

December 7, 2022

San Simeon Community Services District

111 Pico Avenue, San Simeon CA

Attention: Board of Directors

Cc: Dudek, California Coastal Commission, County Officials, Supervisor Bruce Gibson

Subject: Coastal Hazards Response Plan — Removal of In-Town Residential Sites from Consideration

Dear San Simeon Community Services District Board of Directors,

We represent the owners of the Pineview Mobile Home Park located at 9540 Avonne Ave., San Simeon, CA. On November 14, 2022, the district's environmental consulting company, Dudek, conducted a public meeting regarding the plan for the district's new wastewater treatment plant (WWTP). In section 3 of the Dudek presentation (attached), attention is drawn to two residential area properties, Site A and Site J (also referred to on some maps as Site X) located on Pico Avenue for a new sewage treatment plant.

Residential Site J, the Hurlbert property, is the vacant lot across from the district office and RO/Desalination facility which shares a property line with our park. Force-fitting a sewage plant on that site would place it within feet of existing residences. An industrial facility like a WWTP will include definite noise, air quality (odors), transportation traffic, public health, lighting, and operations impacts. Both sites identified are upwind of the residential areas of San Simeon. Further, Site A, the Russell property, is part of an environmentally sensitive conservation easement.

The Pineview Mobile Home Park has provided affordable housing for seniors for decades and is planned to continue doing so. Most of the homes in the park are privately owned by their residents. It is a quiet neighborhood adjoining Hearst Ranch which also has a conservation easement for agricultural uses. Prevailing winds from the north bring fresh air to the park. A WWTP located immediately to the north of the park will most certainly cause significant odor and air quality impacts to our residents and neighbors.

An established residential neighborhood is not an appropriate place for a facility to process primarily commercial and Hearst Castle State Parks wastewater. According to the "Outreach Plan" on page 4 of the California Coastal Commission's June 7, 2022 memo to Dudek, the grant agreement requires stakeholder meetings with relevant agencies, including "any landowners of potential relocation sites." As a stakeholder directly impacted by two of the proposed sites (both A and J), we have not once been contacted for input or participation.

The memo also states "meaningfully engaging with low-income and environmental justice communities who are likely to be impacted by relocation of WWTP functions." Our residents have just recently received an "informational flyer" with reference to an updated online survey and a QR access code—many of the recipients asked for a standard URL as they do not have a QR code reader, but their requests went unanswered. Information is only useful if it is accessible. This attempt can

hardly be held to the necessary meaningful engagement required of residents who will forever be impacted by the outcome of this project.

Furthermore, it is apparent that any consideration for alternative solutions has been glazed over; instead, identifying potential sites has been prioritized as a relocation “quick-fix”. There are too many members of the public whose livelihoods are at risk to rush forward with such a plan – it is simply irresponsible to not give more consideration and research to alternative accommodations, especially with respect to off-site locations.

With the identification of these two sites in a public forum that was attended by a member of the press and posted on the district’s website, financial damage has already been done to our recently acquired Pineview Mobile Home Park and the individual senior homeowners in the park.


The casual, inconsiderate, and questionable way in which preferred site identification is being handled is unacceptable. Other non-residential sites are available and identified in the study. Those out-of-town sites are preferable and acceptable options to present to the California Coastal Commission. Residential areas were avoided in the construction of new/relocated sewage treatment facilities in the nearby communities of Los Osos, Morro Bay, and Cayucos, and your district should also pursue similar solutions and locations outside of residential zoning.

Any potential buyer of the Pineview Mobile Home Park or of a senior’s residence in the park will now be required to be notified of the preferred site(s) for the district’s new sewage treatment plant. All sewage treatment plants have stigmas associated with them. The financial implications are clear and serious.

An acceptable path forward is for the Board to pass and publish a resolution removing all residentially zoned areas from further consideration. If that is not done immediately, then the district will need to provide compensation to ownership of the park and individual homeowners.

Your serious consideration of this matter is greatly appreciated. These decisions cannot be undone, and there must be thorough consideration for all neighbors of the identified residential zones.

Sincerely,



Robert T. Flesh  
President  
Homewood Reality, D.H. Pineview LLC

and 55 Accompanying Signatories

Statement for San Simeon Community Services District Meeting  
on December 13, 2022

As a homeowner and/or resident of the Pineview Mobile Home Park, and as a taxpayer of the San Simeon Community Services District, I am in support of the attached letter from Pineview Mobile Home Park ownership to the San Simeon Community Services District Board of Directors.

Given the permanence and severity of the environmental impacts of the wastewater treatment plant relocation on my livelihood and that of my neighbors (both within and outside of the Pineview Mobile Home Park) I request that the Board pass and publish a resolution removing all residentially zoned areas from further consideration. In addition, I hereby request that I be individually notified in advance of any meetings, pertinent studies, surveys, and communications concerning the siting of the WWTP.

Sincerely,

Name(s): Diana Novak

9540 Avonne Ave. Space 2

Address: San Simeon, CA ~~90245~~ 93452

Signature(s): Diana Novak

\_\_\_\_\_

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Sincerely,

Name(s): Sharon Gardner

Address: 9540 Avonne Ave, #4 San Simeon, CA 95842

Signature(s): Sharon Gardner

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Sincerely,

Name(s): Irma S. Zubia

Address: 9540 Avonne Ave #6 San Simeon, CA

Signature(s): Irma Zubia

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Sincerely,

Name(s): Rojelio F. Sanchez

Address: 9540 Avonne Ave #6 San Simeon Ca.

Signature(s): Rojelio F. Sanchez

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Sincerely,

Name(s): The Villalvazo family

Jose C Villalvazo

Address: 9540 Avonne Avenue space 7

Signature(s): Carlos Villalvazo, Amaranadee Villalvazo

Concepcion Villalvazo

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Sincerely,

Name(s): Bill Maurer

Bill Maurer

Address: 9540 Avonne Ave. Spc. 8

Signature(s): William E. Maurer

Bill Maurer



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Sincerely,

Name(s): Kirk S. MacDonald

Address: Park Address: 9540 Avonne Ave. Space 9, San Simeon, CA  
Home Address: 3829 4th Ave., La Crescenta, CA 91214

Signature(s): *Kirk S. MacDonald*

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Sincerely,

Name(s):       Pete Sudano      

Address:       95740 Avonme Ave #10        
      San Simeon, CA-93452      

Signature(s):       Pete Sudano

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Sincerely,

Name(s): MICHAEL RAVICH

Address: PINEVIEW MOBILE HOME PARK, SPC 11

Signature(s): 

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Sincerely,

Name(s): Suzanne James

Address: 9540 Avonne Ave. # 12

Signature(s): Suzanne James

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Sincerely,

Name(s): Ardy May

Address: 9540 Avonne Ave Sp. 13 SAN SIMEON Ca

Signature(s): Ardy May

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Sincerely,

Name(s): Morgan Fucci

Address: 9540 Avoca Ave Sp 15 San Simeon CA 93452

Signature(s): Morgan Fucci

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Sincerely,

Name(s): Steve Larson

Address: 9580 Avonne Sp. 16

Signature(s): Steve Larson

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Sincerely, Judy Templeton, Judy Templeton

Name(s): Judy Templeton

Address: 9540 Avonnc Ave # 17

Signature(s): Judy Templeton



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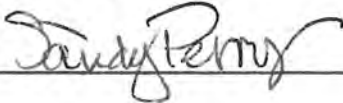
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Sincerely,

Name(s): Steve & Sandy Perry

Address: 9540 Avonue Ave Spc 18, San Simeon, CA 93452

Signature(s):  

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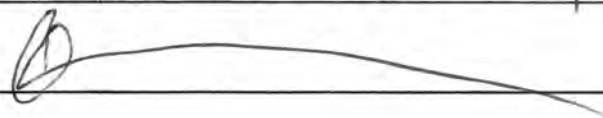
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Sincerely,

Name(s): Clare E. Freeman

Address: 9540 Avonne Avenue, Sec 19 San Simeon, CA

Signature(s):  93452

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Sincerely,

Name(s): Alice Louise Koop

Address: 9540 Avonne Ave #22 San Simeon Ca 93452

Signature(s): Alice Louise Koop

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Sincerely,

Name(s): John R. Hills

Kim Hills

Address: 9540 Avonne Ave #23 San Simeon Ca 93452

Signature(s): [Handwritten Signature]

Kim Hills

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AFVet

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Sincerely,

Name(s): Ronetta Coffman

Address: 9540 Avenue Ave #24, SS CA 93952

Signature(s): Ronetta Coffman

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Sincerely,

Name(s): Deborah Richardson  
John Richardson

Address: 9540 Avonne Ave #25 San Simeon CA 93450

Signature(s): Deborah Richardson  
John Richardson

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Sincerely,

Name(s): SEAN SEGIER

Daniel Hart

Address: 9540 AVONNE AVE space 26

Signature(s): [Handwritten Signature]

[Handwritten Signature]

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Sincerely,

Name(s): Michael Austin

Cynthia Austin

Address: 358 W Northstar Dr Hanford CA 93230

Signature(s): Cynthia Austin Michael Austin

We own a Mobile Home #27 in the Pineview MOHO Park  
We have owned it for over 5 years



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Sincerely,

Name(s): Cynthia Pettrille

Andrew Royenn

Address: 9540 Avonne Ave, Space #29

Signature(s): Cynthia Pettrille

Andrew Royenn

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Sincerely,

Name(s): Susan K. Foster

Address: 10708, Sunset Canyon Dr., Bakersfield, CA

Signature(s): Susan K. Foster 93311

(661) 205-2558

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Sincerely,

Name(s): CHRISTINA RUHLAND

Address: 9540 Avonne Ave #31, San Simeon, CA

Signature(s): 

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Sincerely,

Name(s): Edythe J. GROLLA

Address: 9540 AVONNE Ave #33 San Simeon CA 93452

Signature(s): Edythe J. Grolla

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Sincerely,

Name(s): Jerome Kracow

Patricia Kracow

Address: 9540 Avonne Ave, Spc 34 San Simeon, CA  
93452

Signature(s): Jerome Kracow

Patricia A. Kracow 12/10/2022

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Sincerely,

Name(s): Lisa Greenberg

Address: 9540 Aronne Ave sp 35

Signature(s): Lisa Greenberg

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Sincerely,

Name(s): Nancy M. Millsap

Address: 9540 Avonne Ave #36 San Simeon CA

Signature(s): Nancy Millsap

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Sincerely,

Name(s): LEE DAVIS SPC 38#

SHARON J. CHOW SPC. 38

Address: ~~9~~ 9540 AVONNE AVE #38 SAN SIMEON, CA. 93452

Signature(s): Sharon J. Chow

LEE DAVIS



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on December 13, 2022**

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Given the permanence and severity of the environmental impacts of the wastewater treatment plant relocation on my livelihood and that of my neighbors (both within and outside of the Pineview Mobile Home Park) I request that the Board pass and publish a resolution removing all residentially zoned areas from further consideration. In addition, I hereby request that I be individually notified in advance of any meetings, pertinent studies, surveys, and communications concerning the siting of the WWTP.

Sincerely,

Name(s): Patrick H. Clarke

Address: 9540 AVONDA APT# 39 SAN SIMEON CA. 93452

Signature(s): Patrick H. Clarke

**Statement for San Simeon Community Services District Meeting  
on December 13, 2022**

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Sincerely,

Name(s): Arnie Austin

Address: 9540 AVONNE UNIT 40 SAN SIMEON

Signature(s): [Handwritten Signature]

\_\_\_\_\_

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Sincerely,

Name(s): Penny & Ken Niadna

Address: 5125 W. Oriole Ave. Visalia, Ca 93291 (or space 41)

Signature(s): Penny Niadna (Pine View)  
Ken Niadna

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Sincerely,

Name(s): GARY S. LATOS

Michael Cruz

Address: 9540 AVONNE AVE SPACE 42 SAN SIMEON, CA 93452

Signature(s): Gary S. Latos  
Michael Cruz

Statement for San Simeon Community Services District Meeting  
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Sincerely,

Name(s): Rosemary Flamion

Address: 9540 Avonne Ave #43, San Simeon CA 93452

Signature(s): Rosemary Flamion

*It would be too close to Pico Creek watershed and have a huge negative environmental impact.*

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Sincerely,

Name(s): Jim Schroeter, P.E., L.S. Mary Schroeter

Address: 9540 Avonne Ave. Space 44, San Simeon 93452

Signature(s): Jim M Schroeter Mary Schroeter

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Sincerely,

Name(s): MARCO BINI

KRISTEN MCAULIFFE

Address: \_\_\_\_\_

Signature(s): 

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Sincerely,

Name(s): KENNY KRZCIUK

JONETTE KRZCIUK

Address: 9540 AVONNE AVE SDC 46

Signature(s): 