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Office Professional Zoning Los Osos

BC

Bill Charlesworth <bill@centralcoastbooks.com>

Fri 10/7, 12:24 PM

Kerry Brown 



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You replied on 10/14/2016 11:30 AM.



Action Items



Hi Kerry - I'm going to bring up the issue of the Office Professional Zoning of parcels in Baywood.

I currently own the property at 1405 4th Street, Los Osos. It looks to me as if there are another 13 or so parcels with that zoning near the bay. Of those, 0 are used for an office/commercial purposes.

This zoning is creating a hardship for myself and other owners in the area.

1. I am unable to refinance this property. The zoning means that I will pay an interest rate substantially higher than if it were zoned residential. Even if I chose to go ahead, I am unable to proceed because a refinance requires an appraisal of the property which includes comps of similarly zoned properties. With so few properties in the area, obtaining any comps is impossible. My mortgage broker tells me no lender will proceed without the comps and none are available.

2. I would be unable to sell the property unless someone were to pay all cash. See reasons above.

3. The zoning is extremely restrictive - 50% of the property must be used for office purposes. Anyone with that zoning would not be able to obtain a building permit unless it included the 50% office use. And these properties, for the most part, were built for residential use originally. So a house which wanted to add a bedroom could not without converting half their improvements to office use.

4. The zoning is fairly restrictive in terms of office/commercial use. I think having residential zoning with a home business permit might allow greater flexibility in use.

In fact, is there any use which could not be handled with home business permit?

5. I see that some other areas such as those on Van Beurden Drive in Los Osos are also zoned Office Professional. These have the look and feel of commercial establishments. They make sense but are nothing like the units in Baywood. They are connected with the Commercial areas of Los Osos. The Baywood properties I'm discussing are connected to residential zones.

6. It looks to me as if this zoning was originally plopped down on top of existing homes with the idea of "let's see if this work." It doesn't.

7. There is not a need for office/professional units in Baywood. In fact, there are numerous vacancies in the aforementioned Van Beurden units. However, residential space is in high demand.

I know there is a process for applying to have zoning re-evaluated. The costs was over \$10,000 with no guarantee of success. It was less during the recent zoning study.

Are there any other options?

Can I appeal this directly to the board of supervisors if I obtained support from all the other property owners in Baywood.

I feel kind of stuck in terms of my options on refinancing/selling. I was stuck for a while when I owned a vacant lot in Los Osos. Being stuck is pretty frustrating.

Any ideas?

Bill Charlesworth
8052154366

Kerry Brown

From: brent & kayla brown <kaylanbrent@hotmail.com>
Sent: Monday, November 4, 2019 8:07 AM
To: Kerry Brown
Subject: [EXT]LOCAC

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello,

My husband and I are homeowners in Los Osos, and we are 100% behind any plan to bring sustainable, responsible, affordable housing to Los Osos. While we're at it, perhaps some stable housing units for our homeless population could be worked into the equation? There is a massive field behind our house (might be an issue getting hold of it as it belongs to SLCUSD, but I think humans are more important than softball) that would be perfect for long term housing with enough room to include mental health, addiction and job/life services.

Sincerely,

Kayla Brachear and Brent Brown

Sent from [Mail](#) for Windows 10

Kerry Brown

From: Cheryl Lyon <CherylLyon-47@outlook.com>
Sent: Sunday, November 3, 2019 12:42 PM
To: Kerry Brown
Subject: [EXT]NO vote for Los osos building

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I have lived in Los osos since 1982. There has already been too much building out of Los osos. The traffic conditions are no longer divine... Very congested!
I'm against this proposal to build up more roads and more houses at the morro shores area sight.

They should not build there because we are low on water#1
That area floods when we have a lot of rain#2
loss of a great open space to walk around in#3
Also it could be in native American burial area.
Sincerely Cheryl Lyon

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Curci Companies

P. O. Box 1549
Newport Beach CA 92659
(949) 673-1060
fax (949) 673-2080

June 15, 2015

County of San Luis Obispo
SLO County Planning
976 Osos Street, Room 200
San Luis Obispo, CA 93408
Attn: Kerry Brown

Subject: Los Osos Community Plan

Dear Ms. Brown:

On behalf of Morro Shores, we are submitting the following comments and questions to discuss at our meeting of June 23rd at 10 AM. We appreciate your willingness to take the time to meet. As an owner of several of the remaining larger developable properties in the Los Osos area, we want to be clear on the Community Plan intent and how the Planning Area Standards will affect our ability to move forward.

In general, we commend the County staff on a well written plan. We have provided comments and requests for clarification that may warrant discussion and further editing of the plan below. The comments have been organized by section.

1. Page 3-8; Section 3.4.1, Morro Shores Mixed Use Area.

a. Please delete reference to the preparation of a specific plan for the property. While the Community Plan is encouraging Mixed Use on the site, the primary street design has already been accomplished and the need for a specific plan on this small acreage is an overly burdensome entitlement process. A master development plan for the property is sufficient.

b. Reference to lodging uses is expressed here, but not reiterated in Chapter 7, Planning Area Standards.

2. Page 4-3; Section 4.5.2, Ground Rupture (GSA). This paragraph discusses the fault zone of 1,000 feet on either side of the fault, but doesn't explain what the implications are for development. Figure 4-2 shows the "proposed fault zone" (GSA) effectively consuming the entire Morro Shores Property. How does the identification of

this fault zone affect the development potential for this site? Does the designation of the fault zone simply trigger the requirements in CZLUO section 23.07.084 – 23.07.086?

3. Figure 4-3, Los Osos Ecosystem ESHA. Is the area identified as ESHA effectively the receiving area for the LOHCP? Two of the properties owned by Morro Shores (17 acre and 47 acres off Pecho Road) are in this area. What are the implications to development of these properties? Given the ESHA designation, the Planning Area Standards should permit transfer of density from the ESHA to other sites within Los Osos. This may provide an incentive for preserving more of the ESHA lands. A density of twice the otherwise allowable density (1 unit/2.5 acres) would be appropriate.

4. Page 5-9, Section 5.2.2 C and Page 5-14, Figure 5-6. The discussion on multi-use trails doesn't include a standard for the trail (width, surface, etc.). The Community Plan should include a graphic section, text description or at least a reference to the standards to be used for multi-use trails.

5. Page 5-12, Figure 5-4. Since the collectors bisecting the Morro Shores properties are community wide collectors, a provision for cost sharing or fee credit should be discussed in the Community Plan.

6. Page 7-1, Section 7.3. The implementation of sections 7.3 (B)(2) and (D)(1) are not clear. If (D)(1) is implemented through a Board action, how is (B)(2) applied/implemented? Section (B)(2) seems to create a circular process that does not take into account the completion of the Wastewater Treatment system, nor the potential of a water solution that would be confirmed by virtue of Board action pursuant to Section (D)(1). We would like to see further clarification so all can better understand the impact to the application submittal process and review process through the County agencies. It seems more likely to expect that Conditions of Approval imposed on development will be the path for some of the Basin Plan water improvements.

7. Page 7-2, Section 7.3 (D)(2) Amendments to Title 26. Who is responsible for initiating the amendments to 26.01.070.k? Is there an anticipated time frame for the completion of these amendments?

8. Page 7.4, Section 7.3 (E)(1) and (2) Resource Protection. How does the Habitat Conservation Plan (HCP) interface with the requirements in this section? The Community Plan should include a discussion on the HCP and how it applies. Please provide additional details and explanations on if/how the proposed Habitat Conservation Protection fee to be imposed complies with and satisfies the resources protection provisions of the code as listed.

9. Page 7.12, Section 7.7 (O) Affordable Housing. Given the largely built out condition of Los Osos, requiring affordable housing be provided on site or elsewhere in Los Osos may not be feasible. The Community Plan should include the option, even if as a last resort, that the affordable housing requirement be satisfied by allowing the applicant the option to pay a fee to satisfy the requirement. Los Osos has historically been one of the "affordable" areas of the County. Providing truly affordable housing

closer in to employment centers, which a fee would allow, also seems consistent with VMT and GHG concerns.

10. Page 7-37, Morro Shores Mixed Use Area. Are the land use categories RMF, RSF, CS effectively combined by virtue of this provision in the Community Plan, or will the individual zones need to be identified as part of a Master Development Plan approval process – effectively a rezoning process?

11. Page 7-39 (J)(2) Habitat Corridor. This habitat corridor is not practical and it doesn't appear to be warranted. The south side of the site is bound by Los Osos Valley Road and then by the existing residential neighborhood that is several streets deep. We request the habitat corridor be eliminated as a requirement.

12. Page 7-39, (J)(4)(b) and (c). The mixed use designation allows a variety of housing types including single family detached housing. As such, the minimum density of 10 units per acre is not feasible. The site has considerable grade change across the site from north to south and a minimum density of 10 units per acre would not be physically possible to achieve with detached single family residential. We suggest a minimum density of 6 units per acre for detached single family and 12 per acre for attached residential. Further, we would request that "Mobile Home Park Development" be added to paragraph (b) as one of the anticipated housing types. Mobile homes exist adjacent to the area and can serve to meet the "affordable" and senior housing needs in the community.

13. Page 7-39, (J)(5) Multi use Business/Commerce Park. The business/commerce park element of the mixed use zone, while being a good planning concept, may or may not ever be supported by the market. It certainly isn't now. We would like to see language added in the Community Plan that clarifies that the business park is encouraged, but not required. For example: "A multi-use business park that is characterized by high quality architecture and design is encouraged, *but not required, as part of the Morro Shores Mixed Use. If implemented as part of the mixed use plan,* the business park shall not occupy more than 51.5 acres, and shall ..."

14. Page 7-39 (J)(5)(a) Permit Requirement. This section addresses the permit requirement for the business park but not for residential uses. The Planning Area Standards are also silent on the overall permit requirement. In section 3.4.1 (see comments above) there is a reference to a Master Development Plan. It may be useful, given the "Mixed Use" designation to clarify the permit and entitlement process requirement for this area.

Kerry, again thank you for the opportunity to provide these comments. We look forward to meeting with you on the 23rd of June. Please let me know if you need any clarification of the comments provided above.

Sincerely,

MORRO SHORES
A California General Partnership

By: CURCI COMPANIES
Its: Agent

By: 

Michael T. Curci
Its: President

By: 

Thomas H. Purcell
Its: Chairman & CEO

cc: James A. Bergman
Walter Coursen
John B. Wilbanks

Kerry Brown

From: jean.j <jean.j@att.net>
Sent: Wednesday, December 11, 2019 10:11 PM
To: Kerry Brown
Subject: [EXT]Proposed commercial zoning

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

In regard to the lot on Fairchild Way and Los Olivos Ave, I am opposed to rezoning this area per the DEIR. Please consider the residents' claims involving this decision.

Thank you.

Jean Balthazor

1183 Santa Ynez Aveos Osos

Sent from my Verizon, Samsung Galaxy smartphone

Kerry Brown

From: R Jeff <jakeofarnold@aol.com>
Sent: Saturday, October 5, 2019 3:09 PM
To: Kerry Brown
Cc: Michael Britton
Subject: [EXT]Community Plan diagram errors?

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Kerry: I recently reviewed the Circulation diagrams in the CP in association with recent efforts with Mike in updating the PW LO master project list.

My focus has solely been on bike, pedestrian, and multi-use vs road improvements. I found a couple labeling errors on some CP maps.

Fig 5-6 & Fig 6-1 both mis identify 3rd and 10th streets locations.

Fig 6-1 very left bottom there is a bi-directional arrow signifying a connection to the Trail network. This is inconsistent with Fig 5-6. While it is a proposed Trail Corridor, no future trail is being planned.

Similarly, on Fig 5-6—next connection arrow up Pecho Valley road has no proposed Trail, nor Bikeway. However, if I interpret PW project #30 correctly, it describes a Class 1 bike path from Highland to Pecho Valley rd. I wasn't in many of their discussion meetings so I may have mis interpreted this. The CP has no reference to this. Not sure if it should.

There are a few other minor discrepancies between them such as designations of Class 1 vs. Class 2 bikeways but we should be able to reconcile or clarify when the T&C subcommittee meets again.

Anyway I wanted you to provide you with these thoughts so you can correct some errors—if they are in fact errors.

Jeff Kreps

Sent from my iPhone

Comments have also been provided to County Planning through the draft Environmental Impact Report (draft EIR) comment process about modeling errors in the Transportation Demand Management (TDM) model.

Errors appear to have existed from prior versions of the TDM model and brought forward into the existing version. Please see details in the draft EIR comments.

A localized study is warranted of the impact of the model results. It may reveal that 4th/Pismo intersection would qualify for County upgrade as an RIF funded project.

The 4th/Ramona intersection met the criteria to be a RIF funded project due to anticipated increased volumes at buildout.

The 4th/Pismo intersection is on a significant Collector route to/from the Baywood CBD and has known safety issues.

- Significant road grade traffic;
- acute left-hand turn to Pismo @ 4th at speed;
- drainage complications;
- Class III bike route along Ramona-4th-Pismo-3rd;
- 40% of Through-traffic does not remain on the Collector route at the intersection and continues north on 4th to El Morro. 4th, north of Pismo, is a Local street not designed for high volumes, and has various safety issues. It is not appropriate for high volumes.

Drainage around Sweet Springs is a traffic safety concern as well as currently harming the Morro Bay estuary. The 2015 draft Los Osos Community Plan (draft CP) needs to provide a more defined drainage system plan.

Current drainage management does not protect the Morro Bay estuary in the Sweet Springs vicinity with winter rains surface water/debris flows going directly into the Morro Bay estuary. The 2019 draft Los Osos Habitat Conservation Plan (draft HCP) proposed drainage improvements for the Los Osos Urban area. I was unable to determine on what basis outlined in the draft HCP was derived. However, just focusing on the Sweet Springs area, the drainage basins displayed in the draft HCP appear inadequate. Figure 7-1 of the draft CP indicates a lowland drainage plan needs to be developed. The draft CP needs to provide specific drainage solutions throughout Los Osos.

Focusing specifically on the area around Sweet Springs, the illustration below demonstrates the breadth of terrain for water capture that reduces down to basically three outlets to the Morro Bay estuary.



A greater need for basins will require more ground and environmental disturbance. County needs to be aligned with Fish and Wildlife to the importance of this need and the allocated increase of acreage.

South side of Ramona acreage should be saved for possible future unplanned, unexpected drainage needs.

This comment has been provided to the draft HCP. A portion of the undeveloped acreage near south side of Ramona should be designated to hold for possible future need for enhanced drainage in the event that implemented upstream drainage systems within Morro Shores Palisades do not prove to be satisfactory to protect the Morro Bay estuary. If buildout occurs as proposed in Los Osos Area Proposed Changes Illustration (no figure identification), there will be no undeveloped acreage available to protect this area of the Morro Bay estuary. It could be several years after the development that this becomes an issue.

One concept, to help alleviate immediate problems, Public Works should consider connecting the two street drains on Ramona fronting Sweet Springs along with the under-road collection drain pipe from the south side to the sewer to contain some of the direct water runoff that occurs into the Morro Bay estuary. There may be other candidate locations to do something similar as well. The sewer plant is oversized for new planned future requirements. This would capture water prior to discharge into the Morro Bay estuary and provides additional water after Sewer plant processing to help recharge the water basin.

No analysis was done for the Ravenna road extension in the 2009 Estero Area Plan (EAP).

This complements the comments regarding the traffic modeling provided to the draft EIR. The EAP text described two future road completions and Ravenna to Ramona Class 1 bike lane. The draft CP added Ravenna road extension to the description of the EAP and displays a figure showing the EAP future road bending directly into the 4th/Ramona intersection. The EAP does not have a diagram displaying this in the EAP. Also, this road bend directly into the 4th intersection would deviate from the current Ravenna easement. There was no written

commentary in the EAP about this. Additionally, the draft HCP includes the Class 1 bike lane to Ramona in its forecasted disturbance calculations. It does not include a Ravenna road extension in their inventory of road addition disturbance calculations.

Please note the Bikeways plan in the draft CP is much more extensive than the 2016 Bikeways plan. The Ravenna Class 1 bike lane is not included.

The TDM traffic flow model depicts 4th/Ramona intersection incorrectly under the various scenarios.

These issues are in the EIR comments. The 4th/Ramona intersection, having the assumption of a Ravenna interconnect is illustrated incorrectly. For example, existing traffic flow southbound 4th into the intersection is shown differently on figures 3, 4 and 5. It is also difficult to determine which direction would have the TWS in the buildout case. It is difficult to determine how this would affect the modelling. However, correcting the model for the missing road sections and volume flow through 4th/Ramona the intersection, higher volume results would be expected along Ramona at the two specified Ramona modeling locations.

FYI: Chapter 7 F-I Index and text do not match

Only mentioned to correct the document format.

General Comment to San Luis Obispo County Planning Department- not specific to the draft CP

County Planning should work with County Board of Supervisors to modify intersection LOS grading procedure. The current LOS has well defined criteria solely based upon traffic flow volume and efficiency. However, safety is also a key objective. Not all intersections have equal characteristics and modeling does consider these differences. Many intersections have issues such as road intersection grade, limited site, flood prone or mis-aligned roads meeting at the intersection.

It would be meaningful to apply a reduction of one or more levels from the LOS base by one to account for observed deficiencies before applying the traffic flow LOS assessment. Many roads in Los Osos, with its large, concentrated population, have geographical terrain and road compositions that if considered in the evaluation might not meet minimum satisfactory LOS. This would help raise visibility of these situations and safety that and need to be addressed.

** Street & Avenue left off of street name for brevity

Comments from Jeff Krebs – 3/27/15

Idea – way to put some stuff in margin line

Index – what changed?

Westside of 3rd street if the property

Narrow street good? For the whole community

Emergency access – need wide roads

NEED suitability of major infrastructure – gas, cable, underground utilities

What is the life expectancy of existing infrastructure

Show non connected street and where we want

Page 1-4 sustained by the local economy

Environmentally friendly businesses? – 2-2

Growth and development – pathways really are for recreation only

Benefit assessment – 2-5 not going to happen

Community goals – what does the community look like in 20 years

Suggestion – executive summary needed (2 page)

2-7 Circulation b. Is this practical

2-21 Cir-4 c- max safety for all users

Traffic calming –

2-29 – Los Osos runoff

3-10 3rd stree is in the wrong spot

3-11 – 4th street overlook should be included

Lookout vs overlook – not consisten language

Page 3-12 should be 4th street overlook

Page 5-3 include 4th street in traffic speed

5-4 c. Ramona doesn't connect to El Morro

5-12 map needs to be revised

5-12 and 5-13 maps look like streets are complete.

7-10 = figure 7-2 not clear

Encroachments in the right-of-way

Page 7-14 – garage locations why? Is this necessary

One thought – infill development Los Osos area vs Baywood area –

How the sewer cost allocation will affect new businesses

7-19 – 7.5 A3 – Central Business District Baywood – restrict parking

7-29 – Open space

D-3 – populations

Should we know what the future populations look like – should try and predict what the future population will look like

E2 –

Need to understand age dispersion in 20 years

Not clear that we will have a mix of people

Understanding or projecting who will be the future populations

Need to address emergency services

CHP not working for traffic control – CHP arterials and Sheriff does the rest

Too much speed and dangerous streets

Emergency services need to be addressed

Undeveloped parcels – prohibition zone

What do they pay - \$25,000

Incentive or encourage – why – shouldn't use these terms

Explain what that means or don't say it

Vision is too long and old – doesn't resonate

Pieces of information that helps

14,000 – 18,500 – where does that 4500 go – multi family

Where do these people go?

How did we reduce build-out - Quantify what was residential and what is now Open space

Concept plan – suggested uses need to be revised

Gas lines and infrastructure – what is the state of the utilities? New upgrades proposed – underground stuff should be

Added – emergency evacuation routes should be described /mapped

Maps show existing roads go through, but they don't – maps should be accurate

Estuary and habitat – tourist oriented not always compatible with habitat protection

How do you decide what goes in in there are divergent thoughts on specific issues?

Kerry Brown

From: johnnan839@gmail.com
Sent: Thursday, November 7, 2019 2:00 PM
To: Kerry Brown
Subject: [EXT]Comments on Community Plan Update

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Kerry:

I live in Los Osos and attended the October 28th meeting presenting the draft Environmental Impact Report on the new Los Osos Community Plan and the Habitat Conservation Plan. I wish to make the following comment part of the record.

“I am writing in support of the provision for new multifamily housing in Los Osos in the new community plan. It is convenient to focus solely on population growth with regard to water supply and other environmental constraints but in my opinion the issue is more nuanced. I haven’t seen hard data, but I suspect that multifamily housing, particularly when each new unit is required to have its own water meter results in less water consumption per capita than single family residential. The same may be true for energy consumption. I support increased affordable multifamily housing because I believe that the people who provide services for the residents of Los Osos deserve the opportunity to live in the community where they work. My wife has Alzheimers and requires 24/7 care. For several years some of those caregivers have commuted from as far as Santa Maria. In my opinion, a community that needs to bring in workers from that far away can’t call itself sustainable. Since then, I have been able to find local caregivers but it is a constant struggle for them to afford the rents in Los Osos. We need a multitude of service providers in Los Osos. The provision for new multifamily housing in the new community plan is a step in the right direction.”

John Colbert

**CENTRAL COAST STORAGE I, LLC
DBA MAIN MINI STORAGE**

5449 Taft Avenue
La Jolla, CA 92037

November 7, 2016

San Luis Obispo County Planning and Building Department
County Government Center, Room 200
San Luis Obispo, CA 93408
Attention: Kerry Brown, Sr. Planner

RE: PROPOSED RE-LAND USE CATEGORY OF CERTAIN RMF LAND USE CATEGORY LAND IN LOS OSOS

Dear Ms. Brown:

The purpose of this letter to express my interest in re-categorizing the land use of certain properties in Los Osos from a multi-family residential land use category to commercial service land use category, which would allow by right a self storage use, per the map attached.

As the operator of two self storage facilities in Los Osos, I am particularly interested in this effort because the recently adopted amendment to Table O of the CZLUO, which prohibits warehousing or self storage uses in the RMF land use category, has had the effect of rendering my properties to a status of "Legal Non-Conforming" from previously being legal. Considering the 75% threshold provisions embedded in the ordinance (which would prohibit the rebuilding of a self storage facility in the event of a casualty loss in excess of 75% of replacement cost) combined with the fact that there is no water available to re-develop the properties with multifamily product, my property rights have been diminished. It is conceivable that a fire could cause sufficient damage to the storage to reach the threshold, thereby preventing me from rebuilding the self storage property. Further, I would not be able to build the principally permitted multi-family housing, due to the lack of water availability. So, the land would be rendered almost useless and valueless, certainly compared to its present use and value. This has an immediate effect of value loss to the property because it is no longer suitable for non-recourse debt financing, since no lender will take on the added risk of ending up with undevelopable land. If financing is available at all, it will be more expensive and have more "strings" attached. Any time a property becomes more difficult to finance, it loses value comparatively. This is an unfortunate and, hopefully, unintended consequence of the amendment; however, this has caused a diminution of value and affects multiple property owners in the area.

As I see it, since these properties are already built out and do not represent RMF land that might otherwise be developed as multi-family housing, there is no loss of potentially available land for housing if these particular properties are re-categorized. Moreover, it is my understanding there is approximately 70 acres of undeveloped RMF property in Los Osos.

To change the current self storage properties presently in the land use category from RMF to CS would correct a problem created with the amendment (which unfairly penalizes those of us with otherwise legally approved uses). As such, there should be no fee charged for this amendment. The county should process the requested amendment to rectify the current adverse situation.

There is also the argument that the community actually needs more service commercial land use category as there is literally none available to build on in Los Osos, thereby limiting available commercial businesses from locating in Los Osos.

Please consider amending the area plan as requested, specifically to include the existing self storage properties into the commercial service land use categories.

Thank you.

Sincerely,

John R McGrath Jr
President
Central Coast Storage I, LLC DBA Main Mini Storage

858-336-3320
john@iNeedSuperStorage.com

5449 Taft Ave
La Jolla, CA 92037

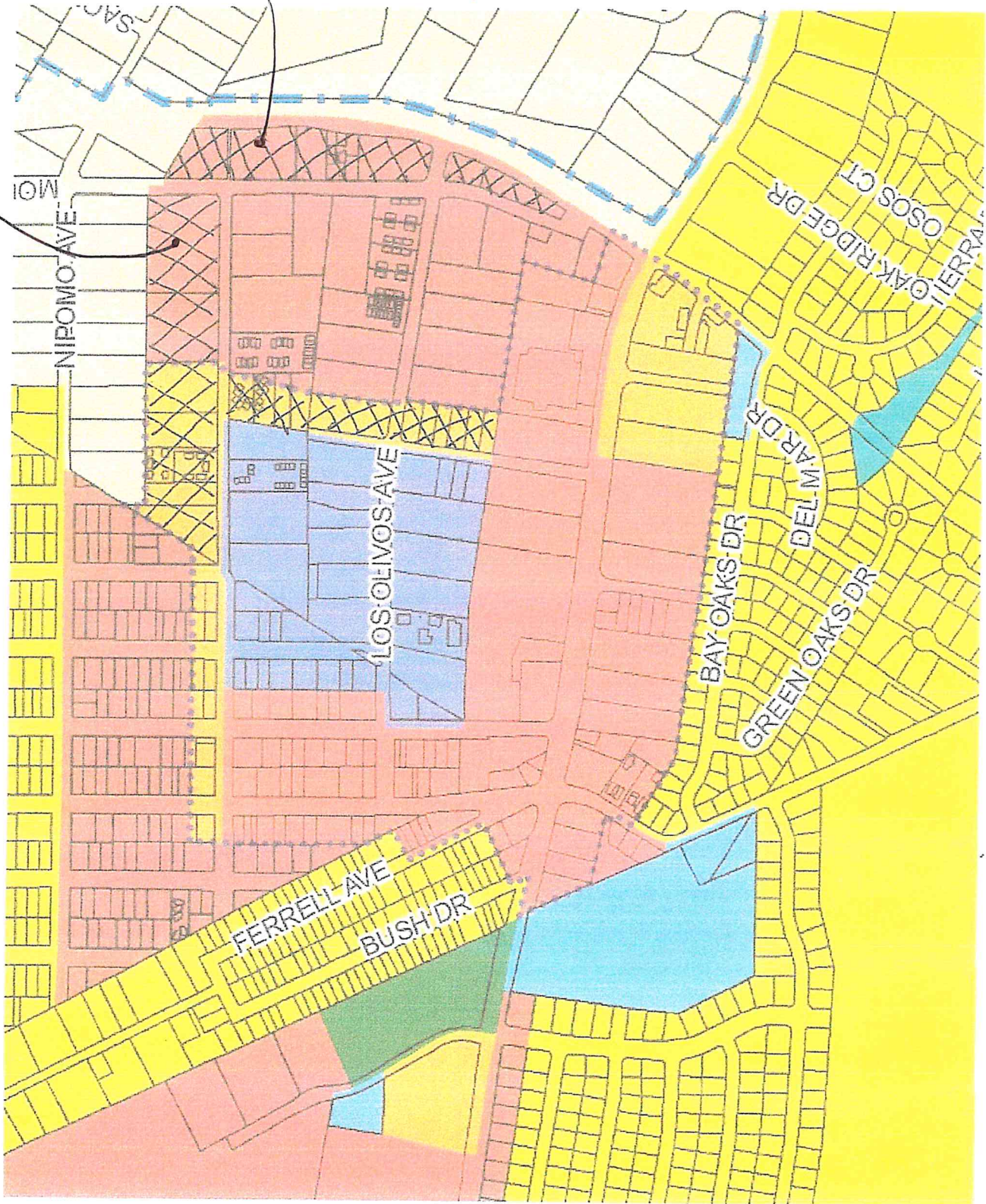
11/8/16

1380 SANTA YNEZ AVE.

MAIN
MINI
STORAGE

2000

MOUNTAIN
VIEW DR.



~~RMF~~ TO C5

McGRATH

Kerry Brown

From: larry_owens50 <larry_owens50@comcast.net>
Sent: Saturday, December 7, 2019 12:44 PM
To: Kerry Brown
Cc: Marcie Begleiter; Betsy Tjader
Subject: [EXT]Comments and questions LO Community Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hi Kerry,

I have reviewed the community plan, although not in its entirety. It is generally well done.

My comments fall into three categories: Zoning, growth and quality of life

Zoning:

1. although there is considerable movement away from residential to open space or recreation, most of these new areas will “naturally” be uninhabitable and perhaps inaccessible with anything more than the one meter rise in sea level currently predicted in the next several decades. Unfortunately, so far, reality is that worse case scenarios are coming true and at times being exceeded. The plan uses old data on this and thereby does a disservice to this area of consideration. **Please be clear in the plan that new and changing outlooks on sea level rise and its impacts should be included and/or create a mechanism for incorporating new data every five years for potential plan amendments.** It is not right to ignore new compelling information just because a plan “has to draw a line somewhere” in order to achieve completion.

FYI - Recent king tides have inundated much of these newly zoned OS and REC designated areas. Several boats on the shore at Cuesta Inlet, for example, were floated during the last king tide and carried away by the wind.

2. I propose for consideration the additional rezoning of residential (Mitchel) and commercial areas (Baywood) as OS and/or REC to evolve those areas away from a use that will surely be wrought with flooding and condemnation in the coming decades. Zoning is about future-shaping a community and prepares it for decades beyond the scope of the plan itself. Once Mitchel Road starts to get occasional flooding during even higher king tides and looks more like an island than a peninsula, the county will be hard pressed to provide continuing support services. This applies to many of our low-elevation areas - not just shore front. This is a long term visual and economic impact for the community, and a blight to the community that surrounds this national estuary. **Start to signal the halting of improvements and likely deconstruction of buildings in these flood zones in the future.** At least talk about what preparations are needed to adapt the plan in future years.

Growth:

This community development plan is heavy on solid parameters for economic developers and builders, but light on solid requirements for sustaining and improving quality of life. Sure, there are narratives for support of a more pedestrian and bicycle friendly community (hence lowering VMT), expansion of the library and the desire for an aquatics center. **I request that the plan include clear instruction for County Planners to include robust developer contributions toward these quality of life targets.** For example, make mandatory and increase contribution requirements for the building of bike paths from that development to the town center and to the OS and REC designated areas. Planning staff won't ask for things like this on their own - no staffer will risk the blow back from those that have money - it must be clear in the Community Plan!

It is unfortunate that almost all cities and counties invite growth as a way to increase budgets and services. Prop 13 pretty much forces this. However, many of us moved from population centers to enjoy the quaint nature and low-growth community of Los Osos. Water and waste water are currently our most constricted resource - **please make the Community Plan growth plans solidly contingent on available water and waste water restrictions.**

Quality of Life:

Developers in an attractive place make more profit than developers in a crappy place. At the same time, development itself reduces the attractiveness of an area. Quality of life is an externality that is eroded with development and growth. Traffic congestion increases, more stop lights get installed, utility maintenance cost and rates go up, road maintenance increases, air quality decreases, visual beauty is interrupted, etc. City and counties rarely if ever value these externalities enough to compensate for their long term impact. This leads to the vicious circle of needing to increase growth and development (for more taxes) to finance the underfunded new demand for support services and maintenance. Usually, these externality cost shortfalls are made up by socializing the cost to taxpayers and ratepayers. Or worse, services and quality of life degrade. **Make it clear that developers must materially contribute to retaining and improving the quality of life elements of the plan.**

Thank you for including my comments and suggestions.

Larry Owens
1890 Donna Ave
Los Osos

Kerry Brown

From: Marcie Begleiter <mdbegleiter@gmail.com>
Sent: Wednesday, December 11, 2019 11:50 AM
To: Kerry Brown
Subject: [EXT]Comment on Los Osos Development Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Brown and County Board of Supervisors,

Thank you for the opportunity to offer feedback on the draft of the Los Osos Community Development Plan.

It is an impressive document - well researched, detailed and offers many options for development of Los Osos. As a resident of the town I am deeply interested in our town's development future and have a few comments and questions for the Supervisors who are considering its approval.

First of all I commend the plan's attention to the unique quality of Los Osos - the natural surroundings which are protected by green spaces on the edges and throughout the area. My husband and I moved here as we were attracted by the small-town qualities and natural surroundings.

In looking to preserve the character of the town I am supportive of development of the natural resources as well as opportunities for diverse businesses and an expanded population. That said, the plan has a maximum cap on development that seems **questionable in terms of the ability for the town's resources to support a 29% increase in population within the next 15 years (2035).**

Specifically, I refer to the **ongoing issues with salt water intrusion into the lower aquifer of the Los Osos Basin and the current over-extraction rates of the upper aquifer.** Even in 2012, when this plan was begun, the commercial, agricultural and residential requirements of the Los Oso water district was beyond what our supply could support (LOCP E 2.4).

In support of the current Development Plan, which is dated from 5 years ago, I strongly suggest commissioning an **undated revision of the LOV Sustainable Water Basin Management Plan** so we can have a realistic idea of what the community's ability is to support future development. **The most recent plan is dated 2013 (using data from 2010-2012), and because of drought and climate change the data is out-of-date.**

For instance, the "Urban Water Reinvestment" plan (LOCP E-5) involves the reuse of treated water for agricultural purposes. But according to an article in the New Times in February of this year the **plant is only providing just over 500 acre feet per year, when estimates were that it would provide 750 acre feet per year.** That's quite a short fall! So even before new development we have a situation where agricultural and commercial needs are in conflict because of a lack of resources.

In fact, according to the Los Osos CSD, **the amount of available groundwater, the only water source in Los Osos, has decreased to the level we had in the late 1970s when the population was only 11,000 (Los Osos Basin Plan 2015 pg 3).** This new plan calls for a max population growth to 18,000.

While the **Basin Plan has some suggestions that would protect and even increase the yield for current water resources (E6-8) it this comes with an estimated price tag of over 50 million dollars.** The development plan should be specific about where these funds will come from as the expansion of population and business is tied to exploitation of this fragile resource.

Finally, the issue of **salt water intrusion** into the lower aquifer is a primary challenge to the level of development outlined in the current plan. What were the **readings from the salt water intrusion tests that were recently conducted in Cuesta by the Sea?** This information would be vital to gage the level of development that is feasible for Los Osos.

In summary, the plan does have a caveat for increasing the available water that goes beyond the recommended plan for the Basin (E-7), but again, this **upper end projection is based on out-of-date data and it seems unwise to base a plan for large-scale development on a water source that is already strained to supply enough water to the existing population, commercial and agricultural needs of the community.** Although the plan does call for the water board's feedback to mitigate growth, why have an upper cap that is inconsistent with what we know about our known water supply.

The growth rate for the state of California has been 14 percent over the past 15 years. This plan calls for, on it's maximum limit, a growth rate that is double the state average. With the climate changing, sea levels rising and salt water intruding, what counts as **sustainable growth on a town built on sand should be based on current data and balancing business development with quality of life concerns for current residents.**

*** I urge the commission to revise the plan to reflect a growth rate of 15% through 2035 which is in keeping with the historic growth rate of the state and and which will be more in line with current and serious issues of sustainability.**

Thank you for taking the time to consider these comments and I look forward to engaging with the community on plans for our future.

Best,

Marcie Begleiter
2005 9th St, Suite E
Los Osos

Kerry Brown

From: Matt Pimentel <matt_pim2004@yahoo.com>
Sent: Saturday, November 9, 2019 4:27 PM
To: Kerry Brown
Subject: [EXT]Please no growth

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

As for the Los Osos Habitat Conservation Plan and Assessment, I just have a few words. Why do we need any planning at all? Don't we have water shortages and a bunch of endangered things in every possible area of Los Osos. Let's PLEASE not turn this area into a piece of garbage. Let's please let this area be small without jam packed areas that feel icky like Pismo and Morro Bay. Please.

Matt L. Pimentel, RN, Ph.D.
Adjunct Research Faculty
Department of Nursing
University of Missouri-Kansas City
2464 Charlotte Street
Kansas City, MO 64108
(805) 602-0118 (cell)

"Who ever fights monsters should see to it that in the process he does not become a monster. And if you gaze long enough into the abyss, the abyss will gaze back into you."

Friedrich Nietzsche

Kerry Brown

From: Michael Raphael <jmichaelraphael@yahoo.com>
Sent: Wednesday, December 11, 2019 2:38 PM
To: Kerry Brown; Jeanne Howland; Eve Gruntfest; Bruce Gibson; Blake Fixler
Subject: [EXT]Commentary re draft EIR for proposed future development in Los Osos

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

December 11, 2019

Ms. Kerry Brown
County of San Luis Obispo
Department of Planning & Building
ATTN: LOCP Update/Kerry Brown
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Dear Ms. Brown:

This is in addition to the letter sent to you on this date by Jeanne Howland, also a resident of Morro Shores Mobile Home Park, one of the areas of Los Osos that would be most severely effected by a plan to growth the community by as many as 4,000 people.

Sea level rise. This is already occurring in some coastal California communities. Half a foot in the next decade, according to an L. A. Times story that focuses on the 1,200-mile long California coastline. One of our escape routes (two) that we could no longer use if inundated by flooding, is South Bay Blvd. That leaves us with one way out.

Eventually, as sea level rises, Sweet Springs will become a salty part of the Estuary, and the entrance to Morro Shores Mobile Home Park will be no longer of use to us during those times when the area is overwhelmed.

Perhaps more importantly, as the sea level rises, more pressure is exacted on the aquifers, which means higher chloride content, and less water as we mine the aquifers. Adding 4,000 people puts that much more pressure on our limited water supply, which if the supply and quality of water declines to the point that we have no water supply, what are we supposed to do at that point?

There is no mention of a comprehensive report on diminishing population in California. The study shows that every year, from 2001 throught 2018, there were more people leaving California than were moving into California. Extrapolating from the graphs shows that roughly half a million people live in California now (not counting 2019).

Thus there is no housing crisis in California. If the Los Osos growth plan is to be justified by the need for housing, how is this possible if there are fewer people living in this state?

The source of this information about people leaving the state is an L. A. Times story published roughly three weeks ago.

Sincerely, Michael and Stephanie Raphael

Kerry Brown

From: rick kirk <rick.kirk52@gmail.com>
Sent: Tuesday, December 10, 2019 8:25 PM
To: Kerry Brown
Subject: [EXT]Los Osos Community Plan Update

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hi Kerry,

Please consider my comments regarding the Community Plan Update and include them for consideration.

Specifically addressing Planning Area Standards on Page 7-44, Paragraph 3A-Martin Tract. The draft calls for new minimum parcel size of one acre within the tract. While I would agree that one acre lot size may be appropriate for parcels served by on site septic systems, I would like to see a provision included that would allow for a minimum lot size of 10,000 SF, if the parcels are able to be served by the community wastewater system.

The parcel that I own at the corner of Pine and Skyline has sewer trunk lines in both of those streets. Eventually annexing the property to the wastewater system would make sense and would allow for additional needed housing on lots consistent with surrounding areas. This would also contribute additional funding to the Capital Costs and the Operation and Maintenance costs of the system. As you are aware the system has significant excess capacity.

The verbiage could be amended as follows: "The minimum parcel size for new land divisions is one acre, unless served by the community wastewater system, in which case the minimum parcel size is 10,000 square feet."

Thank you, Rick

RICK KIRK
805-459-4101

Kerry Brown

From: Seth Howell <sethhowell.57@gmail.com>
Sent: Saturday, December 7, 2019 2:34 PM
To: Kerry Brown
Subject: [EXT]Comments on Los Osos Community Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Kerry,

Below are my comments regarding the Los Osos Community Plan, which I believe has many inconsistencies and incongruous objectives:

Under section V.b.ii (Environment) Project Objectives, the plan "promotes conservation of natural environment through preservation of existing flora, fauna and sensitive habitats".

The scenic open space in the E.I.R. (figure 2-9) sections 1, 4, 2 and 3 is a long time home to many species including rare fox, deer, coyote and many small mammals and rodents. Dozens upon dozens of bird species use this area as it sits adjacent to the Audubon Preserve. We have hawks and great horned owls nesting in this area, and we do entertain the occasional bald eagle! Building 14 units per acre in this space does **not** promote conservation of natural environment for flora and fauna.

Section V.b.iii calls to "Protect, maintain, enhance and expand the existing greenbelt". As this corridor runs through the center of Los Osos, adding hundreds of single and multi-family units does not maintain the existing greenbelt. This area contains huge runoff channels (from south of Los Osos Valley Road as well as the 63 acres of open space) that soak up and deliver water to our aquifers; paving and covering ground will ultimately contaminate the back bay area with dangerous nitrate filled runoff. Section V.b.i calls to "Protect and enhance the Morro Bay Estuary" which makes the plan antithetical to me.

Section V.h.i. reads "encourage improvement of tourist-oriented facilities with an emphasis on eco-tourism" and V.h.ii reads "develop additional neighborhood and community parks". What we have in this area is a de facto park. It has been used by the community for over thirty years by thousands of hikers, joggers, horse riders, picnickers, dog-walkers, birders and nature lovers. What better way to "promote a high level of community participation in land use"? The Los Osos Reclamation Area (Tri-W project) opens directly onto this open space, as does the Community Center. This should be our equivalent to Fiscalini Ranch in Cambria. The billionaire owners from Orange County have said they're open to a sale of the property.

It is my understanding that the County Supervisors favor Alternative 4 in section VI. I believe this is completely irresponsible and dangerous. We **must** restrict growth based on water availability under Alternative 3. Bruce Gibson fear-mongered Cayucos about Whale Rock reservoir and now he wants to develop without regard to available water here? Even Alternative 3 is flawed - stating water availability with no regard for water quality. Alternative 4 **cannot** be considered Environmentally Superior, there is no way to "mitigate" lack of water. Alternatives 1 and 2 are simply unworkable - we must have *some* project. Alternative 3 is the only sane choice we're offered.

Thank you for your consideration and please note that there are many of us voters concerned about this plan and our continued quality of life.

Seth Howell
633 Ramona Avenue, SPC 11
Los Osos, CA 93402

Kerry Brown

From: Thomas Reynolds <trenoldsme12@gmail.com>
Sent: Tuesday, October 29, 2019 9:09 AM
To: Kerry Brown
Subject: [EXT]Water availability for Los Osos

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Development plans for Los Osos must include future water availability. I think it is very unfair to restrict longtime residents water usage to new development and the water that will be required.

To: Kerry Brown, Project Manager - Los Osos Community Plan Update
From: Tim Rochte, Los Osos
RE: Official Comments on the draft Los Osos Community Plan
Date: July 15, 2015 (Amended September 18, 2015 and September 21, 2015)

These comments are for the official public record and focus on the draft LOCP's proposed "**West of South Bay Boulevard**" site plan.

An outline of these comments is as follows:

I) Overall recommendation,

II) Specific recommendations on how a re-designation to Open Space and Recreation (OS, REC) meets or exceeds Community Goals (draft LOCP Chapter 2.3),

PLEASE NOTE: The "Recreation" designation focuses solely on "passive" uses.

III) Key areas where the draft LOCP's proposed site plan weakens specific Community Goals.

I) Overall Recommendation:

A. Change **the designation of the proposed "West of South Bay Boulevard" site plan** in the draft Los Osos Community Plan's (LOCP) **from** Mixed Use: Residential Multi-Family / Recreation (RMF, REC), **to** Open Space and Recreation (OS, REC)

The single exception to the recommended "OS, REC" designation allows for Senior and Affordable Housing on the "Walker Property."

NOTE: The "Walker Property" sub-area of the "West of SB Blvd" site is the only section that has a history of development; most recently as one of the corporation yards for the Los Osos Waste Water Project used for storage of heavy equipment, materials, employee parking, office trailers and more.

SEPTEMBER 18, 2015 AMENDMENT TO NOTED SECTION ABOVE:

Based on information provided by the County Assessor's Office, the property referred to above as the "Walker Property" (APN 038721033) is currently in the ownership of Philip and Carolyn Gray who reside in San Luis Obispo, CA.

B. Place the "West of SB Blvd" site **outside** the draft LOCP's proposed Urban Reserve Line (URL) **and** the proposed Urban Services Line (USL).

This newly redrawn URL and USL begins at the intersection of 18th Street and Santa Ysabel, then stays on 18th Street going south to the intersection of 18th Street and Ramona Avenue (adjacent to South Bay Boulevard).

C. In order to protect this site from future development, purchase the properties from the current land owners at fair market prices using a combination of private and public funding sources and place it in public ownership in perpetuity for future generations.

SEPTEMBER 21, 2015 AMENDMENT TO OFFICIAL COMMENTS:

D. Designate the “West of South Bay Boulevard” site as part of the Environmentally Sensitive Habitat Area (ESHA) for Los Osos.

II) Specific recommendations showing how a re-designation to Open Space and Recreation OS, REC) meets or exceeds Community Goals (draft LOCP Chapter 2.3)

A. Natural Resource Protection:

An Open Space designation for this sloping, old-age dune complex protects the native biological diversity of the site, including:

1. Coastal sage scrub habitat (California sagebrush, silver lupine, coyote brush, deer weed, black sage, etc.),
2. Maritime chaparral habitat (the unique Morro manzanita, splitting yarn lichen, wedge-leaf ceanothus, sticky monkey flower, individual as well as small dense stands of pygmy coastal live oak trees, chamise, deer weed, etc.).
3. Among many other wildlife species (i.e. invertebrates, birds, mammals), these native habitats support the federally-listed endangered Morro Shoulderband Snail; Morro Blue Butterfly, Monarch Butterfly, Yellow Tail Butterfly, Peregrine Falcon, Red-Tail Hawk, California Quail, Great Horned Owl, Road-runner, Coyote, Brush rabbit, and Bat, just to name a few.

B. Recreation and Eco-Tourism:

As reported in the June 9, 2015 edition of the San Luis Obispo Tribune (supported by data from the San Luis Obispo County General Plan, Parks and Recreation Element, 2010 U.S. Census of Population and Housing, San Luis Obispo Council of Governments),

Los Osos is listed as a “Level of Severity III” as being one of the most “park poor” communities in the County.

In order to help correct this severe deficiency, the REC land use designation provides opportunities for passive recreational uses to be located in such a manner as to protect and enhance the natural environmental values of the entire “West of SB Blvd” site.

Achieving greater recreational uses for the community can be accomplished through activities **that promote eco-tourism and, in some cases, generate revenues:**

1. Formalize what is now being used as an unregulated Dog Park. The Dog Park will be developed, operated and maintained by volunteer dog-owners/lovers.

2. Similar to the El Moro Linear Park Bike/Pedestrian Trail, establish a connecting series of pedestrian/biking/walking trails that follow the natural terrain.

3. Set aside specific areas for passive recreation such as: Bocce Ball, Artificial Turf Lawn-Bowling, Frisbee Golf, Horse-shoes, and supervised sports like Archery.

C. Conservation of Groundwater Resources:

To protect and maximize our groundwater resources, we must first conserve ecosystems.

An Open Space Designation, as opposed to Residential Multi-Family, will:

1. Minimize flooding, erosion, and stormwater pollutants,
2. Reduce sediment loading into Morro Bay Estuary by installing environmentally-friendly sediment traps to reduce sediment transport,
3. Provide for reuse and recharge of groundwater from all forms of precipitation (rain, dense coastal fog-drip, etc.), in order to stave off the ongoing and increasing threat that Sea-Water Intrusion poses to the community's drinking water supply.

D. Cultural Resource Protection:

This site is currently designated by the County as an Archaeological Sensitive Area-ASA. Open Space Designation provides critical protection for irreplaceable cultural resources.

E. Opportunities for Environmental Education exist for students from the nearby Los Osos Middle School and Baywood Elementary School, as well as the general public:

1. The Open Space can be used as an outdoor laboratory where students and teachers can walk safely from the two nearby schools via the El Moro Bicycle/Pedestrian Path and learn first-hand about the unique ecosystems.
2. Place environmentally-friendly and durable educational signs in strategic locations that both inform and inspire the users to protect the unique environmental resources on site.
3. Establish a non-profit native plant community garden supported by volunteers. Sell the native plants to the public for use as drought-tolerant landscaping.

III. Key areas where the proposed "West of SB Blvd" site plan weakens the following specific Community Goals (Chapter 2.3),

A. Community Goal #1 - Environment:

“Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.”

1. The proposed “West of SB Blvd” site plan is in the watershed of the Morro Bay Estuary.
2. Replacing native vegetation with single and multi-family residences, and the attendant infrastructure, will cause unwanted water run-off from roof tops, streets, cars and other impermeable surfaces.
3. This run-off will intensify negative environmental impacts on the Morro Bay Estuary by adding unwanted sedimentation, oil pollution from the residue of car and truck undercarriages, as well non-biodegradable litter washed into the Bay.

“Promote conservation of the natural environment through preservation of the existing flora, fauna and sensitive habitats.”

1. If allowed to go forward, the proposed site plan will wipe out one of the last remaining intact remnants of the sensitive habitats in Los Osos with its historical flora and fauna that existed for many hundreds, or even thousands of years prior to modern times.

B. Community Goal #3 - Air Quality:

“Minimize the amount and length of automobile trips through planning decisions and land use practices.”

1. The currently proposed designation of RMF will generate new traffic sources. Increased congestion (cars and trucks) will be directly experienced by daily commuters on South Bay Boulevard, one of the major arterials serving the community.
2. Increased traffic congestion increases air pollution - **a major cause of global climate change.**
3. The Residential Multi-Family designation in the draft LOCP’s proposed site plan does not include detailed references to reliable, timely or convenient use of enhanced transit service. As a result, reliance on automobiles to reach destinations in the Commercial Business District, or links to outside communities, for shopping, medical appointments, dining, entertainment, etc., will increase.
4. This increase in motorized traffic affects the safety of non-motorized facility-users such as cyclists and pedestrians, especially school children going to/from LOMS.

C. Community Goal #8. b. Public Services and Facilities:

“Carefully manage water resources to provide a clean, sustainable resource for the community.”

1. Valuable and scarce water resources will be adversely affected by the removal of large areas of pre-historic native plant habitat, including:

a. Coastal sage scrub habitat (California sagebrush, silver lupine, coyote brush, deer weed, black sage, etc.),

b. Maritime chaparral habitat (Morro manzanita, wedge-leaf ceanothus, sticky monkey flower, individual as well as small, dense stands of coastal live oak trees, chamise, deer weed, etc.).

2. Loss of ability for rain water to recharge the ground water basin due to run-off caused by roof tops and streets on this site.

This is particularly critical in helping to decrease the current rates of sea-water intrusion.

3. Increase in water run-off leading to negative impacts on the Morro Bay Estuary (sedimentation, oil pollution from car and truck undercarriage residue and non-biodegradable litter).

Thank you for this opportunity to submit these comments for the official record.

If you have any questions, please don't hesitate to contact me at trochte@sbcglobal.net

Sincerely yours,

Tim Rochte

Tim Rochte
Los Osos resident - 35 years

Proposed Additions to the Los Osos Community Plan - Trees

Submitted by Lisa Denker, Vita Miller, Linde Owen and Tony Salome, Public Members of LOCAC Tree and Landscape Committee

Preservation, Maintenance and Growth of the Tree Population

The current tree population of Los Osos is decreasing drastically due to recent drought conditions, disease, decommissioning of septic systems and neglect. With the loss of trees, it is also a loss of part of our community character. Our large populations of Monterey Cypress, Monterey Pine, Italian Stone Pine, Coast Live Oak and Eucalyptus have declined. Being an asset to the community, trees conserve energy, clean the air, sequester carbon, provide storm water management, beautify our community, provide shade and improve the environmental, economic and quality of life in Los Osos. Therefore, understanding trees are a valuable resource to our community, it is essential that every effort be made to protect, maintain and expand our urban forest both on public and private lands. The County of San Luis Obispo will work with community agencies, members and leaders to achieve tree planting and preservation goals.

Benefits of Trees

Economic benefits - The urban forest contributes to the well-being of the residents of Los Osos in many ways. Trees add value to adjacent homes and business. Research shows that businesses on treescaped streets show 20% higher income streams. Realtor based estimates of street tree versus non-street tree comparable streets relate a \$15-25,000 increase in home and business value. This in turn adds to the tax base and operations budgets of the County.

Environmental benefits - Trees contribute to improving our air quality, water quality, and providing wildlife habitat. Trees leaf and branch structure absorb the first 30% of most precipitation, allowing evaporation back into the atmosphere. This moisture never hits the ground. Another 30% of precipitation is absorbed back into the ground and taken in and held onto by the root structure, then absorbed and transpired back to the air. Trees provide rain, sun, heat and wind protection shielding wildlife, humans and structures. Tree coverage offers shade from direct sunlight, shelter from the rain and lowering the air temperatures by 5-15 degrees. Trees and shrubs improve air quality by absorbing carbon dioxide and other pollutants, removing dust and sand particulates, and releasing oxygen. Carbon dioxide is absorbed for the photosynthetic process, but other emissions such as nitrogen oxides, carbon monoxide, and volatile organic compounds are reduced significantly from the proximity to trees. The leaves and shrubs filter the air from moving dust and sand particles. Urban street trees provide a canopy, for birds to enjoy, a root structure and setting important for insect and bacterial life below the surface; at grade for pets and people to enjoy, all of which connects the urban human to the natural environment.

Human benefits - Trees provide oxygen for humans. They release oxygen when they use energy from sunlight to make glucose from carbon dioxide and water. One large tree provides a day's supply of oxygen for up to four people. It is an indisputable fact that humans need trees to breathe and survive.

Social benefits - Trees seem to make life more pleasant in a couple of ways. They convert the streets, parking, and buildings into a more aesthetically pleasing environment. The paved roads, parking lots and structures that create cities are a grey visual and harsh environment without the trees and shrubs to soften and relieve the eyesore. Trees are an integral part of traffic calming measures. Trees also improve health, emotion, and wellbeing for all ages. Studies have shown that trees can reduce stress, and that views of trees can speed the recovery of surgical patients. The

advantage of trees expands past their physical benefits, by creating a more calming, visually pleasing environment for all to gain from.

Master Tree List

Develop a master inventory of existing trees in Los Osos. In addition, develop a suggested list of trees appropriate for planting in Los Osos with consideration of varied climate, soil and water conditions inherent to the community.

Natives Trees

A native tree is one that has not been introduced by man and occurs naturally. Native trees are adapted to local environmental conditions, requiring less water, saving perhaps the most valuable natural resource while providing vital habitat for birds and many other species of local wildlife. A list of trees native to Los Osos shall be identified. It is commonly understood that the Coast Live Oak is native to Los Osos while Monterey Cypress, Monterey Pine, California Sycamore found in Los Osos are California natives. Special attention should be given to the protection of native trees. Removal of native trees should be prohibited unless absolutely necessary and with special written permission from the County of San Luis Obispo. The only reasons for permission to be granted for native tree removal would be for those that endanger public safety or for new or redevelopment of land use. Whenever possible, new construction plans should include plans to work around existing native trees. If it is determined that native trees be removed, like replacement trees must be planted on the property at a ratio of 2:1.

Heritage Trees

Establish an inventory of heritage trees in the community. These trees may or may not be natives i.e. the Stone Pine found throughout our community; but by virtue of their species, age, size, rarity, as well as aesthetic, botanical, ecological and historical value – deserving of Heritage Tree protection status, signaling the importance of good arbor care and maintenance assuring that Heritage Trees will be preserved into the future. Mature trees are usually over 50 years old and will take 45 years to replace their size and beauty.

Invasives

Invasive trees are not to be planted. Invasive species cause ecological or economic harm in a new environment where it is not native. They adversely effect native trees and are capable of causing extinctions. Invasives including Robinia pseudoacacia commonly known as Black Locust, some Acacias, many Eucalyptus and others to be identified are to be avoided.

<https://www.cal-ipc.org/plants/profiles/>

Trees on Public Property

The community of Los Osos believes existing trees on public property owned by the County of San Luis Obispo need to be protected, maintained and replaced if removed. This includes right of way properties in the community. The community wishes to expand the tree population in Los Osos to include main thoroughfares and gateway locations. The County will assist the community in the expansion of our tree population.

Areas for Consideration for Tree Corridor Development Projects:

South Bay Blvd from Los Osos Valley Road to Santa Ysabel.

Los Osos Valley Road from South Bay Blvd to Pecho Valley Road @ Rodman.

El Moro from 3rd St to Santa Ysabel.

Santa Ysabel from South Bay Blvd to Pasadena.

The intersection of South Bay and Santa Ysabel.

The intersection of South Bay Blvd and Los Osos Valley Road.

Santa Ysabel route along 7th to Ramona Avenue to 9th Street to Los Osos Valley Road.

10th Street from Santa Ynez to Los Osos Valley Road.

An ongoing program should be developed to increase the presence of trees at the Los Osos Community Park and the Los Osos Library.

Neglected trees creating neighborhood safety issues or property damage should be reported to County Code Enforcement and Public works.

Tree Removal by County for Cause

No tree shall be removed from a public right-of-way unless it interferes with the necessary improvement of the public right-of-way, the installation of public utilities or is a hazard to person or property outside the drip line of the tree at maturity, or creates such a condition as to constitute a hazard or an impediment to the progress or vision of anyone traveling on or within the public right-of-way. If a tree is determined to meet the above criteria, it shall be posted for a minimum of seven days and all property owners and residents within three hundred feet shall be notified of the scheduled tree removal. If an appeal is not filed the tree shall then be removed and a new tree planted in the same location or in close proximity to the location where the tree was removed. The replacement tree shall be of the type as specified in the master tree list for that particular location, and the cost of removal and replacement shall be at the expense of the county.

Tree Protection Plans

Tree protection plans are required if any construction activity occurs within twenty feet of the drip line of any native tree. Activities include but are not limited to the following: remodeling or new construction, grading, road building, utility trenching, stockpiling of material, large machine access areas, etc.

If a project is expected to encroach on a trees drip line, special measures must be taken to protect the health of the tree and it's roots during the project. A temporary fence or physical barrier must be placed around the drip line before any construction begins. Areas that cannot be fenced at the drip line require a certified arborist review before any construction can begin.

Trees on Private Property

Owners of private property should be encouraged through community outreach and education to preserve existing trees and plant new trees. Any plans for new development should include trees in the landscaping. The planting of at least one tree common to the community is required. Please refer to the suggested list of appropriate trees for Los Osos.

Existing trees on private property are not to be removed unless permitted by existing County ordinances. Any trees removed must be replaced by at least one tree common to the community.

Neglected trees creating neighborhood safety issues or property damage should be reported to County Code Enforcement and Public works.

Trees on Commercial Property

New and established businesses should be encouraged to include trees in their landscape plans during new construction as well as renovation of properties. These trees should be selected from the approved Master Tree List for Los Osos.

Neglected trees creating neighborhood safety issues or property damage should be reported to County Code Enforcement and Public works.

Protection of Coastal Viewshed

Understanding that coastal areas of the community are a scenic resource of great public importance, all efforts should be made to protect the viewshed. Existing trees will be managed and protected. New trees planted in these areas should give careful consideration to species and size to avoid obstruction of scenic coastal areas with public view corridors. Planting plans should frame views and screen buildings out of the viewshed respecting the scenic and visual qualities of coastal areas.

Memorial Tree Grove

There is a need and interest to create a Memorial Tree Grove in the community similar to the Commemorative Grove Program at Laguna Park in the City of San Luis Obispo. There are many residents in the community who have lost loved ones who lived in Los Osos and family members and/or friends would like to have a living remembrance. A tree is a beneficial living memory of these individuals and the community as a whole. Efforts should be made to locate a suitable open space for a grove to be established where residents can plant a tree with a small memorial dedication plaque or sign. Once the property is secured and funded, a plan should be established whereby community residents can make an appropriate donation for the planting and maintenance of the memorial trees.

Multi-use Paths

Identify, plan and seek grant funding or alternate means to create multi-use tree lined paths throughout the community. Areas to consider are Los Osos Valley Road between Palisades and Doris, Pine Avenue from Los Osos Valley Road to Cuesta Inlet and Sweet Springs Preserve to Baywood Pier.

Community Reclaimed Water Use

The County will implement and begin a community reclaimed water use plan for residents of Los Osos. The plan will include access and use of all approved reclaimed water by community members for private and public landscape. The use shall include the 10th Street purple pipe hydrant and other pumping stations access to reclaimed water into approved containers or water trucks for tree watering delivery.

Kerry Brown

From: Michael Miller <vmmil@charter.net>
Sent: Monday, December 9, 2019 1:20 AM
To: Kerry Brown
Subject: [EXT]Comments draft EIR Los Osos Community Plan

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<https://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Plans/Community-Plans/Los-Osos-Community-Plan-Update-Files/Comments-on-Draft-EIR.aspx>

Dear Kerry Brown,
Department of Planning & Building
ATTN: Los Osos Community Plan Update/Kerry Brown
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Dear Kerry Brown,

I have read all the comments submitted regarding the draft EIR and the Los Osos Community Plan on the site above.

I do not see comments that I submitted months ago, in early 2019 regarding the issue of the importance of planting trees in our community. I will attempt to locate those comments to resend them to you, but as I recall you assured myself and other members of the community who wrote extensive comments in regard to this matter that all of those would be included in the Community Plan.

I have only had time to scan the document, but do not see my comments included. Please advise me if I am wrong and please acknowledge receipt of these comments.

As noted above I will search for those comments to resubmit and hopefully get them to you before the December 11, 2019 cut-off date.

In addition I do want to comment on these other topics.

1) One is the proposed development of many properties within the urban reserve line of Los Osos now that the sewer project is complete.

There is no proven source of an adequate water supply in this town. The issue of salt water intrusion is not resolved and there is a limited source of water for the basin, both upper and lower aquifers.

As quoted from the current draft EIR: "With regard to water supply within Los Osos, the Draft EIR for the Los Osos Community Plan (County 2019a) determined impacts to water supply would be potentially significant, but mitigable, because development under the Community Plan would be limited to the sustainable capacity of the Groundwater Basin through the County's Growth Management Ordinance (County Municipal Code Title 26) and additional review standards tied to the Updated Basin Plan for the Los Osos Groundwater Basin (County et al. 2015). Implementation of the water supply mitigation measure from the Draft EIR for the Los Osos Community Plan would satisfy the requirement of the County to provide adequate groundwater supply to the community."

I concur with the following statement:

Water Shortage The Los Osos Groundwater Basin is in a Level III severity. Salt water intrusion is affecting our current water table from the extraction from the Lower aquifer. Existing homeowners are paying more for water and we have water quotas. With sea levels rising per the IPCC rising sea level October 2019 report, there will more sea water intrusion in our water supply. Thus less water available for the current habitants of Los Osos. • What will be the water source for the new development plan? • How will our water usage and water bill impacted?

2) I also agree with the following statement: gleaned from another residents comments:

I believe this to be true:

Figures 2-4, Proposed Land Use Changes and 2-6, Proposed Land Use: The undeveloped area along LOVR between Palisades St. and Broderson St. should be classified as open space or recreation. It is currently designated as a mix of commercial and residential single- and multi- family. However, commercial and office land uses should be clustered east along LOVR, where there are already

existing commercial/office uses, e.g., there are already vacant commercial properties adjacent to Grocery Outlet, Chase Bank, and the US Postal Office. Don't sprawl these commercial uses; especially if there are already plenty of vacant commercial lots. Densify where they already exist to preserve the rural character of Los Osos.

There is a very urgent need for more open space and parks for the residents of Los Osos. Both of these are proven to be a benefit to the overall health of a community. The planting of trees in these areas provide an added benefit of carbon capture and release of oxygen into the atmosphere. They are also proven to be a health benefit, in particular in the matter of mental health and stability of a community.

3) In regard to a Community Wildlife Protection Plan (CWPP): **I very much agree with the following:**

As quoted from the current draft EIR: "CAL FIRE/San Luis Obispo County Fire - Draft Community Wildfire Protection Plan A CWPP serves as a mechanism for community input and identification of areas presenting high fire hazard risk as well as identification of fire hazards potential projects intended to mitigate such risk. A CWPP must be collaboratively developed with input from interested parties, federal, state, and local agencies managing land within the County, as well as local government representatives. The CWPP for San Luis Obispo County is currently under development and, when complete, would address fire protection planning efforts occurring in the County to minimize wildfire risk to communities, assets, firefighters, and the public. The CWPP presents the County's physical and social characteristics, identifies and evaluates landscape-scale fire hazard variables, utilizes Priority Landscape data sets for evaluating wildfire risk, identifies measures for reducing potential fuel reduction projects and techniques for minimizing wildfire risk."

This protection plan must be complete with input from community members, stakeholders and wildfire experts, including our local Cal Fire professionals before any further development should be allowed in the community of Los Osos.

4) And finally to the matter of the lot on the corner of Fairchild and Los Olivos owned by Sandra Bean who has proposed a construction yard to be utilized on that property.

I believe it must be returned to it's original "residential" designation. I made several comments at a LOCAC meeting regarding this topic and its potential health risks to the surrounding neighbors. Besides noise pollution, even more deleterious is the impact of dust and other particulate matter in the dirt, including the potential for the spores that are the cause of coccidiomycosis, otherwise known as Valley Fever, a very serious and sometimes fatal lung infection, to be stirred up and spewed into the surrounding neighborhood. Just one case of this disease will be enough to cause enormous concern among neighbors.

In addition, the residents in the surrounding area will not only suffer the health consequences, they will also see a loss of property value.

Thank you for your consideration of these comments and please respond whether you have my prior comments regarding the importance of tree planting and my desire for a memorial grove within the community of Los Osos.

Vita Miller
1205 Bay Oaks Drive
Los Osos, CA 93402
805-704-3173

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ATTN: Los Osos Community Plan Update/Kerry Brown
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Ms. Kerry Brown, San Luis Obispo County Planner;

These are the comments I submitted earlier in 2019 to be included in the draft EIR for the Los Osos Community Plan.

The following are my suggestions for addition to the Los Osos [Community](#) Development Plan:

A Memorial Tree dedication grove

There are many residents in our community who have lost a loved one that was raised here or was a resident of Los Osos during their lifetime.

Often these family members and/or friends would like to have a cherished remembrance and reminder of the life they shared with the deceased person.

It is fitting that a tree is a symbol of the love and memories these people hold dear to their hearts. In addition, a tree is a beneficial living memorial to these individuals and to the community as a whole.

Please add to the Community Development Plan a proposal to set aside open space where residents of Los Osos can plant a tree with a small memorial dedication plaque or sign.

This might include the county park, space near the library, the Sweet Springs preserve or in conjunction with State Parks, land on or near Montana de Oro State Park or anywhere else the community decides it can be done.

A donation to cover the cost of the tree and its maintenance would be requested. The community can determine what species of tree is appropriate.

Tree Planting in Los Osos

I am a strong proponent for the addition of trees to the Los Osos landscape. However I am also mindful of the need for defensible space as outlined by Cal Fire and so I am including these guidelines for your consideration.

I will also add to the portion of the Community Plan suggestions sent in by Tony Salome, Linde Owen, Lisa Denker and myself in regard to the **human need for and benefit of trees by providing oxygen and by the uptake of carbon dioxide on the planet.**

Please include the data below to strengthen the statements already submitted and approved by LOCAC, the Los Osos Community Advisory Committee on February 28, 2019.

Trees provide over one fourth of the world's oxygen supply. Mankind would be precariously tempting fate without the presence of trees on the planet. In addition trees play an enormous role in carbon uptake.

Los Osos can play a role in the process of carbon sequestration with a planned effort to sustain those healthy trees already in the community and by

encouraging the planting of trees throughout Los Osos in a sustainable manner.

The need for trees in our environment is corroborated by scientific data from an unlimited number of authorities.

To substantiate the need for trees in our community I present the following sources:

1)

<https://www.independent.co.uk/environment/forests-climate-change-co2-greenhouse-gases-trillion-trees-global-warming-a8782071.html>

“Trees already store an enormous amount of carbon, and planting more would suck more CO2 from the atmosphere

Massive restoration of world’s forests would cancel out a decade of CO2 emissions, analysis suggests

New findings suggest trees are 'our most powerful weapon in the fight against climate change', says scientist”

“Replenishing the world’s forests on a grand scale would suck enough carbon dioxide from the atmosphere to cancel out a decade of human emissions, according to an ambitious new study.

Scientists have established there is room for an additional 1.2 trillion trees to grow in parks, woods and abandoned land across the planet. If such a goal were accomplished, ecologist Dr Thomas Crowther said it would outstrip every other method for tackling climate change – from building wind turbines to vegetarian diets.”

Dr Crowther said undervaluing trees means scientists have also been massively underestimating the potential for forests to combat climate change.

Project Drawdown, a group that compares the merits of different emission-cutting techniques, currently places onshore wind power and improved recycling of fridges and air conditioners at the top of its list. While the exact figures are yet to be released, he said ***trees had emerged as “our most powerful weapon in the fight against climate change”***. ***Dr Crowther discussed his findings at the American Association for the Advancement of Science (AAAS) meeting in Washington DC.***

“tree planting is increasingly being recognized as a critical activity to preserve life on Earth.”

The United Nations initially ran a project known as the Billion Tree Campaign, but in light of Dr Crowther’s findings this has been renamed the Trillion Tree Campaign. It has already seen 17 billion trees planted in suitable locations around the world.

“We are not targeting urban or agricultural area, just degraded or abandoned lands, and it has the potential to tackle the two greatest challenges of our time – climate change and biodiversity loss,” said Dr Crowther.

“It’s a beautiful thing because everyone can get involved. Trees literally just make people happier in urban environments, they improve air quality, water quality, food quality, ecosystem service, it’s such an easy, tangible thing.”

2)

And from another article: <https://www.dec.ny.gov/lands/47481.html>

“Carbon needs to be pulled out of the atmosphere and put into long-term storage elsewhere. This process is called carbon sequestration,

and high-technology ways to accomplish it are being explored worldwide.

“We don't have to wait for high tech sequestration. We can increase carbon sequestration now by working with some experts. They're called trees, and they have almost 350 million years' experience in sequestering carbon. Trees, like other green plants, use photosynthesis to convert carbon dioxide (CO₂) into sugar, cellulose and other carbon-containing carbohydrates that they use for food and growth. Trees are unique in their ability to lock up large amounts of carbon in their wood, and continue to add carbon as they grow. Although forests do release some CO₂ from natural processes such as decay and respiration, a healthy forest typically stores carbon at a greater rate than it releases carbon.”

3)

And this:

<http://www.growingairfoundation.org/facts/>

- Trees renew our air supply by absorbing carbon dioxide and producing oxygen.
- The amount of oxygen produced by an acre of trees per year equals the amount consumed by 18 people annually. One tree produces nearly 260 pounds of oxygen each year.
- One acre of trees removes up to 2.6 tons of carbon dioxide each year.
- Trees lower air temperature by evaporating water in their leaves.
- Tree roots stabilize soil and prevent erosion.
- Trees improve water quality by slowing and filtering rainwater, as well as protecting aquifers and watersheds.

Thank you for your consideration of my suggestions. I believe it's important to provide the above documentation so that the government authorities and elected officials who will make the final decision on what is included in the Los Osos Community Plan can be convinced of the need for a tree planting program in our town.

Vita Miller
1205 Bay Oak Dr.
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To: Kerry Brown,

Enclosed is my letter concerning the new zoning vision. Please acknowledge you have received this letter.

Thank you.

I am writing this letter in regards to your proposal for the Local General Plan on page 7-49 / the plan paragraph m.1 Land Visions in the residential suburban land use category – proposing a new standard 1 unit per 5 acres (which is a change from 1 unit per 2.5 acres).

As the owner of property most affected by this proposed change, I want you to know I absolutely object to such a proposal for various reasons.

First, such a proposal goes against established neighbor compatibility. Most surrounding homes are one-acre lots. If zoning in my area goes to 5 acres it will make such proposed lots oversized and overpriced.

This also in turn leads to economic disparity, which is already a California crisis. In your proposed “zoning vision”, only the higher income population is able to afford housing especially in beautiful desirable areas which is part of any American’s dream and constitutional right to pursue. Going down this vision is what has led California to be in the top of the nation with a homeless population.

Also, your zoning environmental vision of the past has stopped developers from being able to build in areas such as mine and has led so much to the local homeless population that it is always a problem keeping the homeless from encamping on my vacant land. This land could have been developed years ago into beautiful housing or could today be developed into housing, but developers with housing dreams for California are turned away with burdensome zoning requirements.

Second, changing now to 5 acres minimum lots will only put a higher price on land and development construction costs and contribute more to California’s housing problem. In our coastal communities especially there is community resistance to housing and over-emphasis on open-space and this is achieved by passing “visions” to make lot sizes bigger and environmental policies that only protect rats and snails while the homeless population grows.

My family came to California on covered wagon and this state is where I have roots but housing is driving so many families, young and old, away from California. California once had the reputation of being the Golden State but now we are known for the state with the highest number of people experiencing homelessness.

Third, what is your justification for regulating density with 5 acres minimum lot areas per family? Your standard needs to be questioned.

Indeed one (1) family per acre actually is more neighborhood compatible and would provide very much needed housing. 2 ½ acres per family is a luxury of open private space in today's homeless crisis, but may be able to be justified for good of the community. However, 5 acres per lot per family has doubtful legal justification and even more importantly beyond this, is it morally right to have a "vision" of 5 acres at this time as a zoning requirement?

Your vision does not increase the beauty of the area or desirability of the area but instead leaves developers economically unable to create housing areas. This in turn leads to a future of more vacant land with homeless encampment, trash, and unsanitary and unhealthy conditions.

With smaller lots, developers can plan a neighborhood with more homes and various sizes and prices and include land for walking paths, family parks, and community agricultural gardens. Adding density can be beautiful and helpful in our housing crisis. Smaller lots sizes will "sustain" California's reputation as the Golden State and give us a golden future.

Los Osos Homeowner,
Jeanne M. Martin