



To: cr_board_clerk Clerk Recorder/ClerkRec/COSLO@Wings,
Cc:
Bcc:
Subject: harbor terrace
From: Debbie Arnold/BOS/COSLO - Monday 06/15/2015 02:52 PM

Debbie Arnold
Supervisor, 5th District
San Luis Obispo County

----- Forwarded by Debbie Arnold/BOS/COSLO on 06/15/2015 02:51 PM -----

From: Barton Dennen <bmdennen@charter.net>
To: darnold@co.slo.ca.us, lcompton@co.slo.ca.us, fmeacham@co.slo.ca.us,
bgibson@co.slo.ca.us, ahill@co.slo.ca.us
Date: 06/12/2015 06:10 PM
Subject: Harbor Terrace Project Appeal

Honorable Supervisors:

Please deny the appeal of the Harbor Terrace Project.

Completion of the Harbor Terrace Project will help insure perpetual access to Port San Luis Harbor District facilities to people of all economic means and numerous recreational and historic interests.

Respectively,
Barton Dennen

----- Forwarded by Debbie Arnold/BOS/COSLO on 06/15/2015 02:51 PM -----

From: bryan honore <bryanhonore@yahoo.com>
To: "darnold@co.slo.ca.us" <darnold@co.slo.ca.us>
Date: 06/15/2015 09:59 AM
Subject: The District's campground project,

Hello,

I just learned of the campground project pending for Avalia Beach. I am quite pleased at the prospect of it going forward and providing low cost tent camping for children, families, friends, solitary campers and people in general. The ubiquitous onslaught of technology gives no indication of slowing down and in its development we, all of us, realize it or not, find our self increasingly disconnected from nature that we are no doubt a part of.

Sure, we can spend a few hours at the beach, or even the day; but it is not the same as watching the evening star rise, falling into sleep listening to the night sounds and seeing the morning light on the ocean at dawn. Kids remember these things for the rest of their life, I know.

It is hard for me to comprehend why anyone would oppose this project. Please, look kindly upon it and leave a legacy for all to enjoy.

With warm regards,
Bryan Honore'



Harbor Terrace Project packet recieved in mail 6/15

Board of Supervisors to: cr_board_clerk Clerk Recorder

Sent by: **Erin Mueller**

Cc: BOS_Legislative Assistants Only

06/15/2015 03:35 PM

Each Supervisor received a copy of this packet



Harbor Terrace Project.pdf

BOARD OF COMMISSIONERS

BILL BARROW *President*
MARY MATAKOVICH *Vice President*
DAVE KIRK *Secretary*
JIM BLECHA *Commissioner*
DREW BRANDY *Commissioner*



www.portsanluis.com

STEPHEN A. McGRATH *Harbor Manager*
THOMAS D. GREEN *Legal Counsel*
PHILLIP J. SEXTON, CPA *Treasurer*

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June 15, 2015

Chairperson Debbie Arnold,
Board of Supervisors
County of San Luis Obispo

San Luis Obispo, CA 93408

RE: Harbor Terrace Project Coastal Development Permit – Project Support

Dear Chairperson Arnold and Honorable Supervisors,

I am writing on behalf of the Port San Luis Harbor District (Harbor District), project sponsor for the Harbor Terrace project. **I, along with our funding partner the California State Coastal Conservancy, respectfully request that you uphold the unanimous Planning Commission approval of the Harbor Terrace project coastal development permit (CDP) and approve changes to Condition of Approval 66.**

Community Outreach

The Harbor District began its community outreach for the Harbor Terrace project in 2003 when it undertook and completed the Port Master Plan. A chronology of the project history and community outreach is provided in Exhibit C. Close coordination with the County, California Coastal Commission (CCC), and community groups such as the Avila Valley Advisory Council (AVAC) led to inclusion of project-specific language in the San Luis Bay Area Plan (2006) and the County's LCP (2007). **The project presented to you is the culmination of dialogues with the stakeholder groups and public agencies that span more than a decade.**

Michael Kidd (and Concerned Citizens of Avila): The Harbor District has reached out to Michael Kidd to discuss his concerns with the Harbor Terrace project. You received a letter dated May 19, 2015 (see Exhibit D) that outlines responses to Michael Kidd's appeal topics.

Avila Valley Advisory Council (AVAC): The Harbor District regularly attends AVAC meetings, and has conducted numerous one-on-one discussions with AVAC members since late 2013. AVAC comments on the project have been addressed through the EIR and Conditions of Approval. On Monday, June 8, AVAC voted to issue no further comments on the Harbor Terrace project.

California Coastal Commission: CCC worked closely with the County and the Harbor District to formulate revisions to Condition of Approval 66, which addresses low-cost campsites that, as proposed with revisions states:

EACH SUPERVISOR
RECEIVED COPY

JUN 15 2015

Board of Supervisors
San Luis Obispo County

"Overnight rates for the 58 low cost campsites (car or walk-in / bike-in tent campsites) shall be no more than the median rate ~~are to fall within the rate schedule~~ for comparable camp sites set forth by California State Parks for the current year."

Subsequently, CCC has issued a letter of support for the Harbor Terrace project, which is included in your Board package.

Project Support

The extensive community outreach process has enabled the Harbor District to attain support for the project from community groups and individuals that represent the broad spectrum of project users that include commercial fishermen, working-class campers, the California Coastal Commission, and environmental groups, among others. Letters of support from these groups and individuals are included in Exhibit A herein. Both a Viewpoint and an Editorial published in the San Luis Obispo Tribune outline benefits of the project and recommend upholding the unanimous Planning Commission decision (see Exhibit B).

The Harbor District and State Coastal Conservancy commend County staff for its enduring attention in publishing a comprehensive staff report and for allowing us the flexibility to revise the project in response to community input. We respectfully request that you uphold the unanimous decision of the Planning Commission, and approve a coastal development permit, with changes to Condition of Approval 66, for the Harbor Terrace project. If you have further questions or comments, please feel free to contact me at (805) 595-5414 or stevem@portsanluis.com.

Sincerely,



Steve McGrath,
Harbor Manager

cc. Harbor Commission
Rob Fitzroy (County Planning),
Megan Martin (County Planning),
Daniel Robinson (California Coastal Commission)

Exhibit A

PROJECT SUPPORT LETTERS

Letters from:

1. California Coastal Commission
2. Archie McLaren
3. Gerard Parsons (original commissioner of the Harbor District)
4. Joel Diring
5. State Coastal Conservancy
6. San Luis Obispo CoastKeeper
7. Point San Luis Lighthouse Keepers
8. Port San Luis Commercial Fishermen's Association
9. Kara A. Woodruff
10. Bill Barrow, President, Port San Luis Harbor Commission
11. Sue Byrd, Camp Host
12. Steve & Sharon Pankratz, Camp Hosts
13. Patrick and Paula McGrath
14. Heela Homman

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE



WEB: WWW.COASTAL.CA.GOV

May 8, 2015

San Luis Obispo County Board of Supervisors

San Luis Obispo, CA 93408

Subject: Port San Luis Harbor District's Harbor Terrace Project in Avila Beach

Dear Chair Arnold and Honorable Supervisors:

I am writing to express our support for the above-referenced Harbor Terrace project that you are going to be considering on June 16, 2015. We have worked very closely with the County, the Port, the State Coastal Conservancy, and other interested parties on this project (including through approving the original LCP amendment that provides for such a project) since it was first envisioned over a decade ago.

We are aware that this project has been appealed to the Board of Supervisors from the Planning Commission's recent coastal permit decision, and we have also continued to work with all parties since that time to address remaining coastal resource issues. In particular, we are happy to report that we agree with proposed changes to the Condition of Approval designed to address potential low-cost visitor-serving requirements. With this change, we are confident that the Harbor Terrace project will be an integral component of a statewide network of coastal visitor-serving facilities, providing a wide range of visitor accommodations, including 58 low-cost "bike-in/walk-in" and "drive-in" campsites kept low-cost in perpetuity by limiting the maximum cost of the campsites per night to no more than the median rate for campsites at California State Parks in a given year.

The Coastal Commission has a long history of protecting, encouraging, and helping to provide lower cost visitor and recreational facilities in the State of California, as required by the Coastal Act and certified LCPs, and we believe that this project will be an attractive destination moving forward in that regard.

We believe the Harbor Terrace project to be a project worthy of your support, and we support approval of it as conditioned. If you have any questions or wish to discuss this matter further, please don't hesitate to contact me at the address and phone number above.

Sincerely,



Daniel Robinson
Coastal Planner
Central Coast District Office

cc: Steve McGrath, Port San Luis Harbor District
Tim Duff, California Coastal Conservancy
Rob Fitzroy, San Luis Obispo County Department of Planning and Building

Archie McLaren

May 16, 2015

Rob Fitzroy
San Luis Obispo County Planning & Building Department

San Luis Obispo, CA 93408

Dear Mr. Fitzroy:

It is my understanding that the San Luis Obispo County Board of Supervisors will be meeting in June to discuss the Project for Harbor Terrace Enhancement presented by Port San Luis. I use the term enhancement, as I am wholly convinced that the Harbor Terrace site as well as the community of Avila Beach will benefit greatly from this project.

Just so that you will have a concept of my relationship to the town of Avila Beach, I will share some of my history there with you. I moved to Avila in 1979 and acquired my home there in 1980. In 1989, I was the Chairman of the Avila Beach Water District, which became the Avila Beach CSD. In 1989, our Board voted to remove the Water Moratorium in Avila and allow businesses in downtown Avila to upgrade and renovate. Some of them were in terrible condition, becoming decrepit to the point that their physical viability was questionable, moving toward the highly questionable at a substantive rate. When the core samples were taken from the properties that had requested permits for renovation, it was determined that the underlying area was grossly contaminated by oil products that had leaked over the decades from the pipes on the Tank Farm that connected it to the oil pier terminal. I became a spokesperson for remediation of the contamination damage and chaired the Committee that collaborated, so to speak, with Unocal and the County of San Luis Obispo to initiate and complete the remediation and redesign and rebuild the town. All rebuilding projects were approved by our Committee prior to being approved by the County.

Along the way, I made efforts to heal the collective energy of the community and return it to a place with a rekindled community spirit. To assist with that concept, I relocated the internationally renowned Central Coast Wine Classic in Avila to draw multi-community and multi-state interest in the rejuvenated town.

I express this to you only to indicate that I have seen a myriad of levels of what can take place in the healing and rejuvenation of the community. In my opinion, one such substantive and critical step along the process is the enhancement of Harbor Terrace.

Obviously, there will perhaps be an Avila Beach downtown business owner or two who feels that such a project is deleterious to the well-being of the Avila downtown businesses, probably indicating a competitive scenario. It reminds me of the time when we had to defend the re-creation of the town from business owners whose narrow-minded selfishness for their own interests did not allow them the awareness of what was available to be accomplished by embracing the greater picture, a vision that was a benefit to the entire community, residents and businesses included, and hence substantively to them as well. Some of those owners/operators since apologized to me for their doubts, misgivings and verbal manifestations of negativity. One or two did not, and they remain dichotomous in the way that they relate to all community-oriented activities, such as the extraordinarily positive Amgen cycling event for example, once grossly criticized and now virtually pervasively embraced.

The demographic audience for Avila has never been more comprehensively diverse, and the result for downtown businesses has been wholly remarkable. Now they are economically viable even during winter months, in great likelihood a continuing outcome and one that was never realized in the past.

The Harbor Terrace Project will have a similar and perhaps equally profound result. The ultimately symbiotic relationship between the Project and the town will again enhance the demographics of those who visit Port San Luis and the community of Avila Beach, including people of fortunate means and people of modest means. The comprehensive networking aspect of the visits will expand the visibility of Avila Beach and its remarkable environs throughout the United States and throughout the world. The naysayers will once again benefit, as will the entire community of Avila Beach. Then those businesses who benefitted and who have the awareness of the patently beneficial aspects of the Project, as well as the egoless courage and gratitude, can thank the visionaries at Port San Luis, including the Staff and the Harbor Commission, for their objectivity, their professional focus and their efforts.

On behalf of the community of Avila Beach, I respectfully emphatically request that you give the Harbor Terrace Project your most focused and positive consideration.

With sincere gratitude for your interest and your valuable time,

Sincerely,

A handwritten signature in cursive script that reads "Archie McLaren". The signature is written in dark ink and is positioned above the printed name.

Archie McLaren

Avila Beach, California

June 4, 2015

Supervisor Frank Mecham, 1st District
SLO County Board of Supervisors

San Luis Obispo, CA 93408

Dear Supervisor Mecham:

I am Gerard L. Parsons, 7th generation Californian and one of the Founding Fathers of the Port San Luis Harbor District. I served on the Port San Luis Harbor District for 32 years.

I am writing today regarding the proposed improvement to the 25 acre parcel adjacent to the other Harbor land. We purchased this area from the Marre interests for \$500,000 over twenty years ago. We borrowed the money from the State of California with a low interest loan and this loan has been repaid. Over the years the Harbor District and staff have consulted with engineers, architects and others regarding future development. If these improvements are completed as outlined in our plan it will make the area a gem on the central coast.

The proposal improvements are composed of an RV park, camping sites, bungalow/cabin units, a restaurant, daily parking, boat parking, other harbor/commercial uses, and one of the big points of the plan is to remove the RVs that now park on the roadside.

I was born and raised in San Luis Obispo and I have devoted over 50 years of my life into planning and studying the best use for this beautiful hillside area. Let's all work together to complete this plan. I urge that you approve the Port San Luis Harbor District plan, County File Number DRC2013-00044 as proposed on the agenda for the June 16 Board of Supervisors meeting.

Sincerely,

Gerard L. Parsons

cc: Bill Barrow, President
Mary Matakovich, Vice President
Jim Blecha, Commissioner
Drew Brandy, Commissioner
Dave Kirk, Secretary
Steve McGrath, Harbor Manager

San Luis Obispo, CA 93405

From: Joel Diringer [mailto:joel.diringer@gmail.com]

Sent: Sunday, June 14, 2015 6:56 PM

To: darnold@co.slo.ca.us; lcompton@co.slo.ca.us; fmeacham@co.slo.ca.us; bgibson@co.slo.ca.us; ahill@co.slo.ca.us

Subject: Support for Port San Luis Harbor Terrace campground project

Dear Supervisor:

I want to register my strong support for the Port San Luis Harbor Terrace campground project and urge you to deny the appeal.

As an avid touring cyclist, I am thrilled with the idea of having hiker/biker campsites to encourage carbon-free tourism and encourage more people to visit our County. With the proximity to the coastal trail, the campground will also provide accommodations for through hikers. Lastly, having been on several kayaking trips, I am grateful for the opportunity to kayak the coast and have safe camping along the way.

The project will replace the RV parking that currently blocks the ocean view and increases risk for cyclists in the area. It will also provide very affordable alternatives for persons who cannot afford the upscale hotels currently in Avila.

I urge you to deny the appeal and let the project move forward.

Joel Diringer

Joel Diringer



February 27, 2015

San Luis Obispo County Planning Commissioners
c/o Ramona Hedges, Planning Commission Secretary

San Luis Obispo, CA 93408

RE: Port San Luis Harbor Terrace Campground Project

Dear Planning Commissioners,

I am writing on behalf of the State Coastal Conservancy (SCC) regarding our involvement in the Port San Luis Harbor Terrace Campground and to respectfully request your approval of the Coastal Development Permit to be considered at your March 26, 2015 meeting.

The SCC is a state agency established in 1976 to protect, restore, and enhance coastal resources, and to increase public access to the coast. We work in partnership with local governments, other public agencies, special districts, nonprofit organizations, and private landowners.

We are participating in the Harbor Terrace campground project because it will promote our mandate to protect coastal-dependent and coastal-related activities, and provide low and moderate cost visitor-serving and overnight accommodations on the coast. Together with the Harbor District and our local consultant team at Lisa Wise Consulting we have designed a project that is fully consistent with your San Luis Bay Area Plan of your LCP.

This project reflects more than a decade of collaboration among local and state agencies including the Harbor District, San Luis Obispo County, and California Coastal Commission. Harbor Terrace is a special place and the proposed new campground will enable families from near and afar to experience what I would characterize as the best of what coastal California has to offer- and at a reasonable price. Thank you for your consideration.

Sincerely,

Sam Schuchat
Executive Officer
State Coastal Conservancy



EPI-Center.

San Luis Obispo COASTKEEPER®

Ken Topping, Chair
San Luis Obispo County Planning Commission

San Luis Obispo, CA 93408

March 12, 2015

Subject: March 26 Agenda Item 3: Port San Luis Harbor District's Harbor Terrace Project

COASTKEEPER POSITION: Support Staff Recommendation to Approve Development Plan/Coastal Development Permit DRC2013-00044.

Chair Topping and Honorable Commissioners,

On March 26, 2015 your Commission will hear a request by the Port San Luis Harbor District for a Development Plan/Coastal Development Permit to develop the Harbor Terrace site.

The San Luis Obispo Coastkeeper, a program of Environment in the Public Interest, is organized for the purpose of ensuring that public officials charged with responsibilities for water quality, watershed protection, land use planning, and environmental protection comply fully with sound planning principles and with all environmental laws of the State. SLO Coastkeeper has followed the development of the Harbor District plans to improve facilities under their jurisdiction and supported the adoption of the reduced project alternative presented in the EIR.

In addition, SLO Coastkeeper has observed the storm water filtration in and around the Harbor District parking lot and boat yard on several occasions and have been impressed with the storm water catchment/filtering system being used to protect the bay waters from runoff.

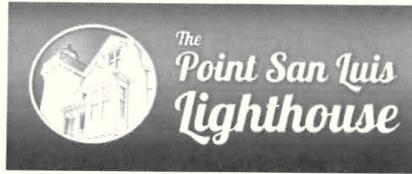
After review of the Project presented in the DEIR, SLO Coastkeeper supports adoption of the project and conditions as presented by Staff.

Respectfully submitted,

Gordon R. Hensley, San Luis Obispo Coastkeeper



San Luis Obispo COASTKEEPER® a Program of Environment in the Public Interest is a trademark and service mark of WATERKEEPER® Alliance, Inc. and is licensed for use herein.



The Point San Luis Lighthouse Keepers Est. 1995

March 13, 2015

San Luis Obispo Planning Commission
C/O Ramona Hedges

San Luis Obispo, CA 93408

Dear Ms. Hedges

On behalf of the Point San Luis Lighthouse Keepers I write to you in support of the Port San Luis Harbor District Harbor Terrace project. The Lighthouse Keepers are the non-profit organization responsible, on behalf of the district and the public, for the restoration, preservation and operation of the Light Station reservation located at Port San Luis.

The Lighthouse Keepers view the Harbor Terrace project as a continuation to the commitment of the Harbor District to implement its Master Plan, codified in the San Luis Bay Area Plan. The Master Plan was developed after significant public involvement, and adopted as an amendment to the Local Coastal Plan by the Coastal Commission. I have witnessed the efforts made by the Harbor District to reach out and include the public in the process and am pleased to offer the support of the Keepers for this very worthy project.

Implementing the District's Mater Plan included restoring, protecting and making available to the public the historic Point San Luis Light Station. Working alongside the Lighthouse Keepers, the District saw the achievement of this goal realized in 2013 with official restoration completion approved by the State Coastal Conservancy. Today the Keepers continue to serve the Districts goal of maintaining public access to the Light Station serving over 7000 visitors last year.

Similarly, the Master Plan includes making the Harbor Terrace site accessible and available to the public. This project will accomplish that by providing camping of all kinds from affordable tent sites, RV spaces, and cabins. Significantly, this project will also remove RVs from camping along Avila Beach Dr., a tremendous boost to the appeal of the area, as well as safety along a heavily traveled road.

The Lighthouse Keepers look forward to seeing the Harbor Terrace project completed. We hope to continue to work with the Harbor District in making more of our very special and spectacular coastline available to the public.

Very Sincerely,

Kristi M. Balzer

Executive Director

Point San Luis Lighthouse Keepers

kristibalzer@gmail.com

PO Box 308 Avila Beach CA 93424 www.sanluislighthouse.org info@sanluislighthouse.org



PORT SAN LUIS COMMERCIAL FISHERMEN'S ASSOCIATION

Feb. 27, 2015

San Luis Obispo County Planning Commission
Ramona Hedges, Planning Commission Secretary

San Luis Obispo, CA 93408
hedges@co.slo.ca.us

RE: PORT SAN LUIS HARBOR TERRANCE CAMPGROUND PROJECT

Dear Planning Commissioners,

I am pleased to submit this letter of support for the Harbor Terrace project on behalf of the Port San Luis Commercial Fishermen's Association (PSLCFA). The PSLCFA represents the wide diversity of commercial fishermen and fishing operations that operate out of Port San Luis across gear type, fisheries and scale of operation. Our membership provides a powerful link with the community through the generation of dozens of jobs and reliable landings of fresh local seafood. The PSLCFA also represents local commercial fishing interest on the federal and state policy levels and provides a center-point for local commercial fishermen fishing industry stakeholder. Commercial fishing in Port San Luis is alive and well and has produced over \$53 million in earnings at the dock in the last 24 years.

The PSLCFA would like to express strong support for the Harbor Terrace project as it will contribute to the financial sustainability of the Harbor District, increase coastal public access and visibility of the working waterfront; thus strengthening synergies with tourism and support the sale of local seafood.

Harbor Terrace as a Financial Driver in the Harbor District

The Harbor District maintains services and physical infrastructure critical to commercial fishing such as: dry storage, marine fuel, moorings, boat launch, parking, vehicle access, off-loading facilities, and a boatyard and haul-out facility. The Harbor Terrace project will bring an increase in economic vibrancy and better assure the Harbor District's continued capability to maintain the infrastructure and services on which PSLCFA fishermen rely.

Harbor Terrace Supports Sale of Locally Caught Fresh Fish

There are several local seafood retailers in the Harbor District. By increasing public access and greater visibility of the working waterfront, the Harbor Terrace project will expand the customer base for locally caught and sustainably caught fish and strengthen the connection between the commercial fishing industry and the community.

Please approve a Coastal Development Permit for the Harbor Terrace project to better ensure the Harbor District will continue to provide critical services and infrastructure and spur tourism on which the local commercial fishing industry relies.

Sincerely,

Butch Powers
President Port San Luis Commercial Fishermen's Association

RECEIVED

MAR 2 2015

PORT SAN LUIS
HARBOR DISTRICT

Kara A. Woodruff

San Luis Obispo, CA 93401
kara@blakeslee-blakeslee.com

San Luis Obispo Planning Commission

San Luis Obispo, CA 93408

Subject: Harbor Terrace

Dear Members of the Planning Commission and Staff:

As a county resident, frequent visitor to Avila Beach and Port San Luis, as well as someone who has been engaged in land conservation efforts in the Avila/Port San Luis region for over 15 years, I'd like to express my support of the proposed Port San Luis Harbor Terrace Campground project ("Harbor Terrace").

There are many positive and compelling attributes of the Harbor Terrace project. First, the project is modest in size and consistent with a balanced use of this rare and beautiful coastal area. The project is situated on only 32 acres, and on a land area that is already largely disturbed. No wildlife corridors are negatively impacted, no rare or protected species or natural communities are at risk, and in general there are no significant adverse effects on the property's natural features.

In addition, the Harbor Terrace project is consistent with the existing Local Coastal Program and the Land Use Element of the General Plan. The project stays within the wise limits of those carefully crafted planning documents and principles. And with its proposed uses, the Harbor Terrace is also consistent with the spirit of the Local Coastal Program. Just like the Coastal Conservancy has said, the project will promote the protection of "coastal-dependent and coastal-related activities, and provide low and moderate cost visitor-serving and overnight accommodations on the coast." Harbor Terrace is for visitors and residents from all walks of life. How refreshing!

In reviewing Harbor Terrace, I wondered whether the project would create a public safety issue in the event of an emergency requiring evacuation along the narrow and already constrained Avila Beach Drive. I was pleased to read, however, that the Port San Luis Harbor District had entered into an agreement with Pacific Gas & Electric, to allow for a secondary emergency/evacuation access through Diablo Canyon Road to the west. I still wonder about the ability of Avila Beach Drive to carry the additional traffic associated with the project, although the EIR appears to have suggested reasonable mitigation measures. I defer to the traffic experts on whether this issue has been adequately addressed.

Finally, it's clear that the Harbor Terrace project has been envisioned, designed, and should be implemented according to more than a decade of collaboration amongst local and state agencies and organizations – people and entities who have other than a profit motive and who have a track record of improving the quality of life for our community and beyond. Thank you, sincerely, for that – this collaboration surely boosts my support and enthusiasm for Harbor Terrace.

Sincerely,

Kara A. Woodruff

February 13, 2015

To: San Luis Obispo County Planning Commissioners

RE: Port San Luis Harbor Terrace Campground Project

Dear Planning Commissioners,

I am currently a camp host at Port San Luis, and have been doing this kind of work for many years at various sites around the State and country.

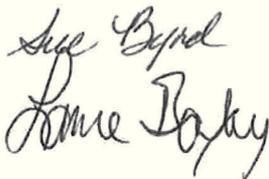
I am writing to share with you my excitement and strong support for the Port San Luis Harbor Terrace Campground Project. This project is big step towards better utilizing Port lands, improving coastal access and providing public amenities in such a beautiful part of the California coast.

Simply by removing RVs from Avila Beach Drive, the project will greatly improve public parking, ocean views, and the overall beauty of the area.

Most importantly, the low-cost camping and RV camping sites are incredibly important given the lack of affordable options in the area. In my interactions with RV campers and other patrons of Port San Luis, I can personally attest to support and anticipation for this project.

Therefore, I respectfully request the County of San Luis Obispo approve a Coastal Development Permit for the Port San Luis Harbor Terrace project.

Sincerely,

The image shows two handwritten signatures in cursive. The top signature is "Steve Byrd" and the bottom signature is "Anne Byrd".

Camp Hosts
Port San Luis Harbor District

February 13, 2015

To: San Luis Obispo County Planning Commissioners

RE: Port San Luis Harbor Terrace Campground Project

Dear Planning Commissioners,

I am currently a camp host at Port San Luis, and have been doing this kind of work for many years at various sites around the State and country.

I am writing to share with you my excitement and strong support for the Port San Luis Harbor Terrace Campground Project. This project is big step towards better utilizing Port lands, improving coastal access and providing public amenities in such a beautiful part of the California coast.

Simply by removing RVs from Avila Beach Drive, the project will greatly improve public parking, ocean views, and the overall beauty of the area.

Most importantly, the low-cost camping and RV camping sites are incredibly important given the lack of affordable options in the area. In my interactions with RV campers and other patrons of Port San Luis, I can personally attest to support and anticipation for this project.

Therefore, I respectfully request the County of San Luis Obispo approve a Coastal Development Permit for the Port San Luis Harbor Terrace project.

Sincerely,

A handwritten signature in cursive script that reads "Steve Parkraty" on the top line and "Sharon Wiebe Parkraty" on the bottom line.

Camp Hosts
Port San Luis Harbor District

Steve McGrath

Subject: RE: Support for Harbor Terrace

From: Patrick McGrath [<mailto:pmcgrath805@gmail.com>]
Sent: Friday, February 13, 2015 11:30 AM
To: Steve McGrath
Cc:
Subject: Re: Support for Harbor Terrace

To Whom It May Concern:

My wife and I have had the luxury of living all over California. We have spent our decade-long relationship travelling, hiking and camping. Our experiences have given us intimate knowledge of California's trees, mountains, rivers, lakes and ocean and with this knowledge, we are excited to make our next move to the a place we believe surpasses most: San Luis Obispo.

Part of this move is prompted by the quick access to SLO's rugged coasts and sandy beaches. Nowhere have we come across such quick access to all the Pacific has to offer. While access is quick, however, we have experienced time and again the financial barriers currently restricting access to overnight enjoyment. Hotels and resorts are not our cup of tea; neither are those behemoth RV's, but we, on more than one occasion, have grown envious of those who have access to the Pacific overnight.

As avid campers, we fully support the Harbor District's plan to provide low cost access to the Pacific through the development of Harbor Terrace. Our support stems not only from our desire to be close to the ocean, but also from a desire to have additional camping opportunities in San Luis. We have camped in San Luis from Montana de Oro to the Carrizo Plains, from Lake Nacimiento to Oceano. We cherish the idea of another campground and truly look forward to waking up to a cool sea breeze.

Sincerely,

Patrick and Paula

Steve McGrath

From: Heela Homman <heelahomman@gmail.com>
Sent: Tuesday, March 3, 2015 4:06 PM
To: Steve McGrath
Subject: Harbor Terrace Development

Hi Steve,

One of my favorite things about living in California is our ability to leave the city and, in just a few hours, find ourselves surrounded by bountiful nature. As a camping enthusiast, I'm constantly searching for exciting ways to connect with my home state, and that often occurs through enjoying coastal campgrounds. Unfortunately, our options for coastal camping are far fewer than inland counterparts. The Harbor Terrace development would offer residents an additional avenue for exploring the idyllic Central Coast. It would help us use our land more effectively, and exhibit California's willingness to make our land more accessible to residents and tourists alike. The Harbor Terrace development would be a welcomed addition to California's collection of coastal campgrounds.

Best,

Heela Homman

Exhibit B

SAN LUIS TRIBUNE ARTICLE AND OPINION PIECES IN FAVOR OF
HARBOR TERRACE

A flimsy appeal shouldn't halt Harbor Terrace plans

Board of Supervisors needs to allow project to move forward

By The Tribune
letters@thetribunenews.com
June 14, 2015



Part of Harbor Terrace near Port San Luis. JOE JOHNSTON — jjohnston@thetribunenews.com

In an area where beachfront rooms can easily go for \$300 a night, the Port San Luis Harbor District is proposing something remarkable: ocean-view accommodations for as little as \$35 to \$40.

We aren't talking swanky towels in the bathrooms and chocolates on the pillows. These are RV spaces, tent campsites and cabins, and we believe many budget-minded

vacationers will be just fine with that. Some local residents, though, are worried that Avila Beach is being threatened by overdevelopment, and the Harbor District's project, called Harbor Terrace, has come under eleventh-hour scrutiny as a result.

Michael Kidd, an Avila Beach hotelier, has appealed the county Planning Commission's unanimous approval of the project; that appeal will be heard by the Board of Supervisors on Tuesday.

Kidd objects to allowing development in the midst of a severe drought. He also believes traffic has been inadequately studied and he maintains the long-range plan for the area is out-of-date.



The view from the first level of Harbor Terrace looking toward Harford Pier.
DAVID MIDDLECAMP — dmiddlecamp@thetribunenews.com

On top of that, there's a larger concern on the part of other Avila residents about the overall magnitude of the development proposed for the community. Other projects, including a new resort on the Avila Point property owned by Chevron and a 1,500-home subdivision proposed for Wild Cherry Canyon, are in the early planning stages. Citizens question whether the community — which is served by a two-lane road where there's already bumper-to-bumper traffic on busy weekends — can handle all that growth.

We share that worry. However, we believe it's wrong to lump Harbor Terrace with other projects.

This is not a big residential development or a destination resort that will draw hundreds, even thousands, of new residents and visitors to the area.

Harbor Terrace will likely accommodate many visitors who have already been coming to Avila, and will continue to visit whether or not the project is built.

In fact, the project will replace some existing facilities — 30 RV sites already on the Terrace Harbor site, and another 25 along Avila Beach Drive.

Those 25 sites on Avila Beach Drive are a problem. Pedestrians and cyclists have to maneuver around the big RVs, which can mean veering into the street.

In 2007, the California Coastal Commission ordered the Harbor District to get rid of the RV spaces within five years, but the commission extended that since it knew the district was making progress on the Harbor Terrace project.

That progress should be allowed to continue.

Kidd's arguments against the project are flimsy at best and overlook the many positive aspects of the development.

For example, take the issue of water use: Port San Luis is entitled to 100 acre-feet of water from the Lopez Water Project. It uses only 35 acrefeet; it's anticipated that Harbor Terrace will use another 32 acre-feet, for a total of 67 acre-feet.

Even if the capacity of Lopez Reservoir drops to just 2 percent (it's now at 35 percent) requiring a steep reduction of allotments, the district will still be entitled to 65 acrefeet of water.

And if Lopez were to dry up completely, Harbor Terrace could be temporarily shut down. The same can't be said for permanent residences.

As for traffic, we agree that traffic and parking can be a headache in Avila, as they are at many beach communities. But it's disingenuous to attempt to keep out low-cost camping while continuing to promote tourism through advertising and special events. Far from being a trafficgenerating nuisance, we believe the project will be a major asset: It will provide a source of revenue that will ensure the Harbor District's financial stability; it will get RV parking off Avila Beach Drive; and it will improve beach access — a goal of California's coastal planning — by providing a range of accommodations for visitors who might otherwise find a seaside vacation out of financial reach.

The Tribune strongly urges the Board of Supervisors to deny the appeal and allow Harbor Terrace to proceed.

Read more here: http://www.sanluisobispo.com/2015/06/14/3679303_a-flimsy-appeal-shouldnt-halt.html

Harbor Terrace is the right fit for Avila Beach

By Carolyn Moffatt
June 7, 2015



The view from the first level of Harbor Terrace looking toward Harford Pier.
DAVID MIDDLECAMP — dmiddlecamp@thetribunenews.com

A “really great project” that would guarantee forever that ordinary folks could always afford the cost of a weekend stay at Avila Beach has hit a pothole on the road to approval.

The project — known as Harbor Terrace — has received a unanimous thumbs-up from the five members of the San Luis Obispo County Planning Commission. In the March 26 Tribune, Commissioner Eric Meyer, after voting for the project, called Harbor Terrace “a really great project,” and said, “I am really stoked about it.”

Harbor Terrace, which grew out of a plan endorsed by the Coastal Commission in 2006, has received enthusiastic endorsements from two other groups not often in agreement — commercial fishermen and environmentalists. Until a last-minute appeal was filed, it had no known opposition.

But because of the appeal, the county Board of Supervisors must review the Planning Commission's decision, which it will do June 16.

Without a doubt, Harbor Terrace deserves five thumbs-up from the county supervisors.

Here's why:

- The 32-acre Harbor Terrace is consistent with the county's coastal plan for ensuring affordable access to the beach and the ocean, and is, in fact, 100 percent consistent with all existing plans for the community.
- Fees for the 58 low-cost tent campsites will be affordable, as they will be modeled after those charged by State Parks.
- The renovation and reconfiguring of Harbor Terrace means that 25 RV campsites now on Avila Beach Drive can be eliminated, thus increasing public safety, improving the view and freeing up more beachside parking.
- This plan also ensures users will be paying reasonable fees, low enough to be broadly affordable, but high enough overall to create a meaningful revenue stream that will help support Harbor District operations, including restroom maintenance, lifeguard staffing and harbor patrol.

The attempt to halt Harbor Terrace appears driven largely by a fear that Avila Beach is on the verge of being overdeveloped.

While it's true that three other significant projects are on the drawing boards — up to 1,500 homes in Wild Cherry Canyon; a new, four-story lodge at the Avila Beach Golf Resort; and a resort on Fossil Point above Avila Beach — each of these is in an embryonic planning stage, and each will receive years of thorough scrutiny.

Harbor Terrace, in contrast, has been thoroughly vetted and is small in scale. Through hundreds of hours of workshops and public hearings it has been redesigned and refined to fit seamlessly into the culture and environment of Port San Luis and Avila Beach.

The creative design and intentional affordability of Harbor Terrace also has attracted the unprecedented financial partnership between the Harbor District and the California Coastal Conservancy to cover over \$400,000 of predevelopment costs.

Harbor Terrace presents zero threat to the beauty and serenity of Avila Beach. In fact, it will enrich one of the world's most beautiful beaches. But you won't have to be rich to experience it.

Please join me in urging the county supervisors to support their own Planning Commission's decision. Let's make Harbor Terrace a reality.

Carolyn Moffatt is a former Port San Luis Harbor Commissioner.

<http://www.sanluisobispo.com/2015/06/07/3668587/harbor-terrace-is-the-right-fit.html>

Project has benefits

By Steve McGrath

Harbor manager, Port San Luis Harbor District June 8, 2015

There is an important distinction to be made between the Harbor Terrace campground and the other projects proposed in and around Avila Beach.

The Port San Luis Harbor District's campground project has been planned for years, is specifically addressed in the most recent amendment to the area plan (2007), requires no zoning changes or plan amendments, offers people of every economic level the opportunity to stay in and enjoy Avila, and enjoys the strong support of the Coastal Commission and unanimous approval from the San Luis Obispo County Planning Commission.

This project will also ensure that the Harbor District will be able to continue to provide services to the public, ranging from cleaning restrooms to ensuring the safety of beach-and ocean-goers.

The district looks forward to final approval and then completion of this project, and the use and enjoyment of this spectacular place by the general public.

<http://www.sanluisobispo.com/2015/06/08/3669928/project-has-benefits.html>

Exhibit C

CHRONOLOGY OF HARBOR TERRACE

Harbor Terrace Chronology

- 1977: Harbor District bought the approximately 26 acre 'Harbor Terrace' property for public, visitor serving purposes and District operational needs.
- Mid 1990s: Development proposal for resort hotel and commercial retail unsuccessful.
- 2001: District begins update on Master Plan
- 2004: District certifies EIR for Master Plan
- 2006: District's Master Plan was adopted as an amendment to the Local Coastal Plan. This Plan details the allowable uses on the site
- 2009: District issued a Request for Qualifications (RFQ) and a subsequent, invitation only, Request for Proposals (RFP). The District selected a developer/operator; negotiations were not successful.
- July 2012: Harbor Commission discusses cooperative agreement with Coastal Conservancy (SCC) on development of the entitlements by SCC and subsequent development of the project by the District.
- Dec. 2012: SCC Board met at Port San Luis and approved the cooperative agreement.
- Sept. 2013: The District and PG&E completed property line adjustment and transfer of ownership, such that the District is now owner in fee of the entire 30+ acre site.
- May 2013: Request for Proposals (RFP) for consultant services for development of entitlements issued.
- July 2013: Lisa Wise Consulting (LWC) from San Luis Obispo was selected for developing entitlement package.
- Sept. 2013: Options and next steps were discussed by the Harbor Terrace committee.
- Jan. 6, 2014: Harbor Manager met with the Avila Valley Advisory Council's Land Use Sub-Committee, and County Planning.
- Feb. 12, 2014: Public meeting followed by Harbor Commission meeting to review concept drawings and receive public input.
- Feb. 25, 2014: Harbor Commission meeting to discuss development options
- March 5, 2014: The Notice of Preparation (NoP) of an environmental review of the project was released.
- March 12, 2014: The Harbor Terrace Committee met to review progress drawings.
- March 19, 2014: The 'scoping meeting' to receive input on the issues to be addressed during the review process under the California Environmental Quality Act (CEQA) was held.
- April 7, 2014: The response period for the NoP closed.
- June 24, 2014: Harbor Commission meeting and public briefing on project status to date by members of Lisa Wise Consulting team.
- July 15, 2014: Harbor Terrace Committee and public updated on progress.

Sept. 15, 2014: Release of the draft Environmental Impact Report (DEIR).

Oct. 9, 2014: Final date for submittal of proposals for development/operation of the project.

Oct. 15, 2014: Public meeting for discussion of DEIR. County Planning also in attendance.

Oct. 28, 2014: Harbor Commission meeting for review of DEIR

Oct. 30, 2014: Harbor Commission meeting to receive recommendations from the developer selection Review Committee.

Nov. 15, 2014: Deadline for submittal of comments on the DEIR. (60 day comment period longer than required 45 days to ensure maximum public comment.)

Dec. 16, 2014: After several meetings, the Harbor Commission selected potential developer/operator of the project.

Jan. 14, 2015: Final Environmental Impact Report released.

Jan. 27, 2015: Harbor Commission certified the Final EIR and approved a use permit for the project.

March 26, 2015: Planning Commission approval of the coastal development permit.

April 6, 2015: Project appealed to the Board of Supervisors

June 16, 2015: Board of Supervisors appeal hearing.

Exhibit D

LETTER TO SLO COUNTY BOARD OF SUPERVISORS DATED MAY 19, 2015
REGARDING RESPONSES TO MICHAEL KIDD APPEAL OF HARBOR TERRACE

BOARD OF COMMISSIONERS

BILL BARROW
MARY MATAKOVICH
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Vice President
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Commissioner
Commissioner



STEPHEN A. McGRATH
THOMAS D. GREEN
PHILLIP J. SEXTON, CPA

Harbor Manager
Legal Counsel
Treasurer

May 19, 2015

Board of Supervisors
County of San Luis Obispo
c/o Supervisor Debbie Arnold, Chair

San Luis Obispo, CA 93408

RE: Harbor Terrace Project Coastal Development Permit Appeal

Dear Supervisors,

I am writing on behalf of the Port San Luis Harbor District (Harbor District), applicant for the Harbor Terrace project located north and east of the intersection of Avila Beach Drive and Diablo Canyon Road. **I, along with our funding partner, the California State Coastal Conservancy (SCC), respectfully request that you uphold the Planning Commission's unanimous approval of the coastal development permit (CDP) for the Harbor Terrace project.**

BACKGROUND

In 2003, the Harbor District completed a Port Master Plan (and accompanied EIR), which includes a sub planning area for the Harbor Terrace site. Shortly thereafter, the California Coastal Commission certified, and San Luis Obispo County adopted, a Local Coastal Program (LCP) and the San Luis Bay Area Plan that prescribe requirements for the Harbor Terrace site. The project is consistent with the Master Plan, LCP, San Luis Bay Area Plan, and requirements of the Land Use and Circulation Elements of the San Luis Obispo County General Plan.

COMMUNITY OUTREACH

The Harbor District began its community outreach for the Harbor Terrace project in 2003 when it undertook and completed the Port Master Plan. Close coordination with the County, California Coastal Commission (CCC), and community groups such as the Avila Valley Advisory Council (AVAC) led to inclusion of project-specific language in the San Luis Bay Area Plan (2007) and the County's LCP (2007). In February 2014, shortly after submittal of a CDP application to the County in late 2013, the Harbor District held a public workshop to discuss the project with interested community stakeholders. Public comment was accepted on the project, and the Harbor Commission discussed the project at public hearings in February (initial design presentation) and June (design revisions) 2014. Numerous changes were made to the project in response to public feedback, and on January 27, 2015, the Port San Luis Harbor Commission certified the project EIR. **The project that was unanimously approved by the Planning Commission is the culmination of dialogues with stakeholder groups and public agencies that span more than a decade.**

CALIFORNIA COASTAL COMMISSION: The Harbor District has remained in close contact with CCC staff and our local member of the Commission throughout the CDP process. CCC supports the Harbor Terrace project, assuming revisions to Condition of Approval 65 put forth in the staff package (-proposed by - the Harbor District to address on-going affordability of 58 low-cost campsites) are approved by the Board.

PROJECT APPEAL

Michael Kidd, a resident of Avila Beach, appealed the Planning Commission decision to approve unanimously the Harbor Terrace CDP on three issues: water, cumulative development in Avila Beach, and traffic analysis. Please find below Harbor District responses to each issue.

PROJECT WATER SUPPLY: Mr. Kidd requests the County postpone approval of the Harbor Terrace CDP until the on-going drought subsides such that water levels in Lopez Lake Reservoir reach normal capacity levels. The project EIR analysis indicates the Harbor District will be left with a surplus allocation of water after Harbor Terrace buildout. As shown below, the surplus allocation would allow the Harbor District to accommodate Harbor Terrace demand even in a delivery-reduction scenario that could be triggered by State mandate or County restrictions in light of reduced Lopez Lake Reservoir capacity levels.

Room In Harbor District Water Allocation to Accommodate Harbor Terrace and Water Supply Decrease: Water service is provided by the San Luis Obispo County Flood Control and Water Conservation District to the Harbor District through County Service Area Number 12 (CSA 12), which acquires and distributes water supplies allocated from the Lopez Lake Reservoir. The Harbor District possesses an allotment of 100 acre-feet per year (afy). The Harbor District currently uses approximately 35afy of its 100 afy water allocation. The Harbor Terrace project is anticipated to result in demand for 31.94 afy. The Harbor District will be left with a projected water surplus of 33.06 afy after Harbor Terrace buildout that would allow the District to accommodate reduced water delivery and Harbor Terrace demand simultaneously.

The County is implementing the Low Reservoir Response Plan (LRRP) for Zone 3 of the San Luis Obispo County Flood Control and Water Conservation District which provides regulations for CSA 12, although no reductions in water delivery have yet occurred. The goal of the LRRP is to reduce downstream releases and municipal diversions from Lopez Reservoir, when the lake falls below 20,000 acre feet of storage. The below table shows that the Lopez Reservoir would need to fall below 2% capacity (65 afy delivery to Harbor District) before the Harbor District would fall short of supply needed to meet existing conditions plus Harbor Terrace water demand.

PSLHD Feet Reductions	Acre (AFY)	Lopez Reservoir Water Delivery Reduction Scenario		
		% Available	AF	Percent Delivery Reduction
100	35	20,000	0%	No deliveries above contract entitlements
90	24	15,000	10%	Delivery Reduction
80	13	10,000	20%	Delivery Reduction
65	2	5,000	35%	Delivery Reduction
0	0	4,000	100%	No Water Deliveries

Harbor Terrace Water Conservation Efforts: Prior to Planning Commission approval and in response to comments received on the Draft EIR, the project landscape plan was revised to eliminate lawn and non-native species that would require irrigation. The project is also subject to mitigation measures identified in the Port Master Plan Final Program EIR that include water conservation measures above and beyond County ordinance. Such mitigation measures include, among others:

PS-5. The Harbor District shall promote the efficient use of water and reduced water demand by:

- a. Requiring water-conserving design and equipment in new construction;
- b. Encouraging water-conserving landscaping and other conservation measures;
- c. Encouraging the retrofitting of existing fixtures with water-conserving fixtures;

PS-13. New development on the Harbor Terrace site shall comply with County of San Luis Obispo and County Service Area Number 12 requirements concerning the installation and use of reclaimed water systems for landscape irrigation.

PS-14. New development shall incorporate native plant species and ornamental species which are drought-tolerant and/or have low irrigation requirements.

Water conservation efforts presented by the project and Harbor District water delivery levels under the LRRP rebut the water concerns Mr. Kidd raises in his appeal of the project.

CUMULATIVE DEVELOPMENT IN AVILA BEACH AREA: Mr. Kidd requests the County postpone approval of the Harbor Terrace CDP until the Avila Community Plan is updated to include large, new projects that have recently come forward. The Avila Community Plan addresses land use and circulation issues for the inland portion of the community outside of the coastal zone. The San Luis Bay Area Plan addresses these issues for the portion of Avila Beach within the Coastal Zone. While the Harbor District cannot effect change to the Avila Community Plan, as it does not control inland property controlled by the Plan, it can and has effected change to the San Luis Bay Area Plan. The San Luis Bay Area Plan was updated in 2007 to include language specific to development on the Harbor Terrace site. Language in the San Luis Bay Area Plan that pertains to Harbor Terrace is based upon a Port Master Plan update that concluded in 2004.

The Harbor Terrace project has been conceived of and discussed with the community for over a decade. The project that has come forward is entirely consistent with the Port Master Plan and San Luis Bay Area Plan. The project is reflected in the County General Plan and LCP.

Long-term anticipation of the Harbor Terrace project, incorporation of the project into County regulatory frameworks, and inclusion of the project in County baseline conditions for traffic, water, and other analyses rebut the cumulative development issues Mr. Kidd raises in his appeal of the project.

TRAFFIC ANALYSIS TIMING: Mr. Kidd requests the County postpone approval of the Harbor Terrace CDP until the project has analyzed peak level traffic that occurs in holiday and weekend timeframes. Section 4.11.1.5 of the Harbor Terrace EIR discusses how project traffic impacts would vary in context of seasonal peak (summer weekend) traffic timeframes. The Harbor

Board of Supervisors, San Luis Obispo County,
Supervisor Debbie Arnold, Chair
May 19, 2015
4

Terrace project EIR traffic analysis also complies with the SLO County Local Coastal Program (LCP) requirements for traffic counts. Changing the required timing of the traffic counts would require an amendment to the County LCP that would need to be certified by the California Coastal Commission.

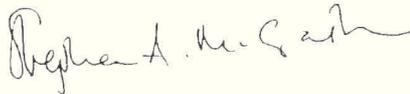
Chapter 5 of the LCP, "Policies for Commercial Fishing, Recreational Boating, and Port Facilities" puts forth Policy 5.C, "Port San Luis Service Capacity" that states (pg. 5-7):

Traffic: Avila Beach Road shall not be subjected to traffic levels exceeding level of service "C", based on the average hourly weekday two-way 3:00 p.m. to 6:00 p.m. traffic counts to be conducted during the second week in May of each year. [Amended 1995, Ord. 2702]

The project EIR analysis that addresses peak hour, seasonal traffic patterns that would apply to the project and traffic count timing stipulated in the LCP together rebut the traffic issues Mr. Kidd raises in his appeal of the project.

The Harbor District and State Coastal Conservancy commend County staff for its enduring attention to the project and proactive approach to resolving Harbor Terrace issues with the community and California Coastal Commission. We respectfully request that you uphold the Planning Commission's unanimous approval of a coastal development permit for the Harbor Terrace project. If you have further questions or comments, please feel free to contact me at (805) 595-5414 or stevem@portsanluis.com.

Sincerely,



Steve McGrath,
Harbor Manager, Port San Luis Harbor District

cc: Rob Fitzroy, County Planning
Daniel Robinson, California Coastal Commission



Fw: Bicycle Coalition Letter Re : Harbor Terrace Project Appeal

Tessa Cornejo to: cr_board_clerk Clerk Recorder

06/15/2015 04:19 PM

Sincerely,

Tessa Cornejo
Secretary to Dan Buckshi, CAO & Guy Savage ACO
San Luis Obispo County, Administrative Office
www.slocounty.ca.gov

Connect with us:

www.facebook.com/SLOCountyGov
www.twitter.com/SLO_CountyGov
www.linkedin.com/company/county-of-san-luis-obispo
www.youtube.com/user/slocountygov

----- Forwarded by Tessa Cornejo/Admin/COSLO on 06/15/2015 04:18 PM -----

From: Dan Rivoire <dan@slobikelane.org>
To: fmecham@co.slo.ca.us, Bruce Gibson <bgibson@co.slo.ca.us>, ahill@co.slo.ca.us,
lcompton@co.slo.ca.us, darnold@co.slo.ca.us, vshelby@co.slo.ca.us, cmckee@co.slo.ca.us,
"hmill@co.slo.ca.us" <hmill@co.slo.ca.us>, jbrennan@co.slo.ca.us, Jen Caffee
<jcaffee@co.slo.ca.us>, tcornejo@co.slo.ca.us
Date: 06/15/2015 04:18 PM
Subject: Bicycle Coalition Letter Re: Harbor Terrace Project Appeal

Dear Chairwoman Arnold and Board of Supervisors,

Thank you for the opportunity to comment on the Harbor Terrace Project. Our comment letter is attached for your review.

--

Dan Rivoire
Executive Director
SLO County Bicycle Coalition
dan@slobikelane.org

slobikelane.org



SLOCBCHarborTerraceLetter.pdf



San Luis Obispo County Board of Supervisors

San Luis Obispo CA 93401

June 9, 2015

Re: Harbor Terrace Project

Dear Chairwoman Arnold and Board of Supervisors:

The San Luis Obispo County Bicycle Coalition appreciates the opportunity to comment on the Harbor Terrace Project Appeal. We support the Harbor Terrace project because it will encourage biking to and around Avila beach by providing affordable camping and lodging opportunities, including the walk-in and bike-in campsites. We are excited that Avila Beach and Port San Luis, which have been popular destinations for people riding bicycles for decades, will become even more accessible to residents and visitors alike.

Nevertheless, we are concerned that increases in vehicle traffic are making this trip more dangerous and less pleasant for all users of the road. While we recognize that it is not reasonable to hold this project solely responsible for the infrastructure improvements needed to address current traffic safety conditions, we consider the appeal an opportunity to emphasize broad based concerns about the safety of bicyclists and pedestrians in the project's vicinity and express ongoing communitywide support for the extension of the Bob Jones Trail to Harford Pier.

We strongly encourage you to focus on short and long term solutions to the area's lack of safe routes for people biking and walking along Avila Beach Drive from Avila Beach to the Harford Pier. Traffic impact fees generated by Harbor Terrace project should be dedicated to Avila Beach improvements and the County must understand the serious need take the lead on addressing communitywide traffic safety concerns, such as:

- Reducing the speed limit and exploring additional traffic calming measures along Avila Beach Drive.
- Extending the Bob Jones Trail from its terminus at the Avila Beach Golf Resort to the Harford Pier.
- Widening the existing Bob Jones Trail from 8-foot wide to 12-foot wide in order to safely accommodate current trail use, growing demand, and reflect the 12-foot wide standards being used on other segments of the Bob Jones Trail.
- Limiting the size of vehicles permitted to park on Avila Beach Drive, prohibiting RV parking, and therefore reducing the likelihood of bicyclists and pedestrians being forced to assume the risk of riding or walking in the travel lane, exposing them to traffic moving at over 40 mph.
- Updating the Avila Beach Community Plan to address the issues raised by the appeal. Avila Beach deserves a community plan that embraces multi-modal

slobikelane.org



transportation choices and encourages safe and convenient alternatives options to driving, especially for short distances across town.

- Updating the County's traffic impact analysis methods to analyze summer, holiday, or weekend traffic and authentically reflect peak bicyclist and pedestrian activity.

The Bicycle Coalition exists to improve the quality of life throughout the Central Coast through bicycle advocacy, education and inspiration. With over 4500 supporters throughout the region, our efforts are motivated directly by the wants and needs of local residents who believe community well being depends on safe and easy access to active transportation.

Once again, we ask that you deny the appeal and approve the Harbor Terrace project while recognizing need to address traffic safety issues and build constituent driven infrastructure improvements in Avila Beach. Thank you for your time and consideration, please do not hesitate to contact us with any questions whatsoever.

Sincerely,

Dan Rivoire, Executive Director
San Luis Obispo County Bicycle Coalition



Fw: Bicycle Coalition Letter Re : Harbor Terrace Project Appeal

Debbie Arnold to: cr_board_clerk Clerk Recorder

06/15/2015 04:47 PM

Sent by: **Jennifer Caffee**

Debbie Arnold

Supervisor, 5th District
San Luis Obispo County

----- Forwarded by Jennifer Caffee/BOS/COSLO on 06/15/2015 04:47 PM -----

From: Dan Rivoire <dan@slobikelane.org>
To: fmecham@co.slo.ca.us, Bruce Gibson <bgibson@co.slo.ca.us>, ahill@co.slo.ca.us, lcompton@co.slo.ca.us, darnold@co.slo.ca.us, vshelby@co.slo.ca.us, cmckee@co.slo.ca.us, "hmill@co.slo.ca.us" <hmill@co.slo.ca.us>, jbrennan@co.slo.ca.us, Jen Caffee <jcaffee@co.slo.ca.us>, tcornejo@co.slo.ca.us
Date: 06/15/2015 04:18 PM
Subject: Bicycle Coalition Letter Re: Harbor Terrace Project Appeal

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Dan Rivoire
Executive Director
SLO County Bicycle Coalition
dan@slobikelane.org

slobikelane.org



SLOCBCHarborTerraceLetter.pdf



San Luis Obispo County Board of Supervisors

San Luis Obispo CA 93401

June 9, 2015

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transportation choices and encourages safe and convenient alternatives options to driving, especially for short distances across town.

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Sincerely,

Dan Rivoire, Executive Director
San Luis Obispo County Bicycle Coalition