



County of San Luis Obispo

City of San Luis Obispo

Special Election - November 15, 2011

VOTER INFORMATION GUIDE

- This is a mailed ballot election. Your **OFFICIAL BALLOT** along with this **Voter Information Guide** are contained in your Vote-By-Mail (VBM) packet. There is not sample ballot in this booklet since your **OFFICIAL BALLOT** is included. If you desire a copy of the ballot for your use, you can download one from www.slocouty.ca.gov/clerk or call 781-5228 to request one to be sent to you. **This will be the only official mailing.**
- The deadline for return of Vote-By-Mail ballots is 8:00pm, Tuesday, November 15, 2011. On Election Day, you can return your ballot at the County Clerk-Recorder's office at 1055 Monterey Street D-120, San Luis Obispo between 7:00am and 8:00pm. Ballots received after 8:00pm, November 15, 2011 WILL NOT BE COUNTED.

VOTER'S PAMPHLET INFORMATION SECTION

The Following Pages Contain Voter Information Applicable to your Ballot

- BALLOT MEASURES
- ANALYSES
- ARGUMENTS, PRO & CON

ARGUMENTS IN SUPPORT OF OR IN OPPOSITION TO THE PROPOSED LAWS ARE THE
OPINIONS OF THE AUTHORS

The arguments are printed as submitted by the authors

IMPARTIAL ANALYSIS FOR MEASURE C-11

CHANGE OF ORGANIZATION INVOLVING THE ANNEXATION OF THE ORCUTT AREA INTO THE CITY OF SAN LUIS OBISPO

The Orcutt Area annexation is comprised of 21 parcels located adjacent to the southeast boundary of the City of San Luis Obispo. The annexation of the Orcutt Area would add these properties to the City of San Luis Obispo for public services and future development consistent with the Orcutt Area Specific Plan. The proposed annexation is approximately 231 acres bounded by Tank Farm Road to the south, Orcutt Road to the east and north, and the Union Pacific Railroad (UPRR) to the west. The City and County agreed in 2006 that this area should be included in the Sphere of Influence of the City to be considered for future annexation.

The Orcutt Area is identified as an expansion area for the City in both the City and County General Plans. The Orcutt Area Specific Plan was developed by the City over a 13 year period and was approved by the City Council on March 2, 2010. An Environmental Impact Report was prepared and certified by the City as well. The San Luis Obispo City Council approved a Resolution of Application along with a Plan for Services in September, 2010 and submitted it to LAFCO. LAFCO considered and approved the Orcutt Area annexation on April 21, 2011. The protest process that followed the LAFCO approval resulted in the registered voters residing within the Orcutt Annexation Area being given the opportunity to vote on the annexation through this mailed ballot process.

The current zoning under the County's General Plan for the annexation area is Residential Single Family (152 acres) and Agriculture (79 acres). The Specific Plan provides for a variety of housing types and land uses. The City has rezoned the 231 acres as follows: 114 acres would be zoned for residential (979 potential units) 2.75 acres would be zoned Commercial/Retail with 15 acres dedicated as road right of way, 20 acres for parks, and 79 acres being zoned Conservation/Open Space. The variety of land use zones that the City proposes allows the project to be developed in a manner that increases both the number of housing units and the amount of open space to be preserved.

In summary, a "yes" vote on this measure is a vote for the Orcutt Area to be added to the City of San Luis Obispo. A "no" vote on this measure is a vote against adding the Orcutt Area to the City of San Luis Obispo. A majority of the votes cast is needed to approve the annexation. If the measure fails to receive a majority of the votes cast, the annexation would be terminated.

The above statement is an impartial analysis of Measure C. If you desire a copy of the measure, please call the County Elections Office at 781-5228 and a copy will be mailed at no cost to you.

s/ David A. Church, AICP, Executive Officer
San Luis Obispo Local Agency Formation Commission

Please find Voting Instructions at the end of this Voter Information Guide

ARGUMENT IN FAVOR OF MEASURE C-11

Let's clear up several misunderstandings about annexation and why Measure C makes sense.

The City of San Luis Obispo's General Plan has identified the Orcutt Area as a residential expansion area for over 30 years. For the past 13 years the City and most of the property owners within the Orcutt Area have worked diligently on a plan that will represent the future housing needs of the community, and satisfy the interests of the property owners and residents within the annexation area.

The Plan, approved by the City Council in March, 2010, includes over 16 acres of new playgrounds, ball fields and ball courts and almost 80 acres of Open Space with hilltop hiking trails. It also provides for new bike paths within the project and along the railroad tracks and a community shopping area. Residents can count on quicker response times by police and fire services as part of the City. City water and sewer services will also become available and those currently using City water will be charged the lower City resident rate.

Road improvements around the annexation area are phased. Improvements to the Johnson and Orcutt intersection won't likely occur for 10 to 15 years. The first home will not be built for at least three years. The City estimates it will take 15 to 20 years to complete the Plan.

Most important, property rights are respected in this plan. Annexation does not require any property owners to develop their property. If desired, they can leave their land as is and continue to live on their properties without any increased costs or fees associated with the development of adjacent properties. Tenants will not be adversely affected by annexation.

A yes vote on Measure C makes sense.

s/ Charles A. Pratt
Property Owner

s/ Jeanne A. Helphenstine
Property Owner

s/ Julie Jones
Property Owner

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE C-11

Annexation does not make sense. It will cost all the property owners money and a portion of their property. Developers are being fooled by the City and cannot see through the smoke and screens. The only thing that is driving annexation is greed.
Vote No on Measure C

s/ Lorene Frank Farrior
Property Owner

ARGUMENT AGAINST MEASURE C-11

Property Owners, Tenants and Developers must unite and Vote No on Measure C. Control must be maintained by individual Developers and Property Owners.

NO FISCAL ANALYSIS PROVES ANNEXATION WILL BE BENEFICIAL TO PROPERTY OWNERS, TENANTS AND DEVELOPERS.

CKH ACT allows city staff to: approve changes to ALL boundaries, condemn homes, acquire ANY property at no expense, reassess property taxes due to incorporation AND dissolution.

EIR: Shows NO PROJECT is the best choice for the community. Developers may provide housing under County jurisdiction.

OASP: proposes 50' setbacks for homesites on Orcutt and Tank Farm Roads.

City staff: "the city will lose money on the annexation"

Developers and Property owners cannot afford to enter annexation with a city that admits loss. Sales tax from commercial development motivates city staff but current economic climate does not insure profits. Taxes will be collected regardless. Note: County Board of Supervisors Resolution 96-158 "County should not profit from annexations, nor should annexations result in a net fiscal loss." City debt for water agreement made prior to annexation is not the responsibility of the Orcutt area Property Owners and Developers currently in the County.

Development must be handled by individual developers to insure success. City staff has not proven annexation will be successful. ANNEXATION DOES NOT INSURE BENEFITS TO THE PROPERTY OWNERS, TENANTS AND DEVELOPERS. Annexation insures costs incurred to The Developers and Property Owners. Annexation insures relinquishment of control currently held by Developers and Property Owners in the County.

City staff: "property owners will no longer own their front yards"

Maintain control of your property. Vote No on Measure C.

s/ Lory Frank Farrior
Homeowner

REBUTTAL TO ARGUMENT AGAINST MEASURE C-11

Apparently those opposing Measure C and annexation have not read the Orcutt Area Specific Plan. Read it closely to understand the truth.

It says the plan will be used as the guideline for future projects within the Orcutt Area boundary. That's why it was prepared. That's why the City spent so much time seeking the input of the property owners and the community while preparing the Plan. And that's why the Plan directs developing owners to include specific requirements, like providing for public recreation opportunities and to preserve important environmental features.

No where in the Orcutt Area Specific Plan, the official plan document, does it say that property will be taken away from property owners - not their front yards, side yards, or back yards. No where does the Plan condemn homes or require property owners to treat their tenants any differently than they currently do.

The City supports the Plan not because it is intended to be a money maker for the City, which it is not, but because it helps accomplish one of the main goals and responsibilities of a city government - to help provide housing opportunities for its citizens.

So rest assured that future projects within the Orcutt Area will be designed and constructed according to the guidelines within the Specific Plan.

Read the entire plan online at: <http://www.slocity.org/communitydevelopment/oasp.asp>. It fully explains the benefits of annexation and why a YES vote on Measure C is the right decision for our future.

s/ Julia Jones
Property Owner

s/ Barbara Parsons
Property Owner

s/ Charles A. Pratt

Property Owner

MAIL BALLOT VOTING INSTRUCTIONS

Your **OFFICIAL MAIL BALLOT** for the November 15, 2011 City of San Luis Obispo Special Election is enclosed. This ballot is being sent to you because you are a registered voter residing with the area subject to Measure C-11. To vote, darken the oval to the left of the word “**YES**” or the word “**NO**”. Use any blue or black colored pen or pencil to fill in the oval.

VOTE LIKE THIS: ●

You may vote and return your ballot as soon as you receive it - you do not have to wait until Election Day. If you wrongly mark your ballot and wish to have another one sent to you, seal the spoiled ballot in the I.D. Return Envelope, sign your name on the line under “Declaration of Voter” and mark an “**X**” in the box. Return it to our office and we will send you another one. You may also bring in your spoiled ballot in the I.D. Return Envelope and we will issue you a new ballot. Distinguishing marks (i.e. signing your ballot) make the ballot void. When you have finished voting:

1. Fold the ballot, seal it in the I.D. Return Envelope, read the “Declaration of Voter” and sign your name in the space provided - your signature must look similar to the original signature on your Affidavit of Registration - **DO NOT PRINT YOUR NAME.**
2. If you are unable to sign, you must mark an “X” on the signature line and have one witness sign in the appropriate box. A person who has Power of Attorney **MAY NOT SIGN FOR YOU.**
3. Print your residence address (**NOT MAILING**) and the date on the lines provided.

The deadline for the return of your ballot is 8:00 p.m., Election Day, Tuesday, November 15, 2011. You may return your ballot by mail or in person to the County Clerk-Recorder’s Office, 1055 Monterey Street, Suite D120, San Luis Obispo from 8:00 a.m. to 5:00 p.m., Monday - Friday and from 7:00 a.m. to 8:00 p.m. on Election Day. **Ballots received after 8:00 p.m., November 15, 2010, WILL NOT BE COUNTED.**

If you are unable to return your ballot because of illness or other physical disability you may designate **only** your spouse, child, parent, grandparent, grandchild, brother, sister or a person residing in voter’s household to return it for you by filling in the information in the appropriate box on the I.D. Return Envelope.

Our ballot opening process provides for complete secrecy of all ballots so there is no secrecy sleeve provided, but you may fold these instructions around your ballot if you wish.

REASONS WHY YOUR BALLOT WOULD NOT BE COUNTED

1. It arrives after 8:00 p.m., Tuesday, November 15, 2011 - Election Day.
2. The I.D. Return Envelope is not signed.
3. The signature on the I.D. Return Envelope does not match the voter’s signature on his/her Affidavit of Registration.
4. The ballot is returned by someone other than the voter or his/her Designee.
5. The ballot is returned without the I.D. Return Envelope.
6. Your ballot contains distinguishing marks (i.e. writing your name or initials on the ballot)

Please feel free to call our office at 805-781-5228 if you should have any questions regarding this ballot. Thank you!