

From: Bill Miller <[REDACTED]>
Sent: Wednesday, October 4, 2023 2:46 PM
To: City Clerk
Cc: Audrey From SLO Beaver Brigade
Subject: RV Storage Lot in the Salinas River

Greetings:

I respectfully urge your council to reject the proposal to install a recreational vehicle storage facility in the Salinas River riverbed. Such an installation appears to be in conflict with the stated environmental and recreational goals of the City of Atascadero, and with California environmental law. The riverbed is home to many species of native animal and plant life, and it is treasured by local people who enjoy the beauty and tranquility of the area.

I know from personal experience, as a former environmental crimes investigator, that motor vehicle storage operations have a predictable deleterious effect on sensitive riparian habitat. The damage is a given, and it leaves property owners liable for damages and cleanup responsibilities when the various motor vehicle fluids are deposited. Those harmful fluids include used motor oil, diesel fuel, antifreeze, brake fluid, gasoline, battery acid, lead, and other harmful substances covered under the provisions of California Proposition 65. These spills are injurious to plants, animals, and people, and are very expensive to clean up. Violations can lead to civil and criminal liability under California law, including fines and imprisonment.

Additional factors arguing against the installation include these potential impacts:

- Petroleum leakage and other toxic solvents, into the Salinas River,
- Fire hazard : propane leaks: rodent damage to electrical system: battery fires,
- Inconsistent with General Plan LOC 1.3, LOC 6 and LOC 8
- No Environmental Review: CEQA Categorical Exemption inappropriately granted,
- Disturbance of CA Listed Endangered Species Bald eagle nests within 500 ft of project site
- Re-routes De Anza trail to a corridor along Sycamore Road reducing access for equestrian users, in spite of Equestrian Facility Designation on General Plan Map II-9
- Public nuisance attractor: theft, vandalism, no on-site staff

Thank you for considering my comments, and thank you for the work you do.

James W. "Bill" Miller
[REDACTED]

From: larry kaplan <[REDACTED]>
Sent: Wednesday, October 4, 2023 5:08 PM
To: City Clerk
Subject: RV storage lot

Greetings.

We are Donna and Larry Kaplan, 26-year residents of Atascadero. We are vehemently opposed to the proposed RV storage lot on the Salinas River. Please do NOT approve it.

Thank you.

Donna and Larry Kaplan

[REDACTED]

From: Russell Hodin <[REDACTED]>
Sent: Wednesday, October 4, 2023 5:25 PM
To: City Clerk
Subject: Appeal of Planning Commission Approval of 6805 Sycamore Road RV Storage

10/4/2023
San Luis Obispo

re: Appeal of Planning Commission Approval of 6805 Sycamore Road RV Storage

Honorable Mayor and Atascadero City Councilmembers,

In fall of 2021 I had the opportunity to help in the cleanup of about 5 to 7 abandoned homeless encampments within the floodplain of the Salinas River, actions organized by Atascadero resident Kate Montgomery, which included bagging trash and later taking trips in my pickup to haul out the bags. For a portion of the work, we walked across the site of the proposed RV storage project, so I am familiar with the location and the course of the river here.

I feel that in general the zoning of this site and similar sites bordering the Salinas is not in alignment with the city's stated commitment to protect the Salinas floodplain environment and its water quality, as well as to provide recreational opportunities associated with the De Anza Trail. There are many extant industrial sites along the Salinas, whose potential harm to the river remains unquantified. It is not wise to add another site with potential risks.

Specifically, the project conditions concerning drainage are in opposition to these positive goals and reasonably do little if anything to protect against groundwater contamination. In fact they seem to guarantee it.

The potential for spills of human waste, chemicals, or motor oil from RVs or servicing vehicles is inadequately accounted for. In fact, such spills, when they happen – and they will happen – will percolate through the gravel and eventually into the groundwater. They will be all but impossible to contain given the project conditions, which prioritized groundwater recharge through gravel over a fully paved area with surface drainage to the river. Neither of these two options are desirable.

In closing, I urge the Council to uphold the appeal of the Planning Commission's project approval, and to instruct staff to develop an updated zoning map which minimizes industrial activities adjacent to the river, ideally including the project site, whose highest and best use may be as a staging area for De Anza Trail use.

Sincerely,
Russell Hodin

[REDACTED]
San Luis Obispo, CA 93401

From: susan ifsusan.com <[REDACTED]>
Sent: Wednesday, October 4, 2023 10:30 PM
To: City Clerk
Subject: Appeal of Proposed RV storage lot, hearing 10-10-23

Dear City Council Members,

We request that you uphold the appeal and deny the placement of RV parking storage in close proximity to the Salinas River. We request that you endorse the language and the spirit of the City General Plan Open Space Policies. The Open Space Policies are a tribute to your recognition and appreciation of the natural beauty and value to the residents of Atascadero of the City's unique setting.

Atascadero is situated adjacent to a uniquely beautiful and beneficial waterway. Some highlights from you Open Space polices: "The waterways in the City **shall** be maintained in a natural state." Further the "...Salinas River shall be preserved for open space and recreational use... left in their natural state for public enjoyment and habitat purposes."; Ensure that projects/development along the Salinas River riparian areas "...does not adversely impact riparian ecosystems and water quality." The Salinas River "**shall** be preserved for open space and recreational use...left in their natural state for public enjoyment and habitat purposes." Emphasis added. These are just a sampling of the language in the Open Space Policies that support the City's vision for its riparian and open space areas.

Open Space Policy 4 specifically addresses the conflict of open space preservation and zoning. By relying on the word "**shall**" the policy appears to give an edge to choosing preservation over zoning in conflicts of the type before you. Policy 4: "creeks, riparian corridors, wetlands... habitat value **shall** be protected from destruction, overuse, and misuse by the use of zoning," Emphasis added.

Please consider the irreplaceable value of the natural environment and the weight of your Open Space Policy, and uphold the appeal, and deny the RV storage project.

Thank you for your consideration of our comments.

Susan Harvey, President
North County Watch

From: Cindy Barr <[REDACTED]>
Sent: Thursday, October 5, 2023 11:17 AM
To: City Clerk
Subject: Protect the Salinas River

PLEASE protect the Salinas river and all the animals and plant life it supports! We seem to need our ecological balance more than ever. Please don't build the proposed RV facility (or anything else) within polluting distance of the river.

Thank you for your consideration,
Cynthia Barr

From: Nancy Johnson <[REDACTED]>
Sent: Thursday, October 5, 2023 5:10 PM
To: City Clerk
Cc: [REDACTED]
Subject: Public Comment for City Council Hearing October 10th - Item B.2 - Appeal of PC approval of RV Storage facility
Attachments: City council public comment for October 10, 2023 - Agenda item B2.pdf

City Clerk,
Please confirm receipt. Thank you.

October 5, 2023

TO: Atascadero City Council and Honorable Mayor,

FROM: Nancy Johnson

Agenda Item B.2. Appeal of PC approval of RV storage facility

I am in support of the appeal of this project. I believe in land use and zoning codes, but believe this project needs more thorough review prior to approval. I respectfully ask that the City Council either uphold the appeal or remand this project back to Planning Commission for further review. The following are the items I believe need further consideration:

1. This view of the Salinas River (the area proposed for the RV storage facility) is highly visible along one of the primary gateways into the city. A RV storage area should not be the first image visitors or residents see when entering the city. The rest of the industrial or commercial uses are in the distance, but this will be front-and-center and everyone entering the city will see this inappropriate use along our watershed on the south side of Highway 41.

2. The facility, if built, is required to have full-site lighting at night - clearly necessary because this facility will be of interest to all the homeless and bad elements in and about the river, but that will not meet dark sky compliance and will be a nighttime beacon to all who are driving into town at night.

3. The AMWC December 2020 staff report states that a portion of the De Anza trail may be inaccessible due to this project, and I believe that is one of the sections of the trail that is part of original De Anza trail. This should be further investigated to ensure that the trail created through a SLOCOG jurisdictional effort and funded with grant funding is not compromised. The commitments made to obtain the trail funding should also be researched to see if any trail easements or dedications of land are affected by this project.

4. The AMWC can't get adequate City police service to cover the current enforcement responsibilities related to their land along the river (and they have an annual contract where they pay for additional police service), who will pay for all the police calls to the RV facility?

5. There are existing trails all along that area, which are prescriptive rights that should be considered.

6. To better inform the public, it seems like signs should be posted along that area to notify the current users that this is the subject of a pending city decision. I worked the river clean up last Saturday in that area and saw no signs of any public hearings or notices of potential development. They might be on the outside of the fence and I'm sure that the city is meeting the strict criteria of the public noticing requirements, but I think the city or the AMWC might want to go the extra mile to be sure that their citizens and shareholders are aware of the potential action they are considering.

7. The city staff report states that this project is exempt from CEQA (Section 15304), and yet, there are many who disagree. This is a watershed, sensitive habitat area, a regulatory floodway and view corridor, that criterion invalidates the CEQA Exemption and requires further study.

Finally, the AMWC will not approve the lease until the city approves the project. However, the AMWC should be more diligent in their process prior to approval of this lease. In December 2020, the AMWC board authorized staff to negotiate a lease with VS Marine for the proposed RV storage facility. I have been told that the AMWC board has authority to make decisions related to leasing land without a vote of the shareholders, however, I did not see anything that supported that in the by-laws. Due to the timing of the initial board discussion (mid-pandemic), I think they would be wise to have another board

meeting, following notice of this specific item to their shareholders. In the meantime, shareholders (anyone who owns property that is served by AMWC) should send letters to the board if they object to the lease or if they object to the fact that the process was not open and public.

From: David Broadwater <[REDACTED]>
Sent: Thursday, October 5, 2023 8:41 PM
To: City Clerk
Cc: Heather Moreno; Susan Funk; Charles Bourbeau; Mark Dariz; Heather Newsom
Subject: RV Storage - Condition of Approval Omitted

to:
Atascadero City Council
re: RV Storage CUP on Sycamore Road - Condition of Approval Deleted
date: 10-5-23

The record below demonstrates that the Planning Commission added a Condition of Approval for this CUP on 7-18-23, yet it has been omitted from the 27 Conditions of Approval included in the Staff Report for the Oct. 10 City Council hearing on appeals of this CUP approval. The Condition added by the Commission was a requirement that a "nesting bird and special status species survey" be conducted by "a qualified biologist" and "permits from the Dept of Fish and Wildlife" must be obtained.

There is no such requirement included in the Conditions of Approval listed in Attachment 6A, EXHIBIT A: Conditions of Approval on page 178 of the Oct. 10 Staff Report.

This is unacceptable and must be rectified by including this requirement in the Conditions of Approval, or this CUP must be denied. Additionally, as you will note, there is a difference of language in terms of the time frame for conducting and completing this survey between the 7-18-23 and 10-10-23 Staff Reports. One states it must be conducted "within 3 month [sic] of construction commencement", while the other states it must be completed "prior to development of storage yard".

Obviously, in order to obtain any baseline analysis of conditions relative to wildlife in proximity to the proposed project, such a survey must be conducted and completed before any disturbance to the area due to preparation and construction on the site occurs. Any such survey done during or after that disturbance would be invalid and illegitimate. Thus, this Condition of Approval must adopt the latter language requiring the survey to be completed and permitted prior to any activity related to site preparation.

If there are any justifications for the deletion of this Condition, they and it must be subject to City Council deliberation, which has not yet occurred. Conditions of Approval cannot be summarily omitted or dismissed without that deliberation. It may go without saying that Conditions of Approval are legally binding on the applicant(s), whereas claims in Staff Reports aren't. Plus, the ambiguity introduced by the differing language of the two Staff Reports cited demonstrates that serious difficulty exists in terms of enforcement of this Condition.

The City Council must either amend the Conditions of Approval to include this survey as herein asserted (i.e. prior to any RV storage preparatory activities) or deny this CUP. And it must conduct its deliberations on this matter during the Oct. 10 hearing before the public assembled to participate in this decision.

Finally, the Condition mentioned in the 7-18-23 Staff Report states that the "applicant shall hire a qualified biologist" to conduct this survey. Leaving this selection up to the applicant may entail actual or perceived conflicts of interest. While the applicant should certainly pay for this service, it would be preferable for the City to proffer proposals from a wide selection of professionals in this field and make the selection independently of the applicants.

David Broadwater
Atascadero

<http://records.atascadero.org/WebLink/ElectronicFile.aspx?docid=120669&dbid=0>

CITY OF ATASCADERO PLANNING COMMISSION AGENDA
REGULAR MEETING Tuesday, September 5, 2023

...
DRAFT MINUTES Regular Meeting – Tuesday, July 18, 2023

...
3. CONDITIONAL USE PERMIT FOR 6805 SYCAMORE ROAD (CONTINUED FROM 6-20-23)

...
DISCLOSURE OF EX PARTE COMMUNICATIONS: [pages 3]

...
Planner Gleason stated that the City received public comment stating that there was a Bald Eagle's nest close to the proposed site. After consulting with the City Attorney (who is available during this meeting) the City is adding a condition as follows:

- The applicant shall hire a qualified biologist to provide a nesting bird survey and survey for special status species within 3 month of

construction commencement. This survey shall include a survey for Eagle nests within 1 mile of the project site. The applicant shall follow all recommendations of the qualified biologist and shall obtain all permits from the Dept of Fish and Wildlife as necessary.

<http://records.atascadero.org/WebLink/ElectronicFile.aspx?docid=121001&dbid=0>

CITY OF ATASCADERO

CITY COUNCIL AGENDA

Tuesday, October 10, 2023

...

B. PUBLIC HEARINGS

...

2. Appeal of Conditional Use Permit for RV Storage Facility

...

Atascadero City Council

Staff Report - Community Development Department [page 85]

Appeal of Conditional Use Permit for RV Storage Facility

6805 Sycamore Road

...

REPORT-IN-BRIEF: [page 85-86]

...

On July 18, 2023, the Commission reheard the project. Following substantial public comment, the commission voted 4-3 to approve the use permit, adding a condition to provide a nesting bird and special status species survey prior to development of storage yard.

...

...

ATTACHMENT: 6 [page 174]

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AFFIRMING THE PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH AN RV STORAGE FACILITY LOCATED AT 6805 SYCAMORE ROAD

SYCAMORE RV STORAGE

(USE 21-0107)

...

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

...

SECTION 2. Public Hearing. The City Council of the City of Atascadero, in a regular hearing assembled on October 10, 2023, resolved to affirm the Planning Commission's action to approve a conditional use permit for an outdoor RV storage yard subject to conditions of approval and mitigation monitoring as show in Exhibits A through D, attached hereto and incorporated herein by this reference.

...

Attachment 6A [page 178]

EXHIBIT A: Conditions of Approval

USE21-0107

From: Nancy Reinstein <[REDACTED]>
Sent: Thursday, October 5, 2023 9:34 PM
To: City Clerk
Subject: RV Parking Lot Plan: 6 acres/262 RVs in the Floodway Zone of the Salinas River at 6805 Sycamore Rd

I object to the plan at 6805 Sycamore Rd. There are **potential impacts:**

Petroleum leakage and other toxic solvents, into the Salinas River.

Fire hazard: propane leaks: rodent damage to electrical system; battery fires.

Inconsistent with General Plan LOC 1.3, LOC 6 and LOC 8.

No Environmental Review: CEQA Categorical Exception inappropriately granted.

Disturbance of CA Listed Endangered Species Bald Eagle nests within 500 ft of project site

Re-routes De Anza trail to a corridor along Sycamore Road reducing access for equestrian users, in spite of Equestrian Facility Designation on General Plan Map 11-9.

Public nuisance attractor: theft, vandalism, no on-site staff.

Thank you very much.

Sincerely,

Nancy Reinstein PhD, RD

[REDACTED]
Atascadero

I have lived in Atascadero for the past 17 years

From: Eric Greening [REDACTED]
Sent: Friday, October 6, 2023 11:08 AM
To: City Clerk
Subject: Eric Greening comments on Item B-2 for the October 10th council meeting

Hello!

I am in support of both appeals and in opposition to the proposed RV storage project. The suitability of the site for projects of this type, and the broader suitability of the general vicinity for its current zoning, will soon be open for rethinking during the update of our General Plan, with a public event scheduled as soon as the 14th, and it makes no sense to presuppose the outcome of that process when issues relative to flood hazard and other constraints related to proximity to the Salinas River should be getting a fresh look during the entire process.

In any event, the required health and safety findings for the RV storage project cannot be made without a more thorough analysis of pollution factors (runoff and/or percolation) from the proposed use. Some of the recent literature on such pollution includes:

From Elsevier, Environmental Challenges: "Car Park Pollutant Yields from First Flush Stormwater Runoff."

From Elsevier, Journal of Environmental Management: "First Flush Stormwater Pollution in Urban Catchments: a Review of its Characterization and Quantification toward Optimization of Control Measures."

From MDPI Water: "Rainfall Intensity and Duration in First Flush from Parking Lots."

RV's, if they contain toilets, harbor far more pollutants than do most parked vehicles, although the contents of those toilets do not enter normal storm flows. They could, however, be mobilized in the sort of flood event that would follow a break of Salinas Dam.

Before considering this project or any project on this site, we need evidence that it is NOT in danger from such a dam break. Existing analyses performed in connection with the decades-old EIR on a proposed project to raise the lake level 19 feet, underestimated the area subject to inundation both at the dam's present height and at the height proposed in a project that is getting a new wave of interest as the Paso Robles Groundwater Basin goes through the process mandated by the Sustainable Groundwater Management Act. Two factors in that underestimation:

1. A maximum lake capacity of 101% at spillage was used for the worst case scenario. In recent years, including this year, the lake reached 109% of capacity and credible circumstances might bring it higher yet.
2. The downstream dam that has largely escaped public scrutiny could, if it was blown out by a flood from a rupture upstream of it, could add 5000 acre/feet not accounted for in the drawing of previous inundation maps.

Given these uncertainties, it is unknown whether a rupture at the present dam height would inundate the site of this project proposal, and it is absolutely certain that a rupture at the raised height would do so. There is also the problem that, even were the site itself to escape inundation, if those whose RV's were stored there were to seek to recover their property during the hour between a rupture and the arrival of the floodwaters, they could dangerously congest the roads needed by people evacuating from the lethal inundation of homes and businesses.

Until these issues are properly sorted out, it is impossible to find the proposed project consistent with public health and safety, and it must be denied and the appeals upheld.

Many thanks, Eric Greening

From: Patrice Wichmann [REDACTED]
Sent: Friday, October 6, 2023 11:23 AM
To: City Clerk
Subject: Salinas River RV Plan

Atascadero City Council,

As an Atascadero and SLO Co resident, I am writing in strong opposition to a plan to house/allow 262 RVs to park on 6 acres of the Salinas River Floodplain. Please help us reverse the Planning Commissions's approval of this idea! There are so many reasons why this location is wrong, affecting nature's ecosystem and long-standing non-threatening recreational activities Like walking and horseback riding. Are there not other, better places for RV parking than our natural riverbed??!! I do not understand.

Sincerely,
Patrice Wiichmann

From: Ann Colby [REDACTED]
Sent: Friday, October 6, 2023 4:15 PM
To: City Clerk
Subject: Item #B-2, October 10, 2023, Appeal of Conditional Use Permit for RV Storage Facility
Attachments: AtascRVappeal.docx

Ann Colby

To: City Clerk, @ Atascadero.org

From: Ann Colby

Re: Item # B-2, October 10, 2023, Appeal of Conditional Use Permit for RV Storage Facility

1)I am writing to register my objection to this project, and support the two appeals filed opposing it. I find it ironic that the staff report in favor of approval states in their “Conclusions, pg. 89” that “this site is suited for this land use due to its isolated location, level topography, adequate separation from the habitat area associated with the river....the graded, leveled and filled site is void of natural features, trees or habitat areas.” *All of that is true, as a direct result of the distressingly flawed underlying zoning* which followed old, ill-informed policies of pushing the least desirable uses to the edges of the community, which in our case, also happened to be the edges of the river - which still has the *potential* to be our greatest scenic asset. Now we know better, and we all have a duty to open our eyes and try to mitigate the damage done by old policies when city planners and council members “didn’t know what they didn’t know.”

Instead, the Staff Report argues for perpetuating the mistakes of the past by permitting this proposed industrial usage, when there is already a General Plan Update in the works which seems to clearly recognize that Industrial Zoning along a river is inappropriate and non-sustainable. Even the current General Plan says “creeks, riparian corridors, wetlands...habitat value shall be protected from destruction, **overuse and misuse by the use of zoning.**” **Please re-think the urge to just do the easiest thing. Please think creatively about how you can participate in helping abate, mitigate and repair the damage that old-school thinking has done to our community. First, do no further harm!**

2)The planned location along Sycamore for a pedestrian/equestrian trail is far less safe than the existing trail for families with young and impulsive kids and cautious bike riders, but particularly for equestrians. On the old trail, broad space (INSIDE the fencing) allows a rider perched aboard a 1,000 lb. prey animal plenty of room to escape sideways from the maw of an approaching train if they happen to be in the vicinity when a train rumbles by, often blaring their horn in “fun” while the engineer waves! (Yes, currently there seem to be only 2 daily trains, recently there was also a regular freight train seemingly miles long. The schedules are not reliable, the trains are often an hour or two “late”, and they sometimes reverse north and southbound order! So, NO, you can’t just plan your ride around the train schedule.) I (regrettably) predict that there will be accidents along the new “corridor” trail which allows no escape; a panicked horse can be pinned against dense landscaping and a 6 foot tall chain link fence on their preferred outside turn to get away from perceived danger, meaning they would

instead have to reverse toward the pavement and oncoming traffic, or trample anyone on the trail behind them...or bolt ahead at top speed and possibly fall when their shoes slip on the pavement, which isn't safe for anyone.

On the current trail, I have room to help my horse through what, for a horse, can be a truly frightening encounter. I can also wait in a safe setting for a friend who lives along Sycamore, to come meet up with me for a ride, pause to look for the bald eagles, or chat with other trail users. Very different from moving quickly along in a straight line to get from Point A to Point B. There is a big difference between including a trail in a developer's plan and truly "supporting...trail systems throughout the community..." **Straight line trail corridors along busy truck-trafficked roads do not constitute "improved linkages" ...or..."expanded trails." This is a step backwards, with increased liability for the city and risk for the users.**

3)I brought up the following at the most recent recent Planning Commission meeting, and received verbal reassurance from both staff and Planning Commission members that there definitely would be easy **access for equestrians and pedestrians to get from the northern project boundary, around the "filtration basin" to be built, and up onto the existing path at the top of the berm** running along the river side of the proposed RV parking site, all while remaining outside of the new chain link fencing, in order to continue along the top of the berm (marked on the plans as "Potential location of the continuation of DeAnza trail. Refer to Figure (illegible) in the General Plan") We have continuously ridden/hiked up there for decades and it is a vital connection for ingress/egress to the river, as un-navigable "fill" prevents access along the riverbed along much of this project and the rest of AMWC property. It is also sometimes the only available "emergency exit" for a long distance to get up and out of the riverbed when faced with a sudden deluge of (completely unpoliced) groups of off road vehicles roaring down the riverbed, which can terrorize the horses!

I have since been informed that public comments at these meetings are not part of the Public Record, and thus, for practical purposes, the above discussion "didn't happen." **So, once again, and FOR THE RECORD, if you vote to approve this project, please be sure it includes clear language that ensures that the public can and will have safe and clearly visible access to the trail atop the length of the berm, to permit and encourage safe, connective recreational use. The plans don't make this clear, and there are no stakes on the property to inform anyone where the project fencing would begin in relation to where the berm disappears into rip-rap. Please investigate and get clarifying language added to the record before you vote.**

Thank you for your attention!

From: David Broadwater [REDACTED]
Sent: Friday, October 6, 2023 5:25 PM
To: City Clerk
Cc: Heather Moreno; Susan Funk; Charles Bourbeau; Mark Dariz; Heather Newsom
Subject: RV Storage / Findings for Denial Omitted

to:
Atascadero City Council
re: RV Storage / Findings for Denial Omitted
date: 10-6-23

In the Staff Report (Agenda Packet) for Agenda Item B-2 on your Oct. 10 agenda, you are presented with seven findings for approval of the RV Storage CUP, and only one finding for its denial, as documented below. Draft Resolution A lists all seven findings that must be declared as true for its approval. Draft Resolution B lists one for its denial. This, despite the fact that the Council has seven options among the required findings to either approve or deny the CUP. Yet, the Staff Report offers you only one for its denial. Four of those findings for approval are challenged in the supplement to my appeal filed on 9-8-23 beginning on page 5 rendering them invalid and unfounded, i.e., that it's "consistent with the General Plan", it won't be "detrimental to the general public", isn't "inconsistent with the character" of the area, and because the property is zoned "Industrial Park" other factors in the Land Use, Open Space and Conservation Element of the General Plan can be overridden, e.g., requiring that certain areas be protected from " misuse by the use of zoning".

Regardless of the fact that you're presented with only one option among the seven required findings for denial of this CUP, you have seven from which to choose to make your decision. I encourage you to examine, at least, the four findings which are the focus of the supplement to my appeal. The findings omitted from the Staff Report are worthy of your consideration.

This is not to downgrade the significance of the finding listed in Resolution B for the denial of the CUP. It has validity equivalent to the other three cited in my supplement.

Thank you,
David Broadwater
Atascadero

<http://records.atascadero.org/WebLink/ElectronicFile.aspx?docid=121001&dbid=0>

CITY OF ATASCADERO
CITY COUNCIL AGENDA
Tuesday, October 10, 2023

...
B. PUBLIC HEARINGS:
...
2. Appeal of Conditional Use Permit for RV Storage Facility
...

Atascadero City Council [page 85]
Staff Report - Community Development Department
Appeal of Conditional Use Permit for RV Storage Facility
6805 Sycamore Road
RECOMMENDATIONS:

Council:
1. Adopt Draft Resolution A, affirming the Planning Commission's approval of a conditional use permit to establish an RV storage facility at 6805 Sycamore Road, subject to findings and conditions of approval.

OR

2. Adopt Draft Resolution B, reversing the Planning Commission's action and denying a conditional use permit to establish an RV storage facility at 6805 Sycamore Road, subject to findings.

...
ATTACHMENT 6 [page 174]
DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AFFIRMING THE PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH AN RV STORAGE FACILITY LOCATED AT 6805 SYCAMORE ROAD SYCAMORE RV STORAGE (USE 21-0107)

...

SECTION 3. Facts and Findings. [page 175]

...

ATTACHMENT 7 [page 185]

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, REVERSING THE PLANNING COMMISSION'S ACTION AND DENYING A CONDITIONAL USE PERMIT TO ESTABLISH AN RV STORAGE FACILITY LOCATED AT 6805 SYCAMORE ROAD SYCAMORE RV STORAGE (USE 21-0107)

...

[page 186]

SECTION 3. Facts and Findings. The City Council makes the following findings, determinations, and approvals with respect to the Conditional Use Permit:

1. Finding for Reversing the Planning Commission's Action and Denying a Conditional Use Permit for RV Storage at 6805 Sycamore Road:

A. FINDING: The proposed project or use is inconsistent with the character of the immediate neighborhood or contrary to its orderly development.

FACT: The proposed project is on a property that is adjacent to the Salinas River open space and adjacent to an industrial park that hosts a variety of businesses, commerce, and activities. Storage of Recreational Vehicles is contrary to the orderly development of an Industrial Zoned property, while potentially contributing to aesthetic impacts.

From: Cindy Findley [REDACTED]
Sent: Sunday, October 8, 2023 8:00 PM
To: City Clerk
Subject: RV Storage at 6805 Sycamore Road

TO WHOM IT MAY CONCERN:

As a home owner and resident of Atascadero, I am vehemently against the proposed RV Storage project at 6805 Sycamore Road. This type of business is not conducive to what we want the City of Atascadero to become. There is NOTHING positive about this project for this reasons:

1. RVs drip **toxic waste**.
2. RV storage facilities accumulate a lot of **trash**.
3. RV storage facilities attract bad actors who **steal and vandalize**.
4. RV storage facilities are used for **washing and repairing of RVs**.
5. RV storage facilities become "**for sale**" lots.
6. RV storage facilities eventually accept **boats and other vehicles for storage**.
7. Eventually, people **live in the RVs**.
8. Good security would require **nighttime lights**.
9. This project creates **zero jobs**.
10. This project produces **minimal sales tax revenue**.
11. This project is **not attractive or conducive** to the area.
12. This project **disrupts natural habitats**.
13. This project creates additional **flood concerns**.

I also live in Arizona, where RVs are very popular, so my comments are not out of left field. I have personally experienced what happens when an RV storage lot goes in. It's only a matter of time before the place looks trashy and people start to live in the RVs. As a matter of fact, most RV storage lots are being torn down. The owners discover that the passive income opportunity is really one fraught with hassles and the money made is insignificant compared to the trash, burglaries, and vandalism that occurs.

An RV storage lot is not what Atascadero needs. There is absolutely no value to the city, community, or environment. The nominal amount of tax revenue will not offset the community outcry, environmental risks, or disruption to the natural habitat.

Thanks, Cindy Findley

[REDACTED]
Atascadero, CA 93422

From: Teresa Robinson [REDACTED]
Sent: Sunday, October 8, 2023 10:11 PM
To: City Clerk
Subject: Agenda Ítem Number B-2: RV storage at 6805 Sycamore Road

Dear City Council Members,

We are writing to express our disappointment in your lack of effort to protect our Salinas Riverbed. There are a great number of Atascadero residents who enjoy the outdoors and support our local wildlife. However, we feel our voices in the community are not being heard.

So we would like to pose a question: Is the City going to continue to party in the Sunken Gardens, whilst the wildlife that calls the riverbed home become nonexistent.?!

Following are a few related suggestions that we hope that City will take under careful consideration. Each point demonstrates actions the City could take to protect our Salinas Riverbed and the habitat it provides for 81 identified species of animal life.

1. The City Council should STOP the proposed RV parking at 6805 Sycamore Road.

RVs parked on a floodplain, leaching oil and antifreeze, gray water and black water (sewage) into our drinking water, is an abhorrent idea. Additionally, the RV parking lot would negatively impact the wildlife corridor along the Salinas River, inhibiting the movement of animal life and encroaching upon their habitat. Please take the recommendations of the SLO Beaver Brigade under consideration. Their recommendations for the riverbed area are based on scientific research and are clearly demonstrated on their website slobeaverbrigade.com

2. The City Council should ENFORCE Vehicle Code 38319 as posted at the entrance to the riverbed in several locations.

The v.c. 38319 states "No person shall operate, nor shall an owner permit, the operation of an off-highway motor vehicle, in a manner likely to cause malicious or unnecessary damage to the land, wildlife, wildlife habitat or vegetative resources."

However, every weekend off-road vehicles continue to drive through the Beaver Ponds located in the Salinas Riverbed. (The closest coordinate would be directly at the end of Tampico.) This is in direct violation of the vehicle code. The City/Police Department owns its own off-road vehicle... a bright, shiny yellow one, purchased with taxpayer money. Yet the City has chosen to use it for parades. We have only seen it being used for enforcement in the riverbed on one single occasion. We would like to see the City/Police Department use our off-road vehicle to protect the riverbed from destruction by citing the individuals violating v.c. 38319.

3. The City Council should REMOVE homeless encampments from our Salinas Riverbed.

Encampments destroy habitat, polluting it with human feces, drugs/needles, and trash. Riverbed encampments also present a clear fire danger, as the occupants use propane tanks and other fire sources to "cook" drugs and their meals. A single stray spark could wreak irreparable damage to the riverbed. And, also endanger the communities that live nearby, as in the recent Garbada Fire.

The encampments also present a threat to the safety of persons utilizing the Juan Bautista De Anza National Historic Trail. For example, the current encampment on the City's property, not far from the treatment plant, has posted shooting targets of a human silhouette, to secure their boundaries! Unsafe... Unacceptable! Move them out!

It is time for the city to turn its attention to protecting our Salinas Riverbed and the wildlife that call it home. This amazing natural resource deserves our safekeeping. The City Council, along with the City Planning Commission, are our first line of defense. It's time to make better decisions and enforce codes that will safeguard the Salinas Riverbed for generations to come.

Sincerely,

Teresa Robinson MA Ed

John Robinson, RN

From: karen robles [REDACTED]
Sent: Monday, October 9, 2023 12:56 PM
To: City Clerk
Subject: Agenda Item B-2 October 10, 2023 Appeal of CUP for RV Storage Facility-RV Storage at 6805 Sycamore Rd

To: Heather Moreno, Susan Funk, Charles Bourbeau, Mark Dariz, Heather Newsom, City Council Members, Atascadero, CA
From: Karen Robles, Art Robles, Norma Holzer

We have lived in Atascadero for 33 years. We love living in this beautiful area, and are so grateful to be part of this amazing community.

That is why we must vehemently object to the 262 RV Storage Facility planned for 6805 Sycamore Rd. This proposed site is in a flood plain, directly adjacent to the Salinas River. Our water is supplied by this river. Wildlife depends on this river. You probably see where we are going with this...In the acknowledgment of your limited time, we will not list every glaringly obvious detriment this short sighted plan would involve. Others have outlined these detriments in great and vitally important detail. We concur with all objections to this unbelievable and dangerous plan.

We ask you, who would this facility benefit? Certainly not the citizens, flora or fauna of Atascadero. There are areas much better suited for this type of project, not directly adjacent to the lifeblood of our city, the Salinas River. We should be doing everything possible to support and revitalize the Salinas River, including protection of the beaver dams that provide too many benefits to be listed here. Please refer to Dr. Emily Fairfax and BioDiversity First! letters as well as Appeals by David Broadwater.

Please do not approve this legal, ecological, and visual disaster waiting to happen. Please allow Atascadero to be known as an environmentally forward thinking city, protecting and nurturing our precious natural habitats. Once we destroy these amazing habitats, we eventually destroy ourselves. Thank you sincerely for your time and service to our community.

Karen Robles
Art Robles
Norma Holzer

Sent from my iPhone

From: [Vita Miller](#)
Sent: Monday, October 9, 2023 2:55 PM
To: [City Clerk](#)
Subject: RV storage at Salinas Riverbed

To the Atascadero City Council.

Hello,

I am not a resident of Atascadero, however when a project threatens the

ecology of a major river like the Salinas, that is a matter that should be of concern to all San Luis Obispo County residents.

I am concerned about the toxic materials that are used to maintain these RV's, the propane tanks that will be stored there and eventual flooding that has and will occur again allowing all sorts of contamination from these vehicles.

Please do your due diligence and deny this project. The entire county will thank you.

Vita Miller

[REDACTED]

Los Osos, CA 93402

[REDACTED]

From: [Nick Buckley](#)
Sent: Monday, October 9, 2023 4:00 PM
To: [City Council](#); [City Clerk](#)
Subject: Conditional Use Permit for RV Storage Facility

Greetings,

I am writing today to express some concerns regarding the Conditional Use Permit for RV Storage Facility on Sycamore. My background as a code enforcement officer for two local jurisdictions leads me to have a number of concerns regarding the project, which I will outline below. This experience also has given me a unique viewpoint of such projects especially when approved without the potential impacts being completely and thoroughly explored prior to approval. Please consider:

- Single family residences are not allowed in the flood plain why would an RV storage yard be allowed in the flood plain?
- I understand that it is allowed to store an RV in the flood plain if associated (or not, possibly) with another primary use like a single-family residence. However, a commercial RV storage use must be considered entirely different to the incidental storage of an RV(s) associated with a primary use, such as a residence.
- I also understand that there was an amount of fill that was placed at the site which has changed the elevation in past years (possibly decades ago). Were there any permits associated with those grading activities? Why is the city considering an RV storage facility on a site where the soil has not been evaluated for stability? Why was a soil study not required if staff is aware of the historical dumping of soil, gravel, asphalt, etc.?
- The addition of that soil has changed the elevation approximately ten feet and there has not been a flood review completed by FEMA to account for said fill. It is presumptuous, in my opinion, that staff and council would opine that the area must then be out of the flood plain due to the elevation change. Unless an official flood study is conducted and the flood plain is changed, prudence dictates using the existing flood plain map.
- Why are there not hours of operation specified in the staff report? Why is there not a requirement for staffing to be present during hours of operation to ensure surrounding areas are not impacted by this new use?
- Why was a noise study not conducted to identify and mitigate the impacts of the use? The area already experiences heightened noise factors from the railroad, highway, and manufacturing facilities in close proximity to residential.
- Was a traffic study completed? Why or why not?
- Why are there no limitations considering generators and other machinery?
- Why hasn't the city considered a plan to restore riparian habitat to the area to mitigate the dumping of fill material from past years?

Please consider denial of this application for an RV storage facility due to the above concerns.

Please consider denial of this application considering current uses of walking, bird watching, bike riding, etc. Please consider denial of this application due to the environmental impacts. Please consider denial of the Conditional Use Permit as it is imprudent to allow a commercial use of RV

storage on this site. Please also consider restoration of the area as a riparian habitat consistent with the rest of the Salinas River drainage which will also correct and mitigate the undocumented dumping of soil in past decades.

Sincerely,

Resident of Atascadero

Nick Buckley

From: [REDACTED]
Sent: Monday, October 9, 2023 4:53 PM
To: [City Clerk](#)
Subject: Appeal of Conditional Use Permit for RV Storage; City Council meeting October 10; Item B-2

Atascadero Mayor and City Council members:

I urge you to uphold the appeal and deny this project.

The Salinas River was once revered for its natural resources, its transportation value, and gift of food to indigenous people and early settlers. Unfortunately, the river became a dumping area for waste and unwanted objects. Perhaps the thinking was the watershed will cleanse our back yard. Except that was not a valid hypothesis.

I would like to offer some land use history which covers the past thirty years. The evolution is a clear change in how we look at the Salinas River. One adopted plan pertains to the unincorporated (County) side of the Salinas River; the other is the city side.

In 1992, The County adopted a Natural Area Plan to provide guidelines for establishing County operated Natural Area Preserves. In this context the Salinas River Natural Area extends from the dam at Santa Margarita Lake north to the San Luis Obispo County/Monterey County boundary. The 'Salinas River Natural Area' is a project in the County Parks and Recreation Element adopted in 2006. Therefore they are an agency potentially willing to work with Atascadero.

In 2002, Atascadero adopted its General Plan Land Use, Open Space and Conservation Element. It contains Policies 6, 8, and 11 with sub-policies and programs that apply directly to protecting the Salinas River and its watershed and water quality.

I urge you to find this RV Storage project is in the wrong location because it is inconsistent with the existing city General Plan. Protect rather than endanger the Salinas River.

Thank you for your consideration.

Dorothy Jennings

Templeton resident and former County Parks and Recreation Commissioner

From: [Hugh Williamson](#)
Sent: Monday, October 9, 2023 5:06 PM
To: [City Clerk](#)
Subject: RV Storage at 6805 Sycamore
Attachments: 10-10-23 CC - RV Storage.pdf

Dear City Clerk,

Please provide the City Council with the attached letter in support of the appeal seeking to deny the proposed RV Storage at 6805 Sycamore.

I had hoped to be at the October 10th City Council meeting in person to provide the comment myself, but will be unable to attend due to illness in the family at this time.

Thank you for your assistance in this matter.

Meg Williamson

October 10, 2023

Subject: Appeal of (CUP) USE 21-0107

Honorable Mayor and City Councilmembers,

My name is Meg Williamson. I am a longtime resident of Atascadero, and I am retired from a 30-year career with the City of Paso Robles, as both a city planner and as a city administrator. Prior to Paso Robles I was employed by the City of Atascadero as a contract assistant planner.

While in Paso Robles, I was deeply involved in the development of the "Follow the River, Follow the Dream" recreational trail alignment along the Salinas river corridor. The seed of an idea in the early 2000's was to use the Salinas River corridor as the spine of connectivity between our north county communities – preserving and enhancing the natural habitat, while developing outdoor recreational, educational and economic opportunities for all communities along the 32-mile stretch from San Miguel at the north to Santa Margarita at the south.

A key component of the effort was to educate and realign perceptions of the river being seen as an impediment for physical crossing and connections; and instead embrace it as an avenue of connectivity in and of itself. A place to which we should not turn our backs with misaligned development and dumping; but rather as a place where we embrace opportunities to enhance natural habitat, protect the watershed, and provide for human experiences that enhance quality of life for both our residents and our visitors.

Along with the County of San Luis Obispo, both Paso Robles and Atascadero have adopted and actively pursued the trail alignment and habitat preservation along the Salinas corridor. Expected outcomes include economic benefits – similar to the trail system connecting Pacific Grove and Monterey to our north, or the Bob Jones trail system connecting San Luis Obispo to Avila Beach to our south - where both public and private entrepreneurial investment generates success - when we stay the course.

Our Atascadero community has been progressive in embracing big ideas and pursuing them in creative ways. Our downtown is thriving because of master planning and staying the course. We found creative ways to community fund for a new Library, and the Printery Foundation project is on track to become another unique community asset. So why not fully embrace a bigger vision for the Salinas corridor and preserve opportunity for future uses that will add value to that vision.

The City's General Plan Land Use, Open Space and Conservation Element (LOC) contains a multitude of specific Goals and Programs that would encourage and foster alternative uses for this property other than the proposed RV Storage. This site might very well be rehabilitated and become a treasured location for community use/benefit as described in the City's LOC – supported by private funding efforts and potentially leveraged with State and Federal grant monies focused on watershed health.

It is unfortunate that much of the proposed storage site has already been inappropriately degraded and used incompatibly in past years; but that isn't justification to further perpetuate incompatible use and development. The adjacency of this site to an important environmental corridor, and City proclaimed greenbelt, should be the driving consideration for its future use.

It takes strong leadership to see a vision and stay the course. The future of the river corridor does not need to be as a community afterthought where we look back and see missed opportunities. The community will step in and help reach the goals of the City's LOC if the City Council is willing to lead. As an Atascadero resident, I am willing to personally help you in whatever value factor I can bring.

I have read and concur with the thoughtful statements submitted by Mr. David Broadwater, Ms. Audrey Taub, Dr. Emily Fairfax, and Biodiversity First. There is work to be done on the upcoming General Plan revision - where we can collectively discuss the river corridor and the greater context and value of this property. I respectfully ask that you take heed of their comments, and others who are offering reason for denying Conditional Use Permit 21-0107 at this time, and adopt Resolution B tonight.

Yours in service to the community,

A handwritten signature in cursive script, appearing to read 'Meg Williamson', with a long horizontal flourish extending to the right.

Meg Williamson

From: Peggy Diaz [REDACTED]
Sent: Monday, October 9, 2023 7:15 PM
To: City Clerk
Subject: RV Storage at 6805 Sycamore Rd

As a long time resident and voter in the city of Atascadero I would like to voice my opposition to the RV storage in the Salinas river bed. Let's enhance the beauty of our area instead of placing RV parking in the river... bad idea. Please reconsider this decision and reverse it. There has to be a better way to raise income for our town.

From: Aloha Windsor [REDACTED]
Sent: Monday, October 9, 2023 8:05 PM
To: City Clerk
Subject: B2

I have been a long time resident loving our Atascadero. I am distressed by the proposition of degrading the precious natural environment of the lands along the river. You have the long lists of reasoning for both sides. Permitting the storage of such a huge number of manmade recreational "toys", sacrificing the already at risk lands along the riverside is deeply at odds with the custodians we should be for the precious river lands we have passing through us.

Please find a different, less vulnerable location.

Aloha Windsor

Sent from my iPad

From: michele duero [REDACTED]
Sent: Monday, October 9, 2023 8:39 PM
To: City Clerk
Subject: Opposition to RV storage on the Salinas

Dear council members,

Please please please reconsider the decision to allow RV storage in this historic and environmentally sensitive corridor. I drive past this area several times a day as I go from my home to the ranch where I have boarded my horse for over 20 years. I've watched eagles nesting in the Area regularly, it seems that fuel leakage and increased fire risk is inevitable. Is it true that the need for an environmental impact study was waved? Of all issues, protecting our water resources is of utmost importance. Can a different less sensitive location be found?

Sincerely,

Michele Duero

Sent from my iPhone

From: [Kelly Wills](#)
Sent: Monday, October 9, 2023 9:54 PM
To: [City Clerk](#)
Subject: Comment for City Council Hearing 10/10/23- Agenda Item # APL23-0098
Attachments: Attachment 1c.pdf; Attachment 1a.pdf; Attachment 1b.pdf

Hello, The following email is intended for the Atascadero City Council as part of the public comment for the Appeal of Planning Commission approval of Amendment to common amenity space modifications for Grand Oaks Paseo Project. Thank you.

To: The Atascadero City Council

Hello, my name is Kelly Wills. I'm a current homeowner at the Grand Oaks Paseo and Vice President of the HOA. I am writing to you in regards to the upcoming hearing on October 10th for the appeal of our community's proposed landscape changes. My hope is to share with you some insights into what our experience has been living in this community, the poor management of this project we've witnessed, and the treatment we have received from Cal Coastal. Thank you in advance for your time reading through this lengthy document as well as hosting the public meeting to review these plans.

My husband Luke and I moved into our home in June of 2022 after a 6 month long, frustratingly delayed, and poorly communicated journey from when we originally signed our home purchase contract in January. Initially we were told that the entire project would be completed by the end of 2022. Unfortunately, for 11 months we lived in a construction zone that would have days to weeks of no construction workers present. We reached out to Cal Coastal's seller's agent for answers with vague responses or none at all. In addition to delays, we have dealt with subpar landscaping and irrigation that will likely need to be fixed on the HOA's dime, issues with the construction of our homes, poor/no lighting in our community, damage to the health of our oak trees, funds from this project being invested into several others while funding was limited for our development; just to name a few. Finally in May of 2023, we were contacted by Ted Lawton and Jack Phelan from Cal Coastal to form an HOA board. I was hopeful we would start seeing more progress on the project and have answers to our questions, but this was just the start of a mentally and emotionally taxing journey.

In June of this year, I was first approached by Jake Sanchez, the head contractor for Azteca Builders, regarding the landscape plan changes for our community. While I was frustrated that the community would not be getting what it was promised due to financial mismanagement, I was at the point where I just wanted the community spaces and the entire development to be finished. I personally prefer the idea of a dog park and garden area to a community building as I will likely utilize those spaces more, however, I did not appreciate the pressure tactics that insinuated that if we did not sign a letter agreeing to the changes then the project would be stopped and Cal Coastal would no longer be able to afford the project and investors would lose lots of money. An unfortunate scenario that was unfairly and inaccurately being construed as our responsibility and problem.

After the last planning commission hearing on September 5th, I left feeling incredibly disappointed and powerless that Cal Coastal was not being held accountable to their mismanagement and wrongdoings. On the other hand, I also felt mildly hopeful that we would be able to have a say in what the lower community space might entail. Unfortunately, that optimism was quickly squashed by Cal Coastal's lack of cooperation and unwillingness to collaborate and listen to our suggestions, and their use of manipulative tactics. I would like to share with you some of our experiences over the past few weeks as we have attempted to work with them.

Following the September 5th hearing, Ted scheduled a meeting to talk to homeowners about what they would like to see for the shared spaces of our community. I requested a little more time for the HOA board to collaborate with homeowners about what they would like to see for the space so we could have some clear ideas to present to them. Unfortunately, but not surprisingly, I was met with resistance and an unwillingness to be reasonable and work together. Please refer to attachment 1a at the end of this document for our email correspondence.

During the first meeting on September 14th, myself and another board member presented the results from a survey the board sent out to homeowners to gather feedback about what they are hoping for this space. The survey results are below in attachment 1b. The responses from Cal Coastal for the majority of the items we requested were as follows: presenting reasons why the current plans they proposed were the best idea, telling us to make these changes and additions to the community spaces ourselves later as an HOA, and generally not listening to us or being collaborative. I was even told that I "should feel lucky to be able to live in this house and community with these amenities and that if I didn't like it that I should leave because there is a long line of people waiting and ready to purchase my home." I believe telling someone how or what to feel is totally inappropriate and manipulative.

Subsequently 2 more meetings were held that I was not present for but received communication about from other board members and homeowners. At the 2nd meeting, Ted and Jack continued to act dismissive, disrespectful and rude. They shoved a paper map into a board member's hands and stated "here, do what you want with this." They have also demanded that we provide them with a drawing/map of what we are requesting, which is not within our scope or our responsibility as an HOA. However, in the hopes of trying to work with them, we have sent them a draft map with the changes we discussed in the first meeting. As of today we have still not received communication about the feasibility and willingness to make the changes we requested.

The reason I'm sharing these experiences is to express my lack of confidence and concern for Cal Coastal's ability to complete this project in a timely manner and up to the quality the homeowners, and I assume the City of Atascadero, expects.

I want to leave you with this reminder and insight from my experience with Ted and Jack over the past 2 years: listen to their actions, not their words, because they are smooth talkers full of big promises. If they tell you they are out of money, don't forget that they have told us they are planning to build another community just 2 miles away from our development that already has full funding (see attachment 1c). If they tell you they lost their entire life savings on this project, don't forget they decided to take that risk. If they say they are building this unique "affordable housing community," don't forget the cost we have all incurred in mental and emotional damages dealing with them and living through a construction zone for months to years longer than we were told (which makes this purchase much less affordable now anyway). If they try to guilt trip you all about how you are jeopardizing their investors' money, remember that they are the ones responsible for this project, and those people chose to make those investments. They have shown all of us over and over again that their word means nothing. Their only interest is themselves and making a profit, not taking responsibility for or pride in their work.

My hope for this community is completion in a timely manner and an end product that cultivates

an enjoyable neighborhood to live in. I hope that you will make the decision that is best for our Atascadero community and its Grand Oaks Paseo residents. Thank you again for your time.

Sincerely,
Kelly Wills

Grand Oaks - Landscaping Update

12 messages

Ted Lawton - Cal Coastal Properties Properties <[REDACTED]> Wed, Sep 6, 2023 at 8:13 AM
To: Jack Phelan <[REDACTED]>, Jennifer Kim <[REDACTED]>, Marco Caracas <[REDACTED]>
Cc: Kelly Gleason <[REDACTED]>, Phil Dunsmore <[REDACTED]>
Bcc: [REDACTED]

Dear Grand Oaks Community,

We are pleased to share with you that the Central Park was approved last night during the Planning Commission hearing which allows us to get started on the park after months of delay related to the need for approval.

Additionally, the Planning Commission wanted to give us more time to work together and collaborate on a design for the lower community area. As such we would like to invite ALL community members to an open design collaboration workshop next Thursday at 7pm to discuss potential design ideas.

We would encourage you to come join our team to discuss and provide input so that we can gather feedback and design the community space accordingly.

Thank you for your time and consideration, we appreciate your care and support.

Very respectfully,

Grand Oaks Team

Kelly Wills <kellytwills@gmail.com> Mon, Sep 11, 2023 at 9:28 AM
To: Ted Lawton - Cal Coastal Properties Properties <[REDACTED]>
Cc: Jack Phelan <[REDACTED]>, Jennifer Kim <[REDACTED]>, Marco Caracas <[REDACTED]>, Kelly Gleason <kgleason@atascadero.org>, Phil Dunsmore <pdunsmore@atascadero.org>, Olivia Montiano <[REDACTED]>, Dorian Sportsman <[REDACTED]>, Ian Smith <[REDACTED]>, Gordon Goetz <[REDACTED]>

Hi Ted,

Thank you for organizing this. The board would like to offer the homeowners a little more time to review options and wishes for the proposed dog park area before meeting with you and Jack. Would you be open to tentatively postponing this meeting until we can talk as a group to get a clearer idea of what the HOA wants so we can present you with something more concise. We hope to be corresponding with the homeowners this week to get their feedback and are thinking that meeting with you in about 1-2 weeks would be a more sufficient time frame for us to collaborate. Please let me know if this will work. Thank you.

-Kelly Wills & the HOA board

On Wed, Sep 6, 2023 at 8:13 AM Ted Lawton - Cal Coastal Properties Properties <[REDACTED]> wrote:

[Quoted text hidden]

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Thanks,
Kelly Wills

Ted Lawton - Cal Coastal Properties Properties <[REDACTED]>

Mon, Sep 11, 2023 at 11:31 AM

To: Kelly Wills <[REDACTED]>

Cc: Jack Phelan <[REDACTED]>, Jennifer Kim <[REDACTED]>, Marco Caracas <[REDACTED]>, Kelly Gleason

<[REDACTED]>, Phil Dunsmore <[REDACTED]>, Olivia Montiano <[REDACTED]>, Dorian Sportsman

<[REDACTED]>, Ian Smith <[REDACTED]>

Hello Kelly,

Thank you so much for your correspondence. Please be aware that we are under tight time frames for the project as we are planning to pour lots next week and would like to start framing the week after next. We will also need time to make any new revisions to the plans by both the landscape architect and civil engineer to submit for city sign off. Until this process happens the project will be on hold. Can you please provide the next available date when we can meet as this will be the third HOA meeting regarding the Landscape Plan Revisions that has been cancelled by the HOA. We cannot afford these delays as the landscape plan has been on hold for months waiting for plan revision approvals. We would like to move forward with the improvements as soon as possible. Thank you for your time and understanding. Please enjoy your week.

Respectfully,

Ted Lawton

Sr. Director of Real Estate & Development

Broker Owner | General Contractor

CA BRE: [REDACTED] CA GC: [REDACTED]

Cell: [REDACTED] | Office: [REDACTED]

Email: [REDACTED] | www.calcoastalproperties.com | www.calcoastalcommunities.com

Kelly Wills <[REDACTED]>

Mon, Sep 11, 2023 at 12:51 PM

To: Ted Lawton - Cal Coastal Properties Properties <[REDACTED]>
Cc: Jack Phelan <[REDACTED]>, Jennifer Kim <[REDACTED]>, Marco Caracas <[REDACTED]>, Kelly Gleason <[REDACTED]>, Phil Dunsmore <[REDACTED]>, Olivia Montiano <[REDACTED]>, Dorian Sportsman <[REDACTED]>, Ian Smith <[REDACTED]>, Gordon Goetz <[REDACTED]>

Hi Ted,

As far as I understood from the City planning commission meeting, we have until mid October to bring back the plans for the dog park/previous community building for review. What we need is some time to think about what we would like to see in the dog park space- which is what the planning commission was requesting. Please also remember that we all have full time jobs, families and personal lives in addition to managing the HOA and navigating these changes.

If you could reschedule the meeting to be late next week or sometime the last week of September that feels like a reasonable amount of time for us to think about our requests and present them to you.

I'm not sure where you are getting the 3 cancelled HOA meetings from. This is the first meeting you have hosted in regards to the landscape changes and I'm just asking to reschedule- I'm not cancelling it. Please don't make it seem like we are not trying to work with you, because we are. These tight deadlines and high pressure situations are your creation, specifically since you have known for 18 months that these plans were not viable and waited 1 month from the close of escrow on the 4 homes to present the changes to the city.

[Quoted text hidden]

--
Thanks,
Kelly Wills

Ted Lawton - Cal Coastal Properties Properties <[REDACTED]>

Tue, Sep 12, 2023 at 9:21 AM

To: Kelly Wills <[REDACTED]>
Cc: Jack Phelan <[REDACTED]>, Jennifer Kim <[REDACTED]>, Marco Caracas <[REDACTED]>, Kelly Gleason <[REDACTED]>, Phil Dunsmore <[REDACTED]>, Olivia Montiano <[REDACTED]>, Dorian Sportsman <[REDACTED]>, Ian Smith <[REDACTED]>, Gordon Goetz <[REDACTED]>

Good Morning Kelly,

I hope you had a good evening. Please know we are not trying to point fingers, thank you for your explanation. Jack and I did try multiple times to join the HOA meetings to give project status updates and discuss the landscaping revisions. Once it became clear that the HOA was unwilling to meet with Jack and myself elected to work with Jake and Marco to try and share the landscaping revisions with the community. In addition to being shut out of the HOA meetings we decided to invite ALL community members to our weekly meetings to ask any questions and we now also share weekly meeting results with everyone to avoid further breaks in communication. I can appreciate your thoroughness and attention to detail as mentioned in the past. Please note that if we are going to represent design revisions of the common area space in October we will need to provide this information two weeks prior to the meeting for proper public noticing and will need at least a week or two to hire designers and engineers to make the revisions. This does leave us with a tight window over the next several weeks to collect the revisions the community would like to see. As such we will hold three consecutive Thursday Night Collaboration Meetings with the community to gather everyone's input and incorporate it accordingly. We hope to see you at one of the Collaboration workshops and look forward to receiving your design input.

Please enjoy your week.

Respectfully,

Ted

[Quoted text hidden]

Grand Oaks Landscape Changes: Proposed Dog Park Requests, 9.14.23

Thursday, 9/14/23 at ~7-8pm

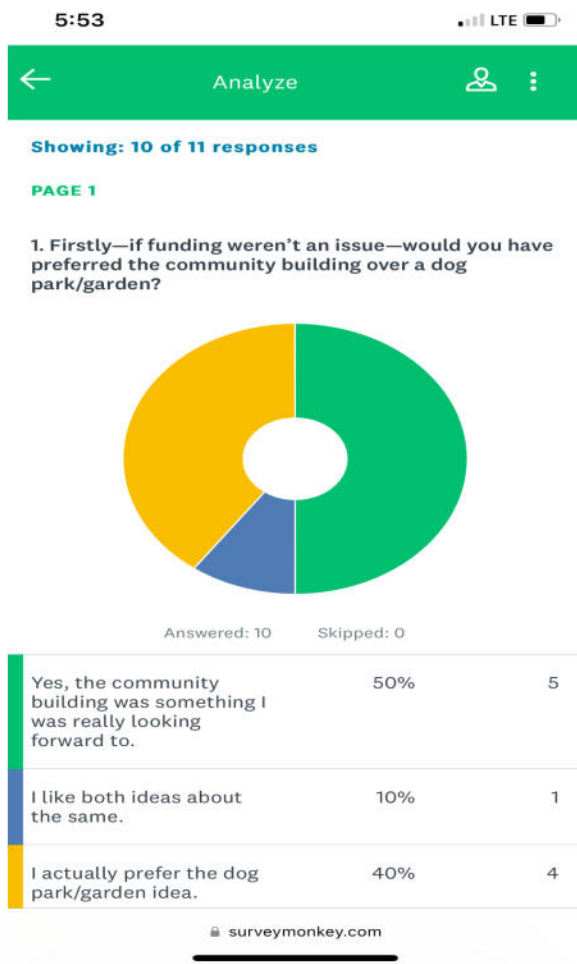
Attendance:

Kelly Wills, HOA VP
Olivia Montiano, HOA Secretary
Cole Murphy, Homeowner

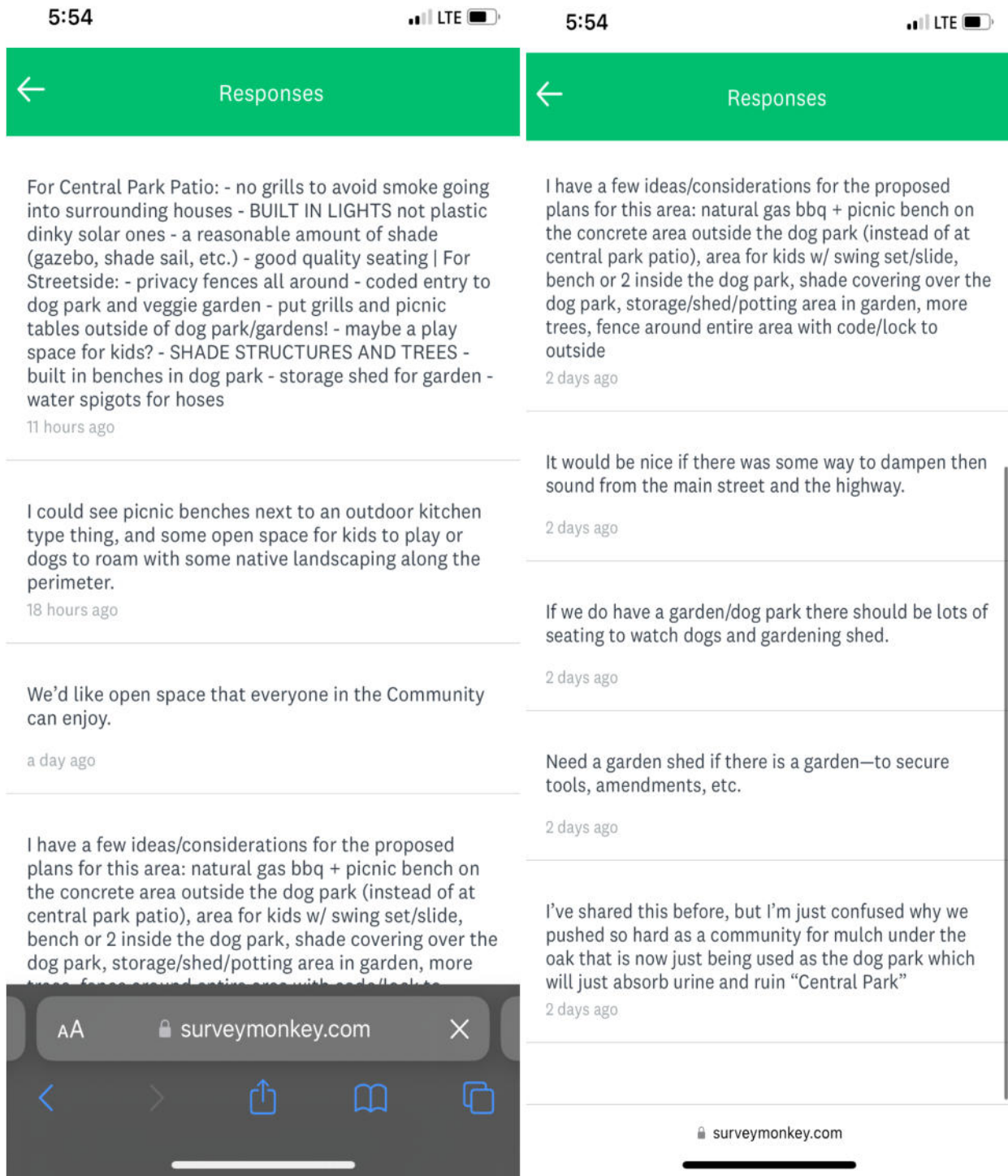
Ted Lawton, Cal Coastal
Marco Caracas, Cal Coastal
Leo, Cal Coastal

Meeting Notes:

Olivia started the meeting by sharing the survey results that the HOA board sent to homeowners regarding their desires for the proposed dog park area. Results are as follows.



Grand Oaks Landscape Changes: Proposed Dog Park Requests, 9.14.23



Grand Oaks Landscape Changes: Proposed Dog Park Requests, 9.14.23

Proposed Dog Park Area:

HOA Request: Add natural gas BBQ area and some picnic tables for community members to gather on concrete area next to dog park to replace propane BBQ on upper patio in Central Park- reasoning: desire for natural gas rather than having to manage propane & reduce BBQ smoke/smell from impacting nearby homeowners. Kelly shared that she has spoken with Jake, Azteca contractor, who states this would be feasible given there is a gas hookup for the previously planned community building.

Cal Coastal Response: Marco stated “propane is better and easier than gas” and showed us photos of BBQ and outdoor kitchen set up with cabinet storage for extra propane tanks. Ted and Marco shared several concerns including: distance carrying food/utensils from homes to lower area, setting up a gas meter and paying for extra utility, changing plans for already approved Central park/BBQ upper patio area. Kelly stated the board would like the option to ask homeowners their preference and suggested we present this option to the planning commission at the October meeting and see if they will approve this change given the current approval. Ted was agreeable to adding picnic tables to this space as desired.

***ADDITION: if homeowners prefer BBQ in lower area and would like to replace for the approved BBQ in upper area- consider replacing upper BBQ with bar top area and barstool/chair seating*

HOA Request: Add kid play area with swing set/slide on the open concrete space near the proposed dog park- reasoning: to be more inclusive for homeowners who have kids; a few homeowners have brought up this idea in previous meetings.

Cal Coastal Response: Ted and Marco raised concern for changing raised planter area, distance needed between mechanical room for live work, and kids playing by street/far from homes. Marco suggested adding a playground under the oak tree in Central Park instead. Kelly and Olivia stated they were unsure of this and did not want to disturb the oak tree that is already in jeopardy.

***ADDITION: need to discuss option for ground covering (grass, turf, wood chips); consider cutting down on bench seating on perimeter of dog park to expand dog park and accommodate potential BBQ/play area; Ted to look into feasibility of space for this and distance needed from mechanical room*

HOA Request: Requested large, heavy wood chips as ground cover for the dog park area. (similar to that at [Vineyard dog park](#) in Templeton)

Cal Coastal Response: Ted was agreeable to this.

***ADDITION: please specify this change on the landscape plans as it currently states mulch*

HOA Request: Requested shade covering be added to plans- reasoning: hot climate of Atascadero and this was requested by several homeowners via survey.

Grand Oaks Landscape Changes: Proposed Dog Park Requests, 9.14.23

Cal Coastal Response: [need to add/request response]- I don't remember how Cal Coastal responded here

****ADDITION:** *consider installing posts with [coolaroo triangle/square shades](#)*

HOA Request: Requested to run electrical to this area and have light posts and/or string lights installed— reasoning: visibility and light in the evenings when it's dark, there is no other lighting in the common areas throughout the community.

Cal Coastal Response: Ted and Marco suggested solar lights and described the features- similar to street light posts, more cost effective, able to switch on/off. Marco showed photos on his phone. Ted raised concerns about needing to add in a new electrical meter that HOA would be responsible for. Kelly requested that at the very least a conduit for electrical be set up so that HOA can do this later as desired.

****ADDITION:** *would like to have lighting installed in parking lot, in bike rack area and along road throughout the complex (preferred electric, but solar is second option)*

HOA Request: Kelly/Olivia asked about where the fencing would be in this area. Requested fencing around the perimeter of the dog park and garden area with access via pin pad- reasoning: ensure only homeowners have access, keep dogs from getting out/jumping the fence.

Cal Coastal Response: Ted and Marco were unsure of exactly where the fencing was around the dog park/garden area. Ted stated that a 6 ft. fence will be between the sidewalk/street and dog park.

****ADDITION:** *suggest ~5 foot metal fence to keep dog inside; please make sure the fenced area is clearly specified on the next set of plans*

HOA Request: Requested a storage unit/shed area be part of the plans for the garden- reasoning: storage of gardening tools/supplies.

Cal Coastal Response: Ted and Marco were unclear if there was a shed in the plans.

****ADDITION:** *please make sure this is clearly specified on the next set of plans*

HOA Request: Requested water spigot set up for installing hose for garden area- reasoning: to water plants in garden beds.

Cal Coastal Response: Ted and Marco suggested an irrigation drip system instead. Olivia agreed with this idea. Kelly would like this reconsidered for the below reasons.

****ADDITION:** *would also like to have hose to supply water to water bowls for dogs in dog park and hose off garden/dog park area as needed*

Approved Central Park/BBQ Patio Area:

Grand Oaks Landscape Changes: Proposed Dog Park Requests, 9.14.23

HOA Request: Requested shade covering be added to plans- reasoning: hot climate of Atascadero and this was requested by several homeowners via survey.

Cal Coastal Response: [need to add/request response]- I don't remember how Cal Coastal responded here

****ADDITION:** consider installing posts with [coolaroo triangle/square shades](#)

HOA Request: Requested to run electrical to this area and have light posts and/or string lights installed- reasoning: visibility and light in the evenings when it's dark, there is no other lighting in the common areas throughout the community.

Cal Coastal Response: Ted and Marco suggested solar lights and described the features- similar to street light posts, more cost effective, able to switch on/off. Marco showed photos on his phone. Ted raised concerns about needing to add in a new electrical meter that HOA would be responsible for. Kelly requested that at the very least a conduit for electrical be set up so that HOA can do this later as desired.

****ADDITION:** would like to have lighting installed in parking lot, in bike rack area and along road throughout the complex (preferred electric, but solar is second option)

HOA Request: Ted shared that they have purchased all the furniture and gazebo for the approved BBQ patio area. Kelly requested to be able to see an online picture of the furniture purchased- reasoning: HOA will be responsible for maintenance in the future and would need to prepare for purchasing additional items like a covering for rain, etc.

Cal Coastal Response: Ted denied this request and stated that it would be too difficult to get access to this.

****ADDITION:** HOA is still requesting an email with photos of these furniture items since there is likely an emailed/online receipt or link that could be accessed.

HOA Request: Requested an enclosure/barrier from street view around the proposed bike rack that was supposed to be a bike locker- reasoning: to ensure more security for homeowner bikes since this area will be visible to anyone on El Camino Real.

Cal Coastal Response: Ted stated that we, the HOA, could do this later if we desired. Kelly replied by stating that we don't want to do this later and we would like to figure out a compromise. Ted stated that Kelly is lucky to be able to live here, have the amenities that are being provided, and that if she didn't like it they would have lots of people lined up to purchase her home.

****ADDITION:** requesting reconsideration of bike lockers, [Home depot](#) is selling for about ~\$1,800.

Letter of Commitment

Jack Phelan [REDACTED]

Tue, Aug 29, 2023 at 1:09 PM

To: Ian Smith [REDACTED]

Cc: Ted Lawton [REDACTED], Jake Sanchez [REDACTED], Kelly Wills [REDACTED], Dorian Sportsman [REDACTED]

[REDACTED], Olivia Montiano [REDACTED]

Hi Ian,

Thank you for your message. This all looks very agreeable to me. Let's set a time to meet and map everything out. I realize the magnitude of the frustrations and disappointments experienced by all homeowners. When we first met under the oak tree to discuss the construction transition we were about to initiate in order to move forward and expedite construction progress (firstly the completion of Central Park), please know we were as completely sincere that evening as we are today. But as you may have learned recently, our plans and intentions were actually not allowed to proceed until a new formal landscape modification was approved by the city's Planning Commission in a scheduled public hearing. Our application to sponsor this hearing was \$3200, about the same price as the new Pavilion ordered for Central Park. This happened b/c there are retaining walls and a pavilion pad with more walls that came into play. Not just the community gardens and dog park designed for the frontage.

We need to complete the Sept 5th hearing with the commission in order to be allowed to move forward with Central Park work; namely the retaining walls, pavilion pad and other inspection related items. While they do not require the homeowner signatures for approval of the landscape modifications the signatures were suggested by Kelly Gleason I believe in order to make the hearing go smoother and as you say, not become a legal battle. As I think you may already know, if the city chooses to NOT approve the landscape modifications on Sept 5th we have no choice but to foreclose on the project which will take a minimum of 6 months (or more) to unwind before it opens up to a buyer. With the heartbreaking budget overruns that occurred over the past two years, it is a miracle task to make this project completion pencil out to completion. So, sadly this will also be the case for whoever considers a purchase of the project with the hopes of making it work according to current plans.

It is my hope we can all work together towards a common goal. In that regard, it was a bright moment to see you email arrive today. And not related to the money issue but about good will in working together. I realize it may be difficult to see the miracles of progress that have happened since Marco Caracas took over construction management of the project. He came in to help save Grand Oaks and believe me when I say that miracles have occurred. Once we get permission to move forward with Central Park please believe me that it is still at the top of our priority list for the community. We have been part of so many broken promises on this project that I completely sympathize and understand the homeowners frustrations and that any promise needs to be taken with a grain of salt. I am so sorry this is the case but I completely understand. We sympathize, our hearts have also been broken, our entire life savings have been completely taken out by the project overrun, but we are committed to using fresh management and seeing the project through to completion. That is a promise and you can call me on it at any moment through completion. The funding that just landed on August 23rd is the critical turning point we have waited desperately for over 18 months. These funds allow us to complete units 17 through 20 with buyers who are very excited to move in. They are all aware of the modification issue and have written letters to be given to the Commission stating how happy they are with the proposed plan, especially the community garden and dog park. These homes are the waterfall moment that provides the required funding to cascade forward to project completion. One curve ball could upset this possibility.

We are all praying for a positive outcome on Sept 5th but we now know this project is in God's hands. We can only react to the decision the city chooses to make. We'll know at about 9pm on Sept 5th. Let's please set a time to meet and discuss and share the timelines that we now feel very confident about in light of the hearing requirements. While the city has confirmed that homeowner signatures are not needed for any approvals, they do make a very good point that they would be helpful to the Commission in expediting the hearing.

Thank you Ian and HOA board members. I hope the healing process can begin and we can deliver the vision of a beautiful community that we designed in our imagination with great hope about 5 years ago.

We're not giving up. We're going to do another community about 2 miles away that has full funding in place and the right team to keep it on track. We call it our redemption project that will return the lost family savings the principals have unnecessarily lost at Grand Oaks.

We hope everyone is at the hearing next Tuesday! Meanwhile let's set a time to meet. Thank you again for reaching out.

Best,
Jack

From: [Elizabeth Johnson](#)
Sent: Tuesday, October 10, 2023 9:16 AM
To: [City Clerk](#)
Subject: RV Storage at 6805 Sycamore Rd

To the Atascadero City Council:

October 10, 2023

After five years as an executive board member of Biodiversity First!, where I helped steward several grants for Salinas River research and education, I was shocked to hear about the Planning Commission's vote approving an RV park at 6805 Sycamore Rd on the Salinas River floodplain.

Habitat destruction and the extreme effects of climate change have become a focus of most of our state agencies as they address necessary policy updates. Biologists and water engineers in the Fish and Wildlife Service, NOAA, U.S. Forest Service, Fish and Game Commission, independent researchers, and eco-hydrology professors at California universities, including the brilliant Dr. Emily Fairfax, all are promoting natural restoration processes for riparian and wetlands habitats.

Approving a RV park on the Salinas River floodplain is a backward view of planning that disregards the certainty that petro-chemical and other pollutants will enter the river system.

Changing our views on environmental stewardship might be a steep learning curve for some, but as a community, we have to try. The Atascadero City Council now has an opportunity to help create a new general plan that supports larger environmental goals. I urge you to rescind your Planning Commission's approval of an RV park in the floodplain and incorporate riparian and wetlands restoration policy in all future land use decisions.

Thank you,

Elizabeth Johnson



San Luis Obispo



From: [Gere Sibbach](#)
Sent: Tuesday, October 10, 2023 9:27 AM
To: [City Clerk](#); [Phil Dunsmore](#)
Subject: Please reverse Commission approval of RV storage project in Salinas riverbed

My friends, I am not able to attend or participate in the Council meeting this evening.

Nevertheless, my wife and I are opposed to the proposed RV storage project. We believe that protection of wildlife habitat and groundwater recharge areas in our riverbed are of maximum importance.

Thank you.

Gere Sibbach, City Treasurer

From: Olivia Montiano [REDACTED]
Sent: Tuesday, October 10, 2023 11:05 AM
To: City Clerk
Subject: Grand Oaks Paseo Survey Findings
Attachments: Survey Findings_Community Building vs. Dog Park.JPG; Survey Findings_Community Needs.jpg; Survey Findings_Additional Responses pt. 1.JPG; Survey Findings_Additional Responses pt. 2.JPG

Hello City of Atascadero team,

Here are some data for tonight's City Council meeting for Agenda Item B-1 (Appeal of Grand Oaks Paseo Common Area Amendment).

Attached are survey findings the HOA board collected last month to assess community needs of the Grand Oaks Paseo residents.

Thank you for your attention.

Best regards,
Olivia Montiano, Grand Oaks Paseo HOA Board Member

[REDACTED]
[REDACTED]



Showing: 10 of 11 responses

PAGE 1

1. Firstly—if funding weren't an issue—would you have preferred the community building over a dog park/garden?



Answered: 10 Skipped: 0

Yes, the community building was something I was really looking forward to.	50%	5
I like both ideas about the same.	10%	1
I actually prefer the dog park/garden idea.	40%	4

5:53

LTE



Analyze



Answered: 10

Skipped: 0

Open space (a space for myself, my kid(s) or my dog(s) to stretch our legs.)	40%	4
Nature (a space where I can enjoy some greenery)	30%	3
Social gatherings (a space I can mingle with neighbors and loved ones)	60%	6
Kitchen (a space I could prep, cook, and clean larger meals for my family and guests)	30%	3
Shade (a place that has some kind of cover where I can spend time relaxing outdoors)	60%	6
Gardening (a space where garden beds are available for use)	30%	3

5:54

LTE



Responses

For Central Park Patio: - no grills to avoid smoke going into surrounding houses - BUILT IN LIGHTS not plastic dinky solar ones - a reasonable amount of shade (gazebo, shade sail, etc.) - good quality seating | For Streetside: - privacy fences all around - coded entry to dog park and veggie garden - put grills and picnic tables outside of dog park/gardens! - maybe a play space for kids? - SHADE STRUCTURES AND TREES - built in benches in dog park - storage shed for garden - water spigots for hoses

11 hours ago

I could see picnic benches next to an outdoor kitchen type thing, and some open space for kids to play or dogs to roam with some native landscaping along the perimeter.

18 hours ago

We'd like open space that everyone in the Community can enjoy.

a day ago

I have a few ideas/considerations for the proposed plans for this area: natural gas bbq + picnic bench on the concrete area outside the dog park (instead of at central park patio), area for kids w/ swing set/slide, bench or 2 inside the dog park, shade covering over the dog park, storage/shed/potting area in garden, more trees, fence around entire area with code locks to

AA

surveymonkey.com



5:54

LTE



Responses

I have a few ideas/considerations for the proposed plans for this area: natural gas bbq + picnic bench on the concrete area outside the dog park (instead of at central park patio), area for kids w/ swing set/slide, bench or 2 inside the dog park, shade covering over the dog park, storage/shed/potting area in garden, more trees, fence around entire area with code/lock to outside

2 days ago

It would be nice if there was some way to dampen then sound from the main street and the highway.

2 days ago

If we do have a garden/dog park there should be lots of seating to watch dogs and gardening shed.

2 days ago

Need a garden shed if there is a garden—to secure tools, amendments, etc.

2 days ago

I've shared this before, but I'm just confused why we pushed so hard as a community for mulch under the oak that is now just being used as the dog park which will just absorb urine and ruin "Central Park"

2 days ago

From: [REDACTED]
Sent: Tuesday, October 10, 2023 11:31 AM
To: City Clerk
Subject: Comments - RV Storage Facility Conditional Use Permit for 6805 Sycamore Road

I request that the Mayor and Council Members reverse the Planning Commission's action and deny a conditional use permit to establish an RV storage facility at 6805 Sycamore Road.

This project, without doubt, will negatively impact the sensitive environment of the Salinas River and should not have received approval. CEQA review should be required.

The Salinas River has been an overlooked treasure and resource for this community along with all the other communities along its route to the Pacific Ocean. The day has finally arrived, fortunately education about this important resource has created an awareness that has rarely been recognized before. It's not too late to do the right thing and work towards protecting this valuable resource and environment for the benefit of all.

Respectively,

Tamara Kleemann

From: Carol De Lisle [REDACTED]
Sent: Tuesday, October 10, 2023 11:43 AM
To: City Clerk
Subject: Agenda Item B2

Re: Agenda Item B2: Appeal of Conditional Use Permit for RV Storage Facility

To: Atascadero City Council Members

I have owned a home in Atascadero for 26 years and am respectfully requesting that the Atascadero City Council reverse the Planning Commission's approval of the proposed RV Storage Facility at 6805 Sycamore, along the Salinas River.

It is a terrible location for many reasons including the potential for serious environmental damage from toxic chemicals, the negative impact to an endangered species (bald eagle), its potential as a fire hazard in a sensitive location, and it would cause the re-routing of part of the De Anza trail, making it less accessible to equestrians.

In addition, it is not consistent with the General Plan. And, even more importantly, there was no environmental impact report performed because it was given an exemption, which I feel it should not have been.

I also feel that for the facility itself, there may be great difficulty in getting and/or maintaining necessary insurance because of its nearness to the Salinas River and the possible (more likely probable) danger of flooding.

I believe that careful review of this project will demonstrate that this location is simply unsuitable and that the City Council should reverse the Planning Commission's approval.

Thank you,
Carol R. De Lisle

[REDACTED]
Atascadero

Sent from my iPhone

From: Derek Cohen [REDACTED]
Sent: Tuesday, October 10, 2023 12:08 PM
To: City Clerk
Subject: RV Storage Lot on Sycamore

To Whom It May Concern,

Agenda Item number B-2

Date: 10/10/23

Pg 85

'Appeal of Conditional Use Permit for RV Storage Facility 6809 Sycamore Rd'

I have been reading this proposed plan to build an RV storage lot in the beautiful green space along the floodway zone on the banks of the Salinas off of Sycamore.

I have spent a lot of time running and biking along the Anza trail. Have loved watching the swallows, bald eagles, blue herons, and even families of beavers make their homes and grow up right there. This drew me to volunteer with various organized groups to spend hours of hard labor lugging literal tons of trash out of the Salinas River and Atascadero Creek. Work that feels futile if an out of place storage lot full of vehicles is there and another flood occurs, washing away chemicals, parts, and trash from such a facility into the river and then the ocean. And it will flood again, its a when not an if.

These are fragile wetlands, a rarity in dry central California. By not developing on this land and leaving it as an ecologically in-tact natural habitat, it not only preserves precious biodiversity for the entire area, but this type of riverside environment has the unique ability to resist the devastating effects of droughts, floods, and even fires.

I should mention I am not a natural scientist. All one needs to do is visit and see this kind of habitat with a biologist for a few minutes to understand this and get the full picture. I think the planning commission and city council would be more aware of this if there was simply an environmental impact study done, which has yet to occur. I believe by some magic an exemption made for this which is incredibly ironic and inappropriate considering its in an undeveloped natural area touching a source of water.

I dont know how this was approved, it clearly violates the city's "General Plan" in numerous ways. Perhaps there is a tight knit relationship between the for-profit Mutual Water company, the construction company, and the planning commission, board of supervisors, and local government. It definitely smells of a money-driven backroom deal. I have no proof of that but as a public official the strong appearance and perception of corruption should worry you and that is what every resident perceives when they hear about this project. We need to have trust in our local government.

I also might add its an ugly detrimental eye-sore and magnet for petty crime like theft and trespassing (no plans for having any on site staffing). It's also a terrible location with no route to get there that is friendly to huge vehicles. They can't even fit under the RR bridge on Capistrano right nearby so they'd have to use Cubaril and go through a quiet neighborhood where children bike and play, miles from any highway. It's no good for the families on those roads or the storage lot customers.

This needs to be reconsidered. It only stands to hurt our community with no benefits economically or otherwise for local residents. It's a threat to our local environment, it's a threat to the quality of life of the thousands of people who live nearby and treasure this irreplaceable unique space.

I do not know how there could be a worse location for the unwanted and unneeded project, if there truly was a need for this parking lot storage there are loads of other options much better for residents and customers.

In summary: You are tasked in this position to work for the common good of our city and community. This proposition is quite the opposite. Do the right thing. I will be there at tonight's meeting.

Thank you very much for your time.

Derek Cohen
Atascadero Resident

From: Laura Afana [REDACTED]
Sent: Tuesday, October 10, 2023 1:50 PM
To: City Clerk
Subject: Agenda Item B-2 Appeal of Conditional Use Permit for RV Storage Facility 5805 Sycamore Rd

Dear City Council members,

As an individual and as a member of Atascadero Horsemen's Club, I want to let my opinion be known that I am opposed to the RV Storage Facility that is being planned at 6805 Sycamore Road, Atascadero.

I agree with the Agenda Item B, "Appeal of Conditional Use Permit for RV Storage Facility 6805 Sycamore Road.

I do not feel this location is in the best interest for the community. The equestrian community would be impacted negatively with blocking the De Anza Trail, which is a historic trail, making trail riding along the river more dangerous. This would as well, allow pollutants to seep into the groundwater and river. I believe this plan is not consistent with the current General Plan and the goals of its updated version due in early 2024. This would also impact hikers that use the Anza Trail. I don't want to see further degradation of the health of the Salinas River Ecosystem.

Please hear voices against this Permit in this location along the river and act in our favor.

Thank you very much,
Laura Afana, homeowner in Atascadero and Atascadero Horsemen's Club President

From: Jennifer Foss [REDACTED]
Sent: Tuesday, October 10, 2023 2:39 PM
To: City Clerk
Subject: Opposition of the RV Storage king in Salinas river watershed

Hello Men and woman of Atascadero City Council,

My Name is Jennifer Foss I am the owner and operator of Behind the Barn Consignment -Tack & Supply- here in Atascadero on Traffic Way.

I want to first state that I am supportive of small businesses, new businesses and business growth when appropriate. I want to share my experience living and owning a business next to a un-occupied storage yard. I opened up my store November of 2021. 3 months later I was broken in in the back part of my store. I did all the things, cameras, police reports, keeping my area clean and most of all safe. Weekly the only RV storage yard was getting broken into, homeless breaking in and sleeping in RV's, theft of items and supplies and damage. In short for a long time we not only had a homeless problem here in this residential/commercial area but a break in problem, I was not the only business. Since the RV storage on traffic way now houses a construction company and a tow company all those issues have seemly went away.

As for the location, I feel its in a horrible location and is a high risk area for vandals and homeless. I also want to voice my concern that it is on a floodplain and it being located on/ near a main trail for bike riders, dog walkers, and the horse community. I worry about pollutions as the river is located right behind it. Over the years the River bed has become unsafe at times due to the homeless population and many dangers that comes with it. Please for not only the safety of our community but our lands please reconsider this location.

Jenn Foss -Owner
[REDACTED]

Atascadero, CA 93422
[REDACTED]
[REDACTED]



Sent from [Mail](#) for Windows

RECEIVED

OCT 10 2023

CITY OF ATASCADERO
CITY CLERK'S OFFICE

October 10, 2023

Agenda: 6805 Sycamore Road, VSM 262 RV Parking Development

To: Atascadero City Council

As a 55 year resident, property and business owner here in Atascadero, I have great concern about the protection of our water and wildlife. On the website for Atascadero Mutual Water Company, it states the following:

“AMWC and the City of Atascadero allow public use of their properties that front the Salinas River. Allowable uses include horseback riding, hiking and bicycling. Motorized vehicles, fires and firearms (including paintball guns) are prohibited. Many enjoy daily walks along the Juan Bautista de Anza Trail. It is AMWC and the City’s desire to maintain the precious riparian corridors so we all can enjoy them for many years to come.”

I feel the same. As long as I have lived here, it has been my habit and pleasure of horseback riding, hiking with my children and just visiting our Salinas River habitat to experience and learn about the fish, birds, beavers and the wide variety of wildlife that are such an important part of the fabric of our environment here. Important? They are VITAL!

This proposed 262 RV parking lot is a misplaced development in our watershed. It would be such a shame to have high fencing, night lighting, extra traffic along the winding Sycamore Road, people in and out at all hours, and no one checking on security. Would the Atascadero police be required to add this to their patrol duties?

Also the distinct reality of pollution from oil dripping, engine exhaust and dumping should not be tolerated in the Salinas floodplain. The required posting of a planned development of this size has not been continually available for the public. The one sign on the fence to the trailhead of the De Anza Trail has been defaced with an x-rated word. The De Anza Trail will be redirected along Sycamore Road making it unsafe for horseback riders, bicylists and walkers.

This 262 RV parking lot would be against our vision of Atascadero’s rural and Tree City heartbeat. Our town is growing in commerce, as it should, but our watershed and riparian habitat is not the place for a six acre parking lot. Atascadero’s General Plan Workshop is next week. This huge development proposal should not be decided until the twenty-year update is finalized.

Clean water is a resource we cannot live without.

Blight Is Not Right!

Respectfully submitted,

Marty Brown



From: Paul Rose [REDACTED]
Sent: Tuesday, October 10, 2023 4:58 PM
To: City Clerk
Subject: Trailer storage

Friends:

I would like to express my extreme dissatisfaction with the consideration of placing a RV storage area at one of the main entrances to our beautiful town. During the expansion of what is the current highway 41 there was significant emphasis placed upon the aesthetics of the portion of the highway between the river and town. Now it seems like that work is being compromised by the concept of placing a storage yard in the river basin itself. Use of areas along major waterways is something that we as a nation have left to larger cities that could not get rid of them. There are many environmental and planning reasons to close any consideration of this proposal, but it still remains. Highway 41 has been considered a candidate for becoming a scenic byway for years. Atascadero has been considered a tree city, a city of parks, and has constantly tried to encourage development that would create tourism. This proposal would do just the opposite, it would create a scourge on the eastern entrance, and allow, or even encourage tourists to leave their worst for us to look at and maintain. If you want to encourage tourism, create a park or camping area. The only campers that will be making use of this proposal would be the ones that are already using the river as their home. In my opinion this would be the absolute worst legacy that any council member could put on their record.

I am sorry that I will not be able to be at the meeting due to a recent surgery, but ask that you consider thinking twice or three times before allowing this proposal to proceed.

Thankyou

--

Paul Rose