



Fw: P66 Rail Spur Project Adjacent Community Information

Ryan Hostetter to: Ramona Hedges

Cc: Ellen Carroll

04/25/2016 10:53 AM

Hi Ramona -

Same as my last email I just sent - can you do the same for the one below (forward info below and save PDF in folder)?

Thank You,

Ryan Hostetter, AICP, LEED AP
County of San Luis Obispo
Supervising Planner, Housing and Economic Development
(805) 788-2351

----- Forwarded by Ryan Hostetter/Planning/COSLO on 04/25/2016 10:52 AM -----

From: "Yvonne Williams" <williams.yvonne.e@verizon.net>
To: <rhostetter@co.slo.ca.us>
Cc: "Eunice King" <mrwcoord@gmail.com>, <elcarroll@co.slo.ca.us>
Date: 04/22/2016 09:34 AM
Subject: P66 Rail Spur Project Adjacent Community Information

April 22, 2016

San Luis Obispo County Planning Department
Attn: Ms. Ryan Hofstetter, Senior Planner
County Government Center
San Luis Obispo, CA 93408

Dear Ryan,

I spoke with you briefly at the April 15, 2016 public hearing on the Phillips 66 rail spur project. I am providing confirmed current home sales data for the Trilogy at Monarch Dunes , aka The Woodlands community, to supplement 2010 Census Data used by staff to develop a GIS map of this area illustrating population in close proximity to the project . There has been significant growth in this community since 2010.

As of Monday, April 18, 2016, 880 homes have closed escrow. A very high percentage of these homes are now occupied full time. While I am not able to obtain precise occupancy data , due to privacy laws, a conservative estimate is two persons per home . Monarch Dunes is not an age restricted community and we have many families with children now residing here . Thus you may conclude there are at least 1,760 persons residing here, and most are within a .5 to 1.5 mile radius of the proposed project site . Those living in Phase 1A of the development are closest to the P66 site, including many residences bordering the Pacific Coast Highway with

either full or partial views of the site due to the elevation of their property .

In addition to existing homes there are two golf courses which are open to the public , with a total of 30 holes of golf, operating daily. There is a partial pedestrian/bicycle path and an equestrian trail also bordering the Pacific Coast Highway directly adjacent to the project site . On any given day there are upwards of 100 additional people recreating outdoors in the community. The first five holes of the Old Course border directly along the PCH with full or partial views of the project site , and attendant exposure to windblown particulate matter blowing from the dunes. There are plans are under development to extend the pedestrian path.

In late January 2016 the SLO County Planning Commission approved a Conditional Use Permit to proceed with construction of Phase 2A of this development per the County approved Woodlands Master Plan. This phase will add another 225 homes to the current total , plus a model home park, and an additional 9 holes of golf. Project Manager is Jay Johnson. There will be one final phase to be developed , Phase 2B. The tentative schedule for that phase has not yet been released. When Phase 2B construction is approved there will be an additional 200 plus homes, and 9 more holes of golf, most of which will be situated adjacent to and above the project site. At buildout it is estimated there will be at least 3,000 or more of the County's residents living in this approved community alone .

I am requesting this current population and recreation information be placed in the public record concerning the proposed P 66 project, and provided to the Planning Commissioners for their information.

Should you have any questions , or to request a tour of our community , please feel free to contact me.

Regards,

Yvonne Williams

Director, Central Coast Maintenance Association
Trilogy at Monarch Dunes
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