



**To:** BOS\_Legislative Assistants Only,  
**Cc:** cr\_board\_clerk Clerk Recorder/ClerkRec/COSLO@Wings,  
**Bcc:**  
**Subject:** Fw: Contact Us (response #2855)  
**From:** Board of Supervisors/BOS/COSLO - Friday 06/12/2015 11:10 AM  
**Sent** Tessa Cornejo/Admin/COSLO  
**by:**

----- Forwarded by Tessa Cornejo/Admin/COSLO on 06/12/2015 11:06 AM -----

**From:** "Internet Webmaster" <webmaster@co.slo.ca.us>  
**To:** "BoardOfSups@co.slo.ca.us" <BoardOfSups@co.slo.ca.us>  
**Date:** 06/12/2015 11:03 AM  
**Subject:** Contact Us (response #2855)

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Contact Us (response #2855)

Survey Information

Site:County of SLO  
Page Title:Contact Us  
URL:<http://www.slocounty.ca.gov/bos/BOSContactUs.htm>  
Submission Time/Date:6/12/2015 11:03:13 AM

Survey Response

Name:  
Victor Montgomery

Telephone Number:

Email address:  
montgomeryarch@msn.com

Comments or questions (8,192 characters max):  
Subject: Harbor Terrace Appeal of Planning Commission Approval  
Chair and Members of the Board,

I am writing to express my support for the Harbor Terrace project and to urge you to uphold the decision of the County Planning Commission and to reject this appeal.

I am a resident of Avila Beach and supported the Port Master Plan at the time it was overwhelmingly approved by the County. I also supported it when it was approved by the Ca Coastal Commission.

Now it is time to implement what we the residents of Avila Beach approved.

It is time to change our words into deeds.



**Fw: Harbor Terrace Appeal , June 16 Agenda Item**

**Board of Supervisors** to: BOS\_Legislative Assistants Only,  
cr\_board\_clerk Clerk Recorder

06/12/2015 08:18 AM

Sent by: **Tessa Cornejo**

----- Forwarded by Tessa Cornejo/Admin/COSLO on 06/12/2015 08:18 AM -----

From: Rose Hansen <rm\_hansen@yahoo.com>  
To: "boardofsups@co.slo.ca.us" <boardofsups@co.slo.ca.us>  
Date: 06/11/2015 10:19 PM  
Subject: Harbor Terrace Appeal, June 16 Agenda Item

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Dear San Luis Obispo County Board of Supervisors,  
Please accept attached letter on behalf of Ann Feeser, coordinator for Concerned Citizens,  
Advocates for Avila.

Best regards,  
Rose M. Hansen  
Avila Beach resident



Concerned Citizens memberCC, HT Appeal Letter.pdf

CONCERNED CITIZENS  
Advocates for Avila

June 10, 2015

San Luis Obispo County Board of Supervisors  
C/O [boardofsups@co.slo.ca.us](mailto:boardofsups@co.slo.ca.us)

SUBJECT: HARBOR TERRACE APPEAL  
June 16 Agenda Item

Dear Chairperson Arnold and Members of the Board:

Concerned Citizens supports development which is carried out responsibly, in consideration of infrastructure and resource limitations. Harbor Terrace provides important lower cost overnight visitor accommodations. It also should provide for public safety by evaluation of project impacts when they will actually occur, during visitor season weekends. TRAFFIC FOR HARBOR TERRACE WILL BASICALLY NOT OCCUR ON THE SECOND TUESDAY IN MAY WHEN IMPACTS WERE EVALUATED. Tuesdays typically have the least traffic of any day of the week. **Public safety dictates an augmented EIR Traffic Analysis.**

CEQA requires evaluation of *reasonably foreseeable impacts*. Without additional traffic evaluation to that on a Tuesday, public safety is ignored. Tuesday traffic is best case. Worst case is a summer holiday weekend with a golf course event. SUMMER NON-HOLIDAY WEEKENDS REPRESENT REASONABLE WORST CASE TRAFFIC WHEN THERE ARE REASONABLY FORESEEABLE TRAFFIC IMPACTS.

While we advocate changing the traffic count time in San Luis Bay Area Plan, which is peculiar to Avila, from a second weekday in May, we understand that it is currently in effect. However, the Tuesday count only should be used for establishing traffic impact fees. An additional summer weekend count is essential to realistically address project impacts and thereby provide for public safety.

The EIR Traffic Analysis does not project the number of pedestrians who will cross between the site and beach. 900+ pedestrian crossings is likely (assuming each overnight accommodation has only two occupants who just cross once a day, plus 90 who either visit Harbor Terrace for the pool or restaurant and cross to the beach or visit the beach and cross for the restaurant).

Pedestrian safety measures were not triggered for Harbor Terrace because Tuesday in May counts are half that of summer weekend counts. Therefore, the project includes no flashers for crosswalks, no reduced traffic speed from 40 mph, no flashing traffic light, no bridge or tunnel, nor beach access aligned with the two proposed typical crosswalks. There also would be no sidewalk, which is standard for other developments. Bicycle safety is not addressed by restricting parked vehicle size with painted lines on pavement along and across from Harbor Terrace.

Instead of imposing required traffic safety measures, a condition of approval added by the Planning Commission is only for a couple of measures, based on staff caution about imposing requirements that might not be consistent with thresholds which trigger (based on Tuesday traffic counts). SAFETY DICTATES AN ADDITIONAL TRAFFIC COUNT TO EVALUATE ACTUAL PROJECT RELATED TRAFFIC.

San Luis Obispo County Board of Supervisors  
June 10, 2015  
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RVs accessing 80 Harbor Terrace spaces could impede already impeded traffic flow for half the year on weekends. Since traffic was not evaluated during likely RV arrival and departure times, RV impacts need further evaluation. Measures to address impacts, such as advance reservations to reduce unnecessary trips into Avila in search of a space and changeable message signs at entrances to the Valley, were not considered. KEEPING IN MIND THAT AVILA HAS A HIGH FIRE HAZARD DESIGNATION, MULTIPLE EARTHQUAKE FAULTS, AND A NUCLEAR POWER FACILITY, UNIMPEDED TRAFFIC FLOW IS IMPORTANT.

WE URGE HOLDING OFF CERTIFYING THE EIR UNTIL THE TRAFFIC ANALYSIS EVALUATES IMPACTS WHEN THEY WILL OCCUR, DURING VISITOR SEASON WEEKENDS. We want Harbor Terrace, and we want it to be safe.

Thank you,

Ann Feeser, Coordinator