Fall of 1998 because The Superior Court invalidated the approval of the previously approved Specific Plan, stating that the, “Specific Plan was inconsistent with the (City’s) General Plan with regard to four specific issues.” This first Supplemental EIR was circulated for public comment in September of 2001 and certified by the Pismo Beach City Council in February 2004.

Full Traffic Study for Subsequent Environmental Documents for the Formal Annexation

None of the issues revisited in this, the 2nd Supplemental EIR, were related to project-specific traffic impacts to the State highway system, nor cumulative traffic impacts.

Mr. David Church
September 10, 2007
Page 2

However, Caltrans wishes to affirm and state for the public record, that we will be requesting of the Lead Agency, subsequent CEQA documentation for the annexation of the Los Robles Del Mar Project to include a full traffic impact study. This will serve to disclose this proposed project's current and cumulative traffic impacts to State highway facilities in the vicinity of the development. At that time we would like to have early discussions on the scope of the traffic study.

Caltrans typically considers traffic data and a traffic analysis to be out of date if it is older than two years. The traffic data and traffic analysis for the proposed Los Robles Del Mar Annexation is over ten years old as the Specific Plan was certified in 1996. It does not appear that an up dated traffic study was prepared for the 1st Supplemental EIR and none was provided in this, the 2nd Supplemental EIR. This would make the traffic analysis for this proposed annexation project extremely outdated. The addition of approximately 250 to 300 peak hour trips combined with increases in ambient traffic flow over the last ten years could have detrimental safety and congestion related implications for nearby State highway facilities.

Thank you for the opportunity to formally state our concerns regarding the proposed annexation of Los Robles Del Mar. If you have any questions, please contact me at 549-3683.

Sincerely;

A handwritten signature in black ink, appearing to read "James Kilmer", followed by a long horizontal line extending to the right.

James Kilmer
District 5
Development Review

c: Philip Chu - SLOCOG