
From: Darryl Whisnand
Sent: Monday, April 25, 2022 7:49 AM
To: Planning Commission Public Comments
Subject: Woods Humane Society expansion. Meeting ID 832 5023 811, USE22-0027

First, I could not find an Agenda Item # in the letter or on your site as of 4/25/202.

I am a resident in Apple Valley. Many residents have sounded off about our concerns about noise possibilities associated with having this facility so close to our homes. Adding all the dogs to this location is not a neighbor friendly action. If this was the plan for this location, then Woods should have located elsewhere long ago!

PLEASE, if you approve this project, make sure there is a noise condition that Woods has to maintain to have dogs at this facility. That Condition is critical to having this facility located so close to housing.

Thank you,
Darryl Whisnand

Sent from my iPad

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DISTRIBUTED
P.C., P.D., M.G.

From: Darryl Whisnand
Sent: Friday, April 29, 2022 8:58 AM
To: Planning Commission Public Comments
Subject: Agenda Item 2, Woods Humane Society, USE22-0027

I live in the Apple Valley Subdivision and am concerned about this project's impact on our subdivision. It is right behind our homes, they share the property line. I can not believe you could approve such a project so close to homes!

The history of this facility tells me that this will not be the last change of use and negative impacts to our homes:

1. 1997 approved as an Animal Shelter. Originally approved as a cat shelter.
2. 2016-2017 changed to Animal Hospital as the zoning changed to Public Land Use Area. Apparently Animal Shelters are not approved for Public Land use Areas.
3. Now as an Animal Hospital, approved for Public Land Use Areas, this project is expanding to become a full service cat and DOG shelter, spay and neuter, adoption facility.

I have seen the results of the noise study and feel that those numbers show cause for concern as they stand. Comparing the numbers to the freeway noise is very alarming, as the freeway is by far the largest noise producer in this area. Also the report compares the noise levels as being similar, but the freeway is further away and the noise is much different than barking dogs.

Please appreciate our property value and life quality issues.

Lastly, I want to say that with the history of this facility changing use designation and now wanting to build a large facility, I'm sure there will be more changes to their operations in the future. That scares me at this point. What is to come in the future?
Once this large building is built here, it will be hard to go back.

Thank you for allowing my input,
Darryl Whisnand

Sent from my iPad

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From: Joann Montgomery
Sent: Sunday, May 1, 2022 8:38 PM
To: Planning Commission Public Comments
Subject: Agenda Item 2: CONDITIONAL USE PERMIT FOR 2300 RAMONA ROAD

Dear Planning Commission Members,

I am writing this letter to express my concern over the Woods Humane Society Facility Expansion. I am a homeowner in the Colony at Apple Valley. My property backs up to the church parking lot which is adjacent to the Woods Humane Society Facility. When purchasing this home, I was made aware of the substantial special taxes that homeowners in this community pay to the city. It was my understanding that this extra tax was to be paid to maintain this quiet neighborhood. According to the CC&R's for our neighborhood, homeowners in the Apple Valley community may not have loud vehicles and are limited to 3 animals per property so as to not interfere with the "quiet enjoyment" of residents here. It seems that the expansion of this facility would be a direct contradiction to the foundational ideas upon which this community was built. I realize that noise has been taken into consideration in the design of the facility, but this does not change the fact that there WILL still be noise coming from the facility and that noise will change the dynamic of this neighborhood.

In addition to the noise factor, I am extremely concerned about the effect a dog shelter would have on our property values. This could be a deal breaker for many potential buyers. This facility would change the quality of life we now experience in this beautiful neighborhood and pay to maintain. While I am a big supporter of the Humane Society and have adopted beloved pets from their SLO location, I do not feel that the close proximity to the many homes that surround the Atascadero location make this a viable site for the proposed expansion of the facility. This is a facility that belongs in an area where it will not infringe upon the rights of homeowners. For these reasons, I strongly oppose the expansion of this facility in such close approximation to the homes in the Colony at Apple Valley.

Thank you for your time and consideration.

Respectfully,
Joann Montgomery

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USE 22-0027

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P.C., P.D., M.G.

From: Doug Wells
Sent: Tuesday, May 3, 2022 8:41 AM
To: Planning Commission Public Comments
Subject: Agenda Item 2: CONDITIONAL USE PERMIT FOR 2300 RAMONA ROAD - Woods Expansion

I am a resident of the Apple Valley Community and am extremely concerned about the expansion of the Woods Humane Society, especially around the exercise yards that will no doubt produce a lot of noise.

Our community is small, quiet, and family oriented. To know that numerous dogs waiting adoption will possibly be barking with persistent non-stop noise, 450 ft from our back yard is highly concerning. Dogs barks are known to travel a whole lot farther than that. We do already hear noise during the day from dogs and its a fraction of the proposed size. We pay higher special taxes as homeowners of the development to maintain the neighborhood, in which the CC&R's specifically limit the amount of animals and noise in the neighborhood.

This expansion would also severely limit the resale value of our properties, as we would have to declare by law on the Real Estate Transfer Disclosure Statement whether there are any neighborhood noise problems or other nuisances. We just moved to the neighborhood from the big city of San Diego and this expansion in the center of the city by a large residential neighborhood would be highly concerning.

Please do not let this expansion go forward!

Doug Wells

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From: Lara Christensen on behalf of City Clerk
Sent: Tuesday, May 3, 2022 12:19 PM
To: Planning Commission Public Comments
Subject: FW: Woods humane

-----Original Message-----

From: Nathan Yonan
Sent: Tuesday, May 3, 2022 10:49 AM
To: City Clerk <cityclerk@atascadero.org>
Subject: Woods humane

I am a homeowner next to the proposed area of woods humane. If this project did go through. It would surely affect house value. We live in a quiet community and have paid good money to live accordingly. This project should be reconsidered and moved to a location away from peoples paid properties.

Sent from my iPhone

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P.C., P.D., M.G.

From: Ryan E.
Sent: Tuesday, May 3, 2022 11:53 AM
To: Planning Commission Public Comments
Subject: Public Comment - May 3rd 2022 Meeting - Woods Expansion - USE22-0027

Hello,

My name is Ryan Erbstoesser.

I live in the Apple Valley community near the new proposed Woods Expansion.

I am against this proposed expansion due to noise concerns for the neighborhood and residential area. A dog facility will have lots of barking. This is a great facility, just not great directly adjacent to a residential section. Take note the County Animal shelter is located off Highway 1, far away from all residential areas. These kinds of areas are better suited for a dog shelter.

If this project somehow is passed, I would like to see active noise monitoring in place with predetermined noise levels set. And if violated, the shelter could be in jeopardy of being shut down. Otherwise, how can we truly know their noise study is being adhered to and was correct?

Thank you for taking my comment into consideration.

Thank you,
Ryan Erbstoesser

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P.C., P.O., M.G.

From: Lara Christensen on behalf of City Clerk
Sent: Tuesday, May 3, 2022 12:18 PM
To: Planning Commission Public Comments
Subject: FW: Woods: Public Comment

From: Nicole Kudlac
Sent: Tuesday, May 3, 2022 10:18 AM
To: City Clerk <cityclerk@atascadero.org>
Subject: Woods: Public Comment

Hello my name is Nicole Erbstoesser. I am a lifelong resident of Atascadero. My Husband Ryan and I have lived in the Apple Valley neighborhood for about 10 years now. We enjoy our neighborhood, neighbors, and these fairly quiet streets. It's peaceful, and what I like to think being a kid in the 50-60s would have looked like. People out walking, children playing the streets until dark, and neighbors watching out for their fellow neighbors.

We are concerned about how this will change if Woods Shelter expands and now allows for dogs. I believe Woods is a necessity in our community. It offers 2nd chances for many animals, and the chance for families to have an animal to love. My favorite childhood dog, Coco, came from Woods. However, I just don't think this is the right area for this type of shelter. The SLO Woods is a great location. It is not in the center of a town, and not near a neighborhood. I truly believe the Woods staff would do everything in their power to help eliminate the noise, but they are still dogs. Many of which have really sad back stories. No one can control that. Dogs are dogs, and they will bark.

These are our homes. It makes me sad to think about my neighbors who work from home, and might now be able to have a window open on a beautiful day. Or walk in our lovely park, and not have it peaceful. This is why we chose to buy in this neighborhood. Thank you for hearing me out, and I hope you will strongly consider against this expansion of the Woods Humane Shelter.

Thank You,
Nicole Erbstoesser

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P.C., P.D., M.G.

From: Jen T
Sent: Tuesday, May 3, 2022 9:35 AM
To: Planning Commission Public Comments
Subject: Agenda Item #2 - USE22-0027, Woods Expansion - Ramona

Good Morning,

I'd like to make it clear that I support the mission of Woods and very much appreciate the help they provide to animals and families in our community.

My husband and I own a home in the Colony at Apple Valley neighborhood. Our neighborhood backs up to the property line of the proposed Woods expansion on Ramona.

Many of the residents are concerned about the noise level and potential negative impact on property values if the Woods expansion moves forward. I'm aware that noise studies have been completed, and agree with other residents that equating the shelter to freeway noise is cause for concern.

It would be like moving the freeway right outside your backyard fence.

I ask that you use empathy to put yourselves in the shoes of those living in our neighborhood (especially those homes sharing the property line with Woods). Would you like to have a large dog shelter right outside your backyard?

Ideally Woods would look for an area further from residential homes for their expansion.

Thank you for your time.

Jennifer Treese

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DISTRIBUTED
P.C., P.D., M.G.

From: Jaime Silveira
Sent: Tuesday, May 3, 2022 11:45 AM
To: Planning Commission Public Comments
Subject: Agenda 22-0027 - Woods Humane Expansion



Thank you for reviewing concerns my husband and I have with the proposal of 2300 Ramona/Woods Humane Society Expansion. We have both read through the entire packet and have the following questions and concerns. Background, we have owned our home in Apple Colony since 2008 and are not located below Woods. Our backyard looks directly across to Woods. As mentioned in the noise report, they show the amphitheater effect of noise and conclude Apple Colony is located below Woods, but in fact all of Apple Colony is NOT located below Woods. Conejo and Via Colonia are all level with Woods. Something we feel keeps getting passed over in discussion and report findings.

Questions and Concerns:

1. What will the maximum allowable dogs on premise be? It is not noted how many dogs the conditional use permit would allow. The proposed rendering shows a total of 56 dog kennels, but at the Design Committee it was mentioned by Woods that each dog would be allowed 2 kennels to be able to choose where they would like to be, giving their dogs a more calming feel.
2. How does the renewal in 2 years work if the conditional use permit is given?
- If complaints of noise are noted and verified, how does that play a factor in the conditional use? What if Woods can not meet what is allowed in their 2 year conditional use permit requirements and excessive noise is noted and verified? Does the City reserve the right to pull the permit early or not renew to protect the neighborhood?
3. The City is working on expanding the Del Rio Area to support more residential homes and apartments as well as up the tourism to the Area. Has this all been factored into the over all decision of approving the Woods Project? Del Rio has a small tiny home/hotel project, the new market across the way, the amphitheater and RV sites, plus the proposed Barrel Creek which is looking to add residential homes, multiple apartment complexes and multiple commercial buildings. Growing the entire area substantially and adding to the noise level of traffic, humans, housing, dogs, foot traffic, music, etc... How is this all being looked at as an entire project and not as individual projects? Woods use and expansion is one of a kind and not like the surrounding area. Woods continues to push for more and more conditional use permits, what will be asked next? There was a reason years ago why dogs were not allowed on property (while other conditional use permits were given), the City was protecting the residential neighbors. I wish the City would continue to do so.
4. The test that was done to determine the noise volume came to the conclusion that it would be below the allowed noise for the City. Yet this is an additional noise that is not currently there, adding more noise pollution to the neighborhood. Plus all the additional noise to come with the planned development/expansion for the Area.
5. The surround neighborhood has City requirements and CC&R's of no more than 3 dogs on property. Yet a facility is being allowed/considered with an excess of 18 times our allowable dog use. 18 TIMES. This is being figured from the 56 dog kennels on site. The neighbors to the right and left of Woods are commercial, but the rest of the surround properties are residential. The commercial lots next door are not allowed 56 dogs on site, leaving Woods an outlier to the neighborhood.

We appreciate what Woods does and don't want to take that away, but when you have to go to the extent that they are going to be a "Good Neighbor," it means that they are not the right fit for the neighborhood, which is mainly residential.

Thank you for your time and reading of my email.

Jaime Silveira

DISTRIBUTE
P.C., P.D., M.G.

Everyone who got to where they are had to begin where they were. Every single person who has achieved success in any area has done so by starting at the beginning, developing the skills they needed and practicing those skills until they achieved success. Richard Evans

From: Lara Christensen on behalf of City Clerk
Sent: Tuesday, May 3, 2022 12:19 PM
To: Planning Commission Public Comments
Subject: FW: Conditional Use Permit for 2300 RAMONA ROAD/Woods Humane Society expansion

From: Stephen A. True < >
Sent: Tuesday, May 3, 2022 11:18 AM
To: City Clerk <cityclerk@atascadero.org>
Subject: Conditional Use Permit for 2300 RAMONA ROAD/Woods Humane Society expansion

Dear City Clerk,

I am a resident of the Colony at Apple Valley, in the property directly behind Woods Humane Society, where the proposed expansion is to take place. As I commented during the Design Review Committee meeting in November, I am adamantly opposed to the expansion. We have already had issues with cats in the area entering our property. Furthermore, during the DRC meeting, the architect and the principal from Woods both declared that the design will direct any sound upwards away from the neighborhood, but this is simply not true. The topography and design may help, but we can already hear voices and vehicles from the current facility. Expanding to accommodate barking dogs will only create an additional nuisance. I work from home and have an infant son. I don't agree to any unnecessary disturbances to my life and work.

Further, the DRC should have illuminated the city councilmembers and staffs to the incredible unpopularity and unfavorability of the proposed expansion. It would seem that Woods, the town, and the design team are simply attempting to *mitigate* any disturbance, when the obvious solution would be to avoid it altogether by using the funds for an expansion, and spending it on a new facility away from any neighborhoods where it is unwanted. The logic behind this expansion is completely absurd and again, incredible unpopular with established residents.

Lastly, the principal from Woods who attended the DRC virtual meeting claimed that they had held a neighborhood outreach meeting, sent flyers, and conducted a door-to-door campaign. I've consulted with several neighbors, including those who work from home or stay home with children, all of whom would have been home during any such visits, and not a single person has ever been contacted by Woods, directly or indirectly. Again, this underscores how unfavorable our community views this expansion.

I sincerely hope these comments reach the right person or people, and that those individuals take it under advisement to advocate for the neighbors of the Colony at Apple Valley--the citizens of Atascadero, and not approve this expansion.

Thank you for considering my views on this matter.

Stephen True



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P.C., P.D., M.G.

From: Alyssa Wells
Sent: Tuesday, May 3, 2022 9:21 AM
To: Planning Commission Public Comments
Subject: Agenda item 2

I am a resident of the Apple Valley Community and am extremely concerned about the expansion of the Woods Humane Society, especially around the exercise yards that will no doubt produce a lot of noise.

Our community is small, quiet, and family oriented. To know that numerous dogs waiting adoption will possibly be barking with persistent non-stop noise, 450 ft from our back yard is highly concerning. Dogs barks are known to travel a whole lot farther than that. We do already hear noise during the day from dogs and its a fraction of the proposed size.

We pay higher special taxes as homeowners of the development to maintain the neighborhood, in which the CC&R's specifically limit the amount of animals and noise in the neighborhood.

This expansion would also severely limit the resale value of our properties, as we would have to declare by law on the Real Estate Transfer Disclosure Statement whether there are any neighborhood noise problems or other nuisances.

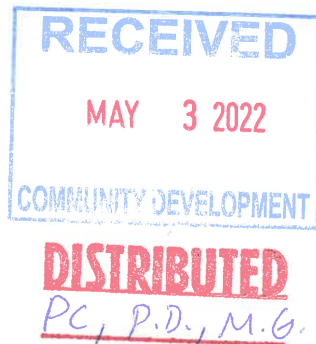
We just moved to the neighborhood from the big city of San Diego and this expansion in the center of the city by a large residential neighborhood would be highly concerning.

Please do not let this expansion go forward!

Alyssa Wells

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From: Jennie Price
Sent: Tuesday, May 3, 2022 1:07 AM
To: Planning Commission Public Comments
Subject: Agenda Item 2 proposed expansion of animal housing at 2300 Ramona Rd

How many times do residents in Apple Colony have to keep objecting to the expansion of the animal housing in our backyards??!! How many of you on the City Planning Board would like this in your neighborhood??!! We all love the concept and love animals, but not in our backyards with the additional noise and smell. If you must add on to the current facility DO IT OUT IN THE COUNTRY where people aren't trying to live in a neighborhood.

The entire idea lacks any planning or comment sense, or consideration for the surrounding neighborhood.

Mike & Jennie Price

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