Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED15-068 **DATE:** January 20, 2016

PROJECT/ENTITLEMENT: XMG Holdings LLC Minor Use Permit/Coastal Development Permit; DRC2015-00020

APPLICANT NAME: XMG Holdings LLC - Andrew Graham
ADDRESS: 25876 The Old Road # 72, Stevensons Ranch, CA 91381
CONTACT PERSON: Andrew Graham **Telephone:** (805)704-7000

PROPOSED USES/INTENT: A request by XMG Holdings for a Minor Use Permit/Coastal Development Permit to allow a new 3,033 square foot, two-story single family residence with an attached 2,227 square foot garage and workshop to be used as a vacation rental. The project will result in the disturbance of the entire 6,000 square foot parcel through development, landscaping and associated improvements. The project is located within the Recreation land use category on the south side of Avila Beach Drive on Beach Colony Lane, approximately 360 feet east of 1st St., within the community of Avila Beach in the San Luis Bay Coastal planning area.

LOCATION: 2935 Avila Beach Drive, Avila Beach, CA 93424

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: http://www.sloplanning.org

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.8) Using Form

Project Title & No. **XMG Holdings Minor Use Permit/Coastal Development Permit, ED15-068 (DRC2015-00020)**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☐ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☒ Transportation/Circulation
☐ Air Quality	☒ Noise	☐ Wastewater
☐ Biological Resources	☐ Population/Housing	☒ Water /Hydrology
☒ Cultural Resources	☒ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Megan Martin	Megan Martin	1/6/2016
Prepared by (Print)	Signature	Date

Steven McMasters	Ellen McMasters	Ellen Carroll, Environmental Coordinator (for)	1/6/16
Reviewed by (Print)	Signature		Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by XMG Holdings for a Minor Use Permit/Coastal Development Permit to allow a new 3,033 square foot, two-story single family residence with an attached 2,227 square foot garage and workshop. The project will result in the disturbance of the entire 6,000 square foot parcel through development, landscaping and associated improvements. The project is located within the Recreation land use category on the south side of Avila Beach Drive on Beach Colony Lane, approximately 360 feet east of 1st St., within the community of Avila Beach in the San Luis Bay Coastal planning area.

ASSESSOR PARCEL NUMBER(S): 076-196-010

Latitude: 35 degrees 10' 51.3546" N Longitude: 120 degrees 44' 3.9876" W **SUPERVISORIAL DISTRICT #** 3

B. EXISTING SETTING

PLAN AREA: San Luis Bay(Coastal) **SUB**: **COMM:** Avila Beach

LAND USE CATEGORY: Recreation

COMB. DESIGNATION: None

PARCEL SIZE: 6,000 square feet

TOPOGRAPHY: Moderately sloping

VEGETATION: Urban-built up

EXISTING USES: Vacant;

SURROUNDING LAND USE CATEGORIES AND USES:

North: Recreation; Avila Beach Golf Course	*East:* Residential Multi-Family; residential
South: Recreation;Public Parking Lot	*West:* Recreation; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project site is located along Beach Colony Lane within the "old railroad right-of-way" (i.e. Avila Colony). The project site is visible along Avila Beach Drive travelling into downtown Avila Beach, and at the intersection of San Miguel Street and Avila Beach Drive. These are local roads and are the main entrances into the community of Avila Beach. San Luis Obispo Creek, the Pacific Ocean, and oak woodland hillsides are the dominant natural components of the Avila Beach community but there is no view of the Pacific Ocean from Avila Beach Drive across the site, and the creek is located on the opposite side of Avila Beach Drive. This area is considered a gateway into the community therefore the design of the proposed project is important to the visual character of the community.

The property is a 6,000 square foot lot surrounded by other similar developable lots within the urban reserve line of Avila Beach. There are no alternative locations to construct a project on this property that will not be visible from Avila Beach Drive; however, due to man-made slopes through the property (slopes approximately five to six feet down from Avila Beach Drive midway through the property), a portion of the building can be placed below the slope thus creating a less massive view from Avila Beach Drive.

The site is in the Recreation land use category and is surrounded by comparable lots to the east and west, with public parking to the south. The Avila Golf Course is adjacent to the property, just north across Avila Beach Drive. The parcel is currently undeveloped.

Impact. The property slopes approximately five to six feet down from Avila Beach Drive midway through the property. The proposed structure steps down through this slope which creates the view of a two story residence looking perpendicular to the site from Avila Beach Drive and the view of a three story structure from the back (along the private vehicular access easement "Beach Colony Drive"). The garage areas are entirely below this slope and can't be seen from Avila Beach Drive. There is no vehicular access off of Avila Beach Drive. A private drive currently exists along the southern portion of the property with access off of First Street and San Miguel Street.

There is no view of the Pacific Ocean from the project site. The view is blocked by existing commercial and residential development in downtown Avila Beach along Front Street. Development could result in night lighting and glare impacts to surrounding properties as well as travelers along Avila Beach Drive. However, the project will include a lighting plan which requires all outdoor lighting elements to be shielded and directed downwards.

As proposed, the project complies with the design standards of the Avila Beach Specific Plan and fits within the character of the neighborhood and previously approved development. No significant visual impacts are expected to occur.

Mitigation/Conclusion. The proposed project will implement specific design criteria including: landscaping, architectural relief, and street setbacks to reduce the mass and scale of the proposed residence. No inconsistencies with the Avila Beach Specific Plan and the Coastal Zone Land Use Ordinance were identified; therefore no additional measures above what will already be required (lighting plan) are necessary.

2. AGRICULTURAL RESOURCES ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Recreational

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Xererts-Xerolls-Urban land complex (0 - 15% slope). This nearly level to moderately sloping soils is poorly drained. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class is not rated without irrigation and Class is not rated when irrigated.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term

emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project will result in the disturbance of approximately 6,000 square feet. The project will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to

local residents and businesses in close proximity to the proposed construction site. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor are recommended to implement specific dust control mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. This project will also result in the creation of short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is within close proximity to sensitive receptors (existing single family residences) that might result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a new 3,033 square foot single family residence to include disturbance of the entire site (6,000 square feet) through development, landscaping and associated improvements. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. No significant impacts related to air quality are anticipated; however, mitigation measures to implement specific dust control measures have been included to manage dust emissions such that they do not exceed the APCD limit and minimize nuisance impacts. Mitigation measures are included in attached Exhibit B – Mitigation Summary Table.

4. BIOLOGICAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species* or their habitats?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Other: _____	☐	☐	☐	☐

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Urban Built Up

Name and distance from blue line creek(s): Approximately 490 ft from San Luis Obispo Creek to the northwest.

Habitat(s): Potential Clarkia Habitat

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Natural Diversity Database – Identified Resources		
Vegetation	**Wildlife**	**Habitat**
San Luis Obispo owl's-clover	California red-legged frog	Pismo clarkia
Obispo indian paintbrush	Tidewater goby	South/Central Coast Steelhead Trout
Santa Margarita manzanita		

Impact. The project site itself is a previously disturbed urban lot with some scattered non-native grasses. The site does not support any sensitive native vegetation, significant wildlife habitats, or special status species listed above; therefore, biological reports were not required or completed. San Luis Obispo Creek is located approximately 490 feet north of the project site, across from Avila Beach Drive, which contains much of the sensitive aquatic species and habitats listed above, however development and resulting drainage from the site would not impact the riparian habitat or creek itself.

The colony lots have historically been disturbed and fill has been brought in as a result of the Avila Clean Up project and abandonment of the old railroad right-of-way. The riparian and wetland species listed above that are near the property are across Avila Beach Drive near the existing golf course where the estuary is located at the mouth of San Luis Obispo Creek into the bay at Avila Beach. This proposed project will have no impact on any of the wetland or riparian species listed above. The site also does not contain any oak woodland habitat. Generally the oak woodland habitat in this area is located on the steep hillsides around Avila Beach and adjacent to the creek areas which are not located adjacent to the subject property.

Mitigation/Conclusion. No significant biological impacts are expected to occur, therefore, no mitigation measures are necessary.

5. CULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☒	☐	☐

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Disturb historical resources?	☐	☒	☐	☐
c) Disturb paleontological resources?	☐	☒	☐	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☒	☐	☐
e) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Chumash.

The Colony project is within the area of Unocal's Avila Beach Remediation Project. In 1999-2000, archaeologist Robert Gibson (Gibson) conducted subsurface testing and monitoring of construction for the remediation project. At the request of Unocal, Gibson also conducted a Phase I surface survey of the area proposed for development along Avila Beach Drive between First Street and San Miguel Street (Applied EarthWorks, Inc., 2008).

The project area encompasses the remnants of the historic 1883 Pacific Coast Railway embankment, which was built in part using imported fill which originated from nearby cultural sites. While the majority of this material is determined to be disturbed fill, significant finds have included Native American ground and flaked stone tools, bone tools, marine shell, animal bone, burnt rock, and human remains (Gibson 2000, 2005). Due to the potential for subsequent development to impact both the prehistoric remains and historical features associated with the railway, Mr. Gibson (2005) recommended that a qualified archaeologist and local Chumash representative be present during any excavation on the embankment.

Assembly Bill 52 (AB52) – Tribal Cultural Resources

AB52 is applicable to projects that are subject to a Negative Declaration or Environmental Impact Report (does not apply to CEQA exemptions). The bill specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. The bill requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.

Impact. The project will include excavations for the proposed residences which include lower level parking to be constructed into the embankment, and disturbance of the entire property for building construction and associated landscaping. The project will disturb approximately 6,000 square feet of the site.

After the Unocal remediation project Robert Gibson of Gibson Archaeological Consulting was asked to review and assess impacts related to development potential along Avila Beach Drive between First Street and San Miguel Street. Gibson's review of the proposed development included specific mitigation measures for any impacts to historic and/or pre-historic materials on the site. This review by Mr. Gibson included a discussion on the potential historic nature of the 1883 railroad right-of-way bed which was constructed in a unique way by Chinese immigrants. Mr. Gibson states, " Proposed construction along Avila Beach Drive should be designed to prevent impacts to the 1883 Pacific Coast Railroad (PCR) embankment as this historical engineering feature is constructed in part with the use of disturbed prehistoric cultural soil (midden) containing human remains and associated artifactual materials. The proposed project does contain grading which will potentially impact the railroad right-of-way bed therefore monitoring and specific mitigation measures are included to mitigate any

significant impacts.

In accordance with AB52, a request for consultation letter was sent to the Northern Chumash Tribal Council, Salinan Tribe of Monterey and San Luis Obispo Counties, Xolon Salinan Tribe, and the Yak Tityu Tityu – Northern Chumash Tribe on September 3, 2015. Mr. Fred Collins of the Northern Chumash Tribal Council responded with no comments or concerns with the proposed project. No other comments were received by the other tribes.

Mitigation/Conclusion. Cultural resources may be present in the fill material that constitutes the embankment. Disturbance of this area could impact cultural resources that could be present; mitigation measures are included to reduce impacts to historic and/or pre-historic resources.

The applicant submitted a Cultural Resources Monitoring Plan for the Colony at Avila Beach prepared by Barry Price of Applied Earthworks in May 2008 and revised in December 2008. The plan outlines monitoring procedures required by Mr. Gibson during construction of the Colony project as well as activities that will take place in the event that prehistoric cultural materials from a nearby cultural site and/or intact historical features associated with the Pacific Coast Railway are discovered.

Based on Mr. Price's review, a monitoring plan has been completed with specific procedures that will take place in the event historic and/or prehistoric cultural material from SLO-56 is encountered. Mr. Price explains that if prehistoric cultural deposits or historical features are discovered during monitoring, a Phase 3 Data Recovery mitigation plan will be implemented. Data recovery involves the detailed sampling of a portion of the site or cultural materials as a representative sample of the resources that will be disturbed as a result of the project. Compliance with the submitted monitoring plan and requirements for additional Phase 3 mitigation are included as mitigation measures which will reduce cultural resource impacts to a less than significant level.

Mr. Robert Gibson also included measures for reburying artifacts and/or remains in a secure location that will remain undisturbed in the future (Gibson July 15, 2006). "It is also possible the excavated soil could be exported to a secure location where it would not be disturbed in the future" (Gibson July 12, 2000). A specific location has been reviewed and approved for this purpose, and a preliminary grading plan has been submitted for the deposit of materials at the approved site. This approved location has been reviewed by Mr. Gibson, a Chumash representative and the project applicant/landowner. Mitigation measures are included to ensure this deposit site remains un-disturbed in perpetuity and that the re-burial is conducted under the supervision of the Chumash representative and project archaeologist.

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☒	☐	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

*** Per Division of Mines and Geology Special Publication #42**

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: High

Nearby potentially active faults?: Yes Distance? Approximately 635 feet to the northeast

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Unrated

Other notable geologic features? None

The project is within a mapped tsunami zone, is within the mapped 500-year flood zone, and may experience liquefaction settlement due to areas of low subsurface densities. Potential liquefaction is high at the property (GeoSolutions, Inc., 2013).

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (San Luis Obispo Creek) from the proposed development is approximately 478 feet to the north. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered poorly drained. For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is considered to have unrated erodibility and unrated shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 6,000 square feet. The project site is located approximately 672 feet to the northeast of a potentially capable-inferred fault line. Due to the existing subsurface conditions and potential for liquefaction coupled with the potential activity connected to the fault, at the time of application for building permits, the applicant will be required to submit a soils engineering report that outlines specific site preparation, grading, and foundation design. Implementation of these measures would reduce potential impacts related to liquefaction to a level of insignificance.

Mitigation/Conclusion. The project will comply with standard measures required by ordinance or codes. Additional measures outlined in the soils report will reduce potential geological impacts to a level of insignificance, and are attached here as mitigation measures. Such measures include standards for site preparation, grading, and foundation design.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting. The project site was remediated as a result of the Unocal clean-up project for Avila Beach. Based on the conclusions of the Environmental Closure report for remediation of this property, the project is no longer located in an area of known hazardous material contamination (Unocal Project Avila Beach, October 2000). The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within an Airport Review area.

With regards to potential fire hazards, the subject site is within the Moderate Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☒	☐	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The proposed project is adjacent to Avila Beach Drive, a heavily travelled roadway. The proposed project is within an area that is projected to exceed the county's 60 decibel (dB) threshold.

The proposed residence may be exposed to unacceptable levels from Avila Beach Drive, which is considered a potentially significant effect. Indoor and Outdoor activity areas for the proposed residence could exceed the standards of the Noise Element.

Based on the expected noise levels, the additional construction measures, as specified in the Noise Element, would reduce interior noise levels to acceptable levels.

Mitigation/Conclusion. Based on the noise impacts to residents from Avila Beach Drive, the project will be required to incorporate the following measures to reduce potential noise impacts to less than significant levels:

The project, being within the 60-65 future decibel boundary, as identified in the County's Noise Element, will be subject to additional building construction measures to ensure acceptable interior noise levels can be achieved.

The applicant will demonstrate that the homes are designed to minimize interior noise exposure including, but not limited to the following features:

a. Air conditioning or a mechanical ventilation system

b. Solid core exterior doors with perimeter weather stripping and threshold seals

c. Exterior finish stucco or brick veneer (or wood siding with plywood under layer)

d. Roof or attic vents baffled.

9. POPULATION/HOUSING *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐

9. POPULATION/HOUSING *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: City of Pismo Beach (Approximately 5.8 miles to the SE)

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate Response Time: 5-10 minutes

Location: (Approximately 1.25 miles to the northeast)

School District: San Luis Coastal Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase the use or demand for parks or other recreation opportunities?*	☐	☐	☒	☐
b) *Affect the access to trails, parks or other recreation opportunities?*	☐	☐	☒	☐
c) *Other* _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. Based on the County Trails Map, the project is within reasonably close proximity to the Bob Jones, and Avila Beach to Harford Pier and Montana de Oro Trails. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a project specific significant need for additional park, Natural Area, and/or recreational resources, but will contribute the cumulative demand for parks and recreation resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated.

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☒	☐	☐
b) *Reduce existing "Level of Service" on public roadway(s)?*	☐	☐	☒	☐
c) *Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?*	☐	☐	☒	☐
d) *Provide for adequate emergency access?*	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. Development at the Avila Colony Projects will access onto the following public road(s): Colony Lane (a private access drive) which will intersect both First Street and San Miguel Street, both county maintained roads. No access will be taken directly from Avila Beach Drive. These roadways are currently operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Circulation Study Area. The project is within the San Luis Bay Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "build-out". The project will be subject to this fee.

Impact. The proposed project is estimated to generate approximately 10 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips per day per single family residence. This amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels, but it will contribute to areawide cumulative impacts. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. To mitigate cumulative areawide impacts to the San Luis Bay Area, the applicant will be required to pay a traffic fee to fund regional road improvements. No other project specific significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project will be served by Avila Beach Community Services District for wastewater disposal (Avila Beach Community Services District, September 10, 2015). This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent. The applicant will be required to meet all conditions of their will serve for sewer disposal and pay all applicable fees.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project no mitigation measures are necessary. The applicant will be required to submit final plans to the district for review and approval and obtain a final "intent to serve" letter prior to the issuance of a County Building permit (Avila Beach Community Services District, September 10, 2015).

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The project proposes to obtain its water needs from a public water system (Avila Beach Community Services District). Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to steeply sloping as the site steps down approximately 6-8 feet from Avila Beach Drive to Colony Lane. The closest creek from the proposed development is approximately 490 feet north of the project site. As described in the NRCS Soil Survey, the soil surface is considered to have low unrated erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? San Luis Obispo Creek Distance? Approximately 478 feet

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 6,000 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils,
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

The project is within the Stormwater Management Area. All projects in areas subject to stormwater regulation are required to file a Stormwater Control Plan (SWCP) except for small projects involving less than 2,500 square feet of net impervious surface area. In general, compliance with stormwater control is achieved by reducing the amount of runoff, directing runoff to vegetated areas, dispersing drainage, and using bio-retention cells for treatment and retention.

The proposed project does not meet the applicability criteria for Stormwater Management because grading for the underlying development was reviewed prior to any Stormwater Management Ordinance and is therefore exempt. A SWCP is not required.

Water Quantity

On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.24 acre feet/year (AFY).

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's Coastal Zone Land Use Ordinance:

1. CZLUO Section 23.01.043 – Appeals to the Coastal Commission
2. CZLUO Section 23.07.120 – Local Coastal Program
3. CZLUO Section 23.04.100 – Setbacks
4. CZLUO Section 23.04.160 – Parking
5. CZLUO Section 23.04.120 – Height within Recreation land use category

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?***	☐	☒	☐	☐
b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)***	☐	☒	☐	☐
c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Building Division	**In File****
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☒	Avila Beach Community Services District	**Not Applicable**
☒	Other Avila Valley Adivosry Council	**In File****
☐	Other _____	**In File****

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☒ Coastal Plan Policies
- ☒ Framework for Planning (Coastal)
- ☒ General Plan (Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ San Luis Bay Coastal Area Plan and Update EIR
- ☐ Design Plan
- ☒ Avila Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☒ Other Unocal Project Avila Beach, October 2000

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

1. Archaeological Review of Cultural Resources in the Pacific Coast Railway right-of-way, adjacent to Avila Beach Dr. Avila Beach, CA , Gibsons Archaeological Consulting, July 12, 2000.

2. Cultural Resources Monitoring Plan, Barry A. Price of Applied EarthWorks, Inc., May 2008 and revised December 2008.

3. Suggest Reburial Area for Displaced Cultural Deposits – Memorandum, Robert O. Gibson, Principal Archaeologist, July 15, 2006.

4. Review of Cultural Resource Treatment Plan for the Colony at Avila Beach Project, Avila Beach, San Luis Obispo County, CA, Gibsons Archaeological Consulting, December 8, 2005.

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Aesthetics

AS-1 **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Air Quality

AQ-1 To minimize nuisance dust impacts during construction, the applicant is required to implement APCD fugitive dust mitigation measures. All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance.

a. Reduce the amount of the disturbed area where possible;

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, it is recommended that the contractor or builder consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook

c. All dirt stock-pile areas should be sprayed daily as needed; and,

d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,

f. The contractor or builder should designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties should include holidays and weekend periods when work may not be in progress.

Cultural Resources

CR-1 **During construction/ground disturbing activities,** the applicant shall comply with all requirements of the Cultural Resources Monitoring Plan dated May 2008 and revised December 2008, including retaining a Chumash representative during ground disturbance.

CR-2 Any soil from the embankment that is excavated shall remain on the lot where it originated from or be transported to the approved location as shown on the "Colony Retrieval Site" map dated July 15, 2006. Reburial and relocation of cultural materials at this location shall be conducted under the authority of the local Chumash representative and the project archaeologist who shall also be on site during depositing of materials and/or reburial activities.

CR-3 **Prior to final inspection** the applicant shall submit the final Phase III monitoring/mitigation report (completed by Applied EarthWorks, Inc.) detailing all field and laboratory work completed, materials recovered, and conclusions reached during all monitoring activities for review and approval. This report shall show how the project complied with all the required mitigation measures outlined in the submitted monitoring report by Applied EarthWorks, Inc. (May 2008).

CR-4 **During construction/ground disturbing activities,** in the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department of Planning and Building so proper disposition may be accomplished. If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition and pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American, who will then serve as consultant on how to proceed with the remains (i.e. avoid, rebury).

Noise

N-1 The applicant will demonstrate that the two single family residences are designed to minimize interior noise exposure including, but not limited to the following features:

a. Air conditioning or a mechanical ventilation system.

b. Solid core exterior doors with perimeter weather stripping and threshold seals.

c. Exterior finish stucco or brick veneer (or wood siding with plywood under layer).

d. Roof or attic vents baffled.

DATE: December 30, 2015
REVISED:

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR XMG HOLDINGS LLC ED15-068 (DRC2015-00020)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

Project Description: A request by XMG Holdings for a Minor Use Permit/Coastal Development Permit to allow a new 3,033 square foot, two-story single family residence with an attached 2,227 square foot garage and workshop to be used as a vacation rental. The project will result in the disturbance of the entire 6,000 square foot parcel through development, landscaping and associated improvements. The project is located within the Recreation land use category on the south side of Avila Beach Drive on Beach Colony Lane, approximately 360 feet east of 1st St., within the community of Avila Beach in the San Luis Bay Coastal planning area.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetics

AS-1 **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Air Quality

AQ-1 To minimize nuisance dust impacts during construction, the applicant is required to implement APCD fugitive dust mitigation measures. All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance.

a. Reduce the amount of the disturbed area where possible;

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, it is recommended that the contractor or builder consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook

c. All dirt stock-pile areas should be sprayed daily as needed; and,

d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,

f. The contractor or builder should designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties should include holidays and weekend periods when work may not be in progress.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Cultural Resources

CR-1 **During construction/ground disturbing activities,** the applicant shall comply with all requirements of the Cultural Resources Monitoring Plan dated May 2008 and revised December 2008, including retaining a Chumash representative during ground disturbance.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-2 Any soil from the embankment that is excavated shall remain on the lot where it originated from or be transported to the approved location as shown on the "Colony Retrieval Site" map dated July 15, 2006. Reburial and relocation of cultural materials at this location shall be conducted under the authority of the local Chumash representative and the project archaeologist who shall also be on site during depositing of materials and/or reburial activities.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-3 **Prior to final inspection** the applicant shall submit the final Phase III monitoring/mitigation report (completed by Applied EarthWorks, Inc.) detailing all field and laboratory work completed, materials recovered, and conclusions reached during all monitoring activities for review and approval. This report shall show how the project

complied with all the required mitigation measures outlined in the submitted monitoring report by Applied EarthWorks, Inc. (May 2008).

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-4 **During construction/ground disturbing activities,** in the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department of Planning and Building so proper disposition may be accomplished. If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition and pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American, who will then serve as consultant on how to proceed with the remains (i.e. avoid, rebury).

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Noise

N-1 The applicant will demonstrate that the two single family residences are designed to minimize interior noise exposure including, but not limited to the following features:

a. Air conditioning or a mechanical ventilation system.

b. Solid core exterior doors with perimeter weather stripping and threshold seals.

c. Exterior finish stucco or brick veneer (or wood siding with plywood under layer).

d. Roof or attic vents baffled.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

	Andrew Graham	1/4/2016
Signature of Owner(s)	**Name (Print)**	**Date**
Signature of Owner(s)	**Name (Print)**	**Date**

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

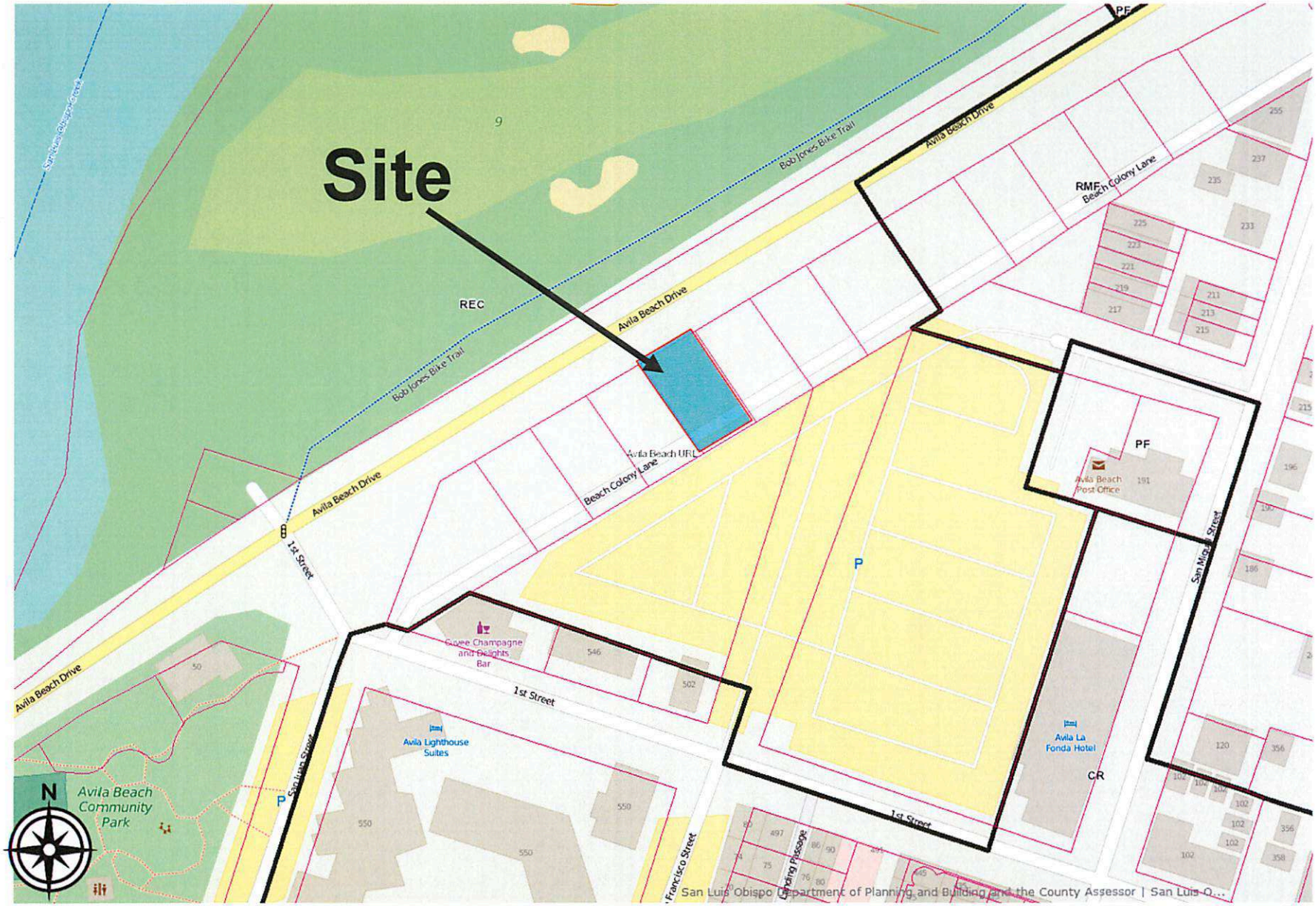
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



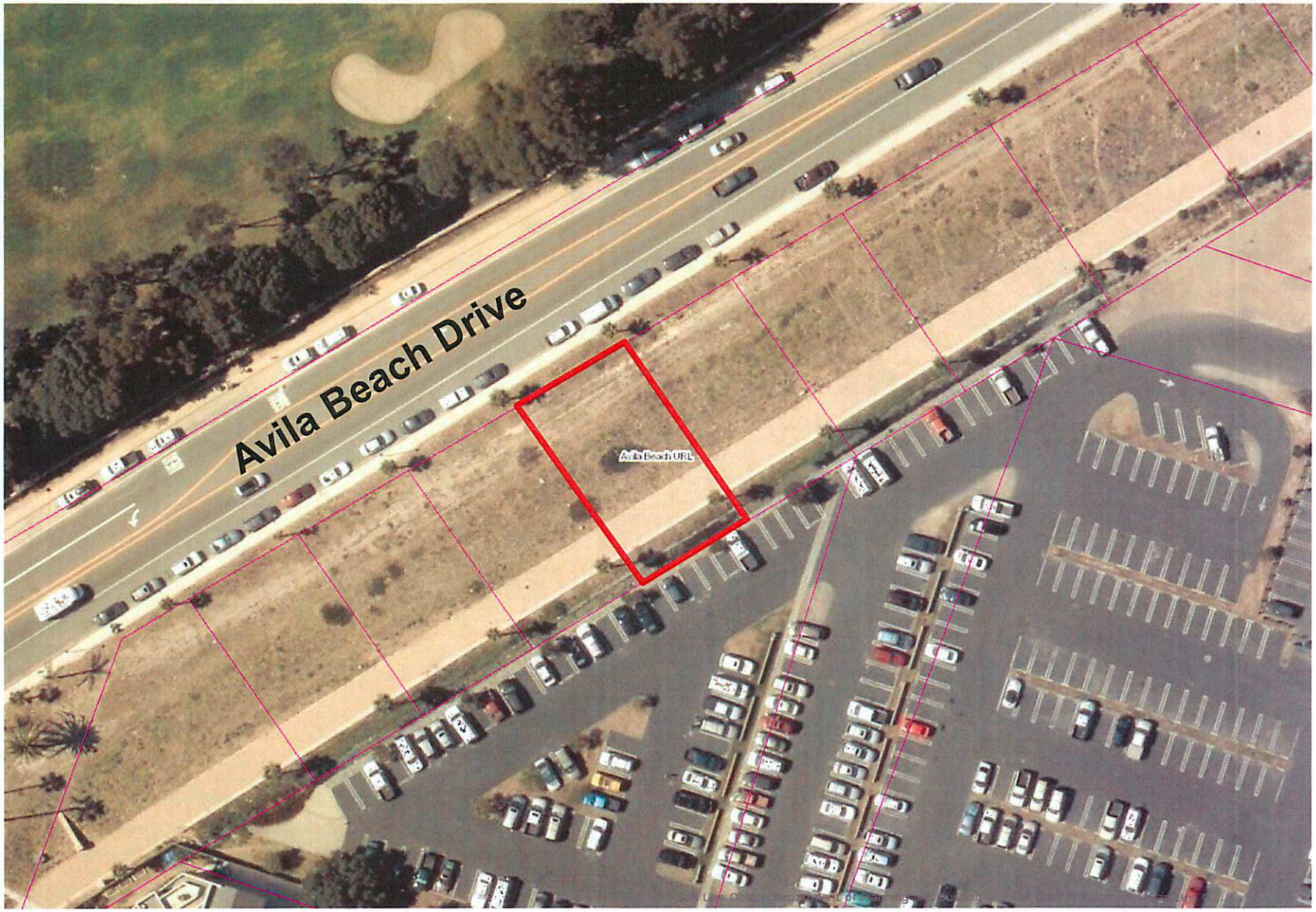
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



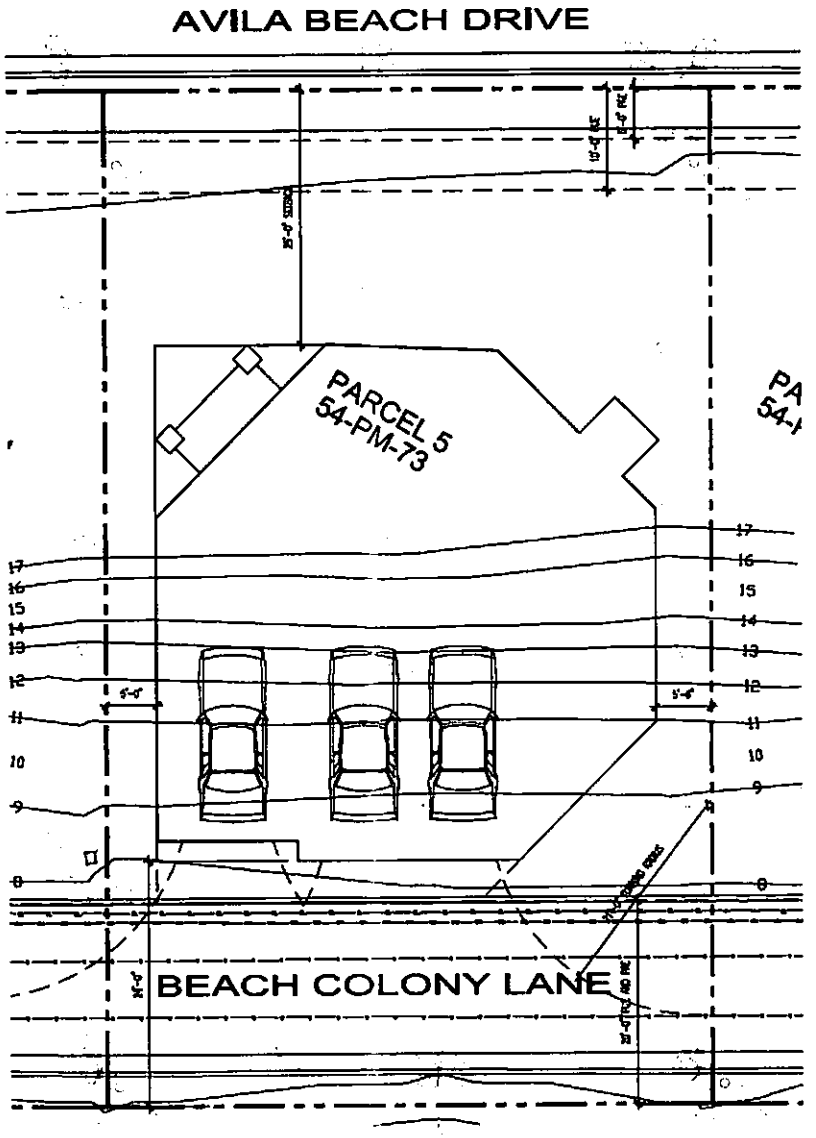
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



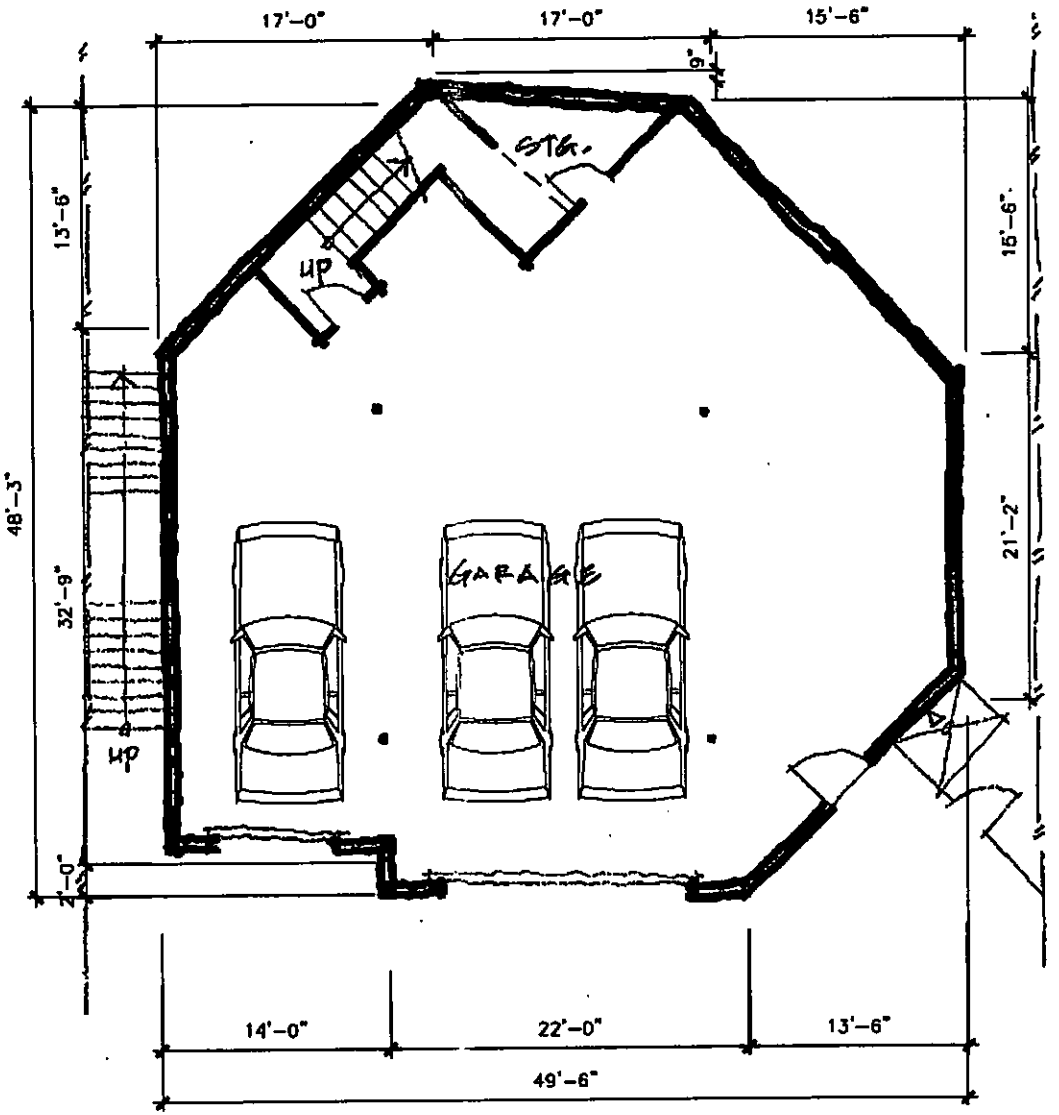
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Garage Floor

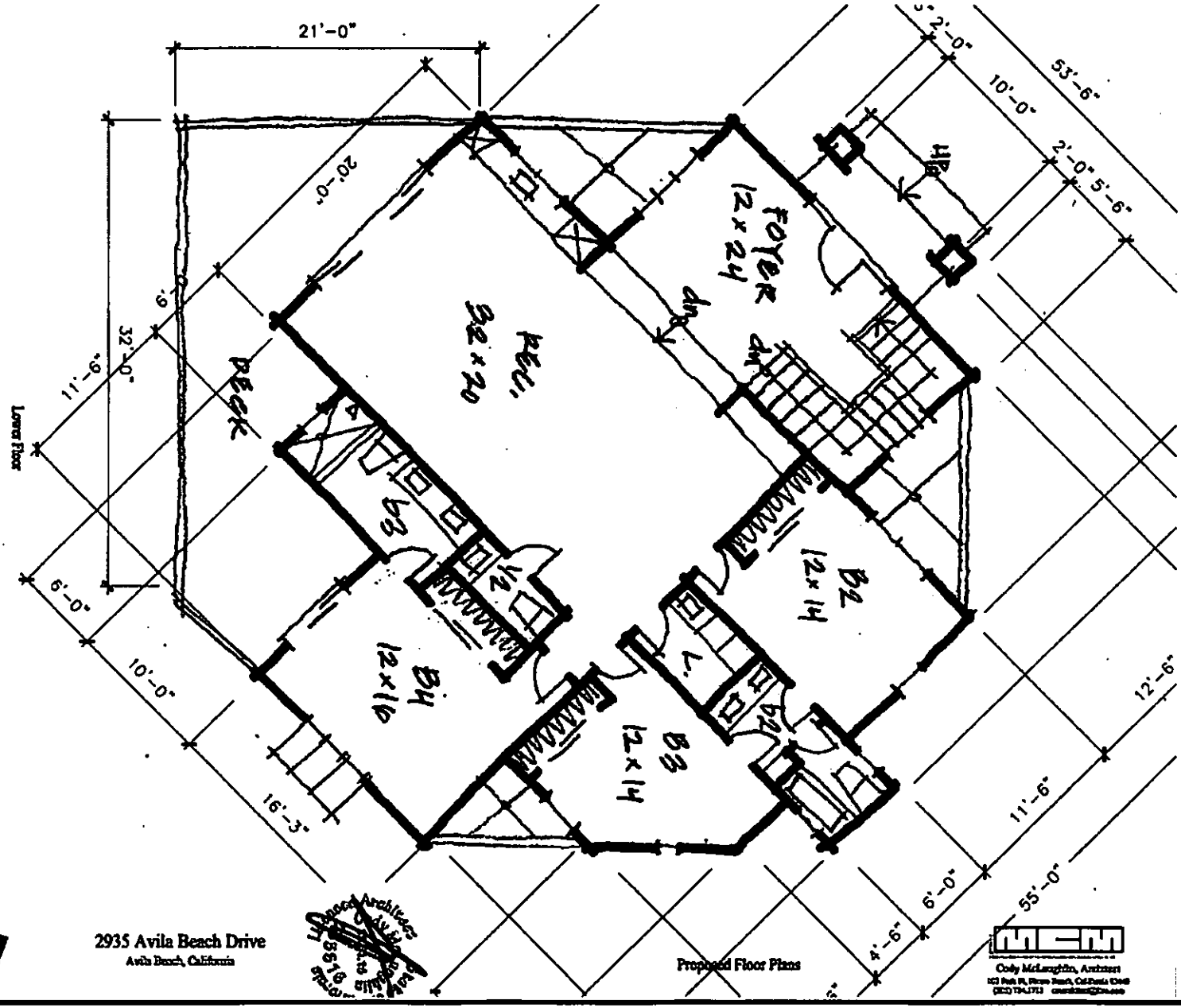
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Garage Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



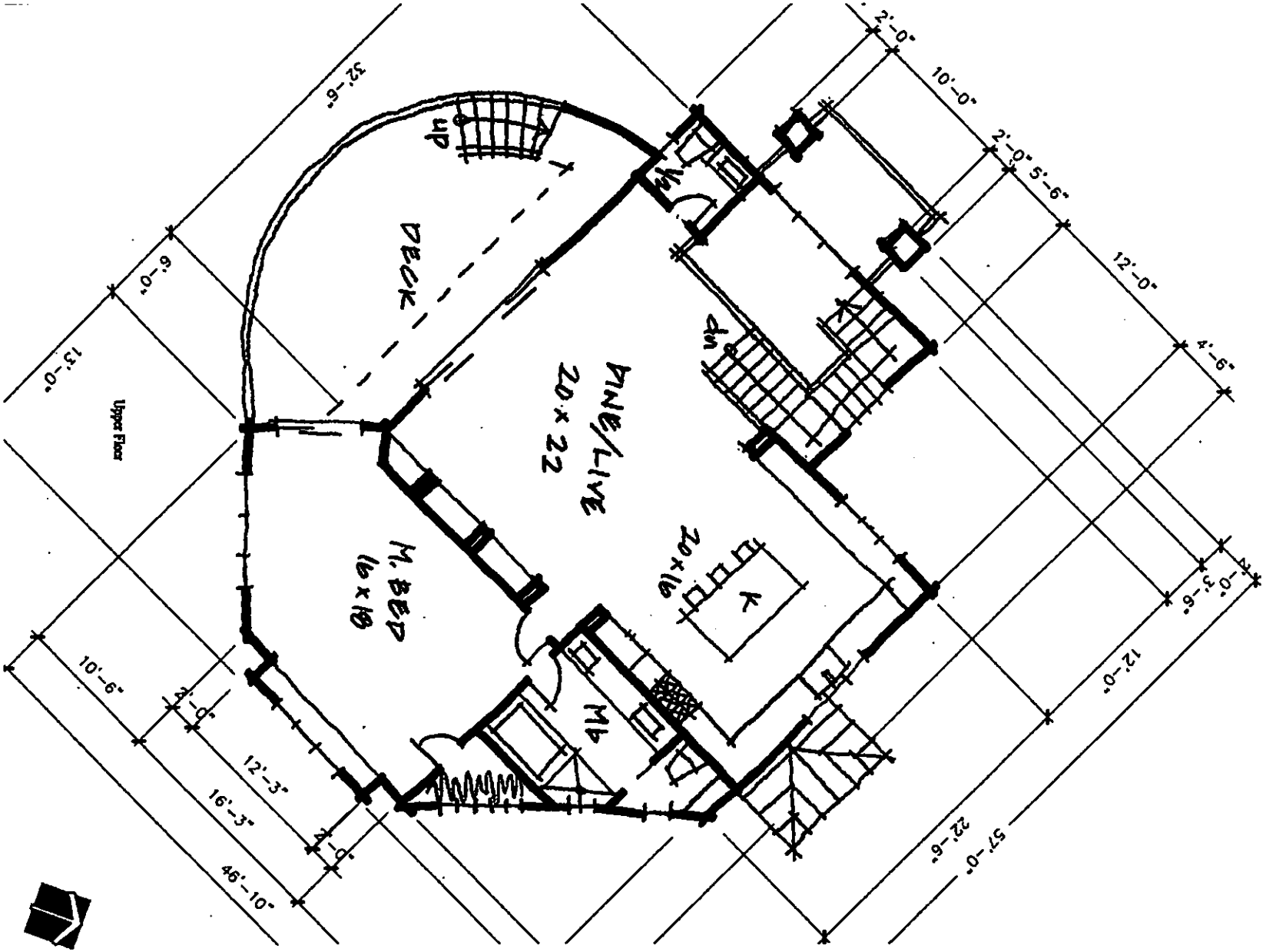
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Lower Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



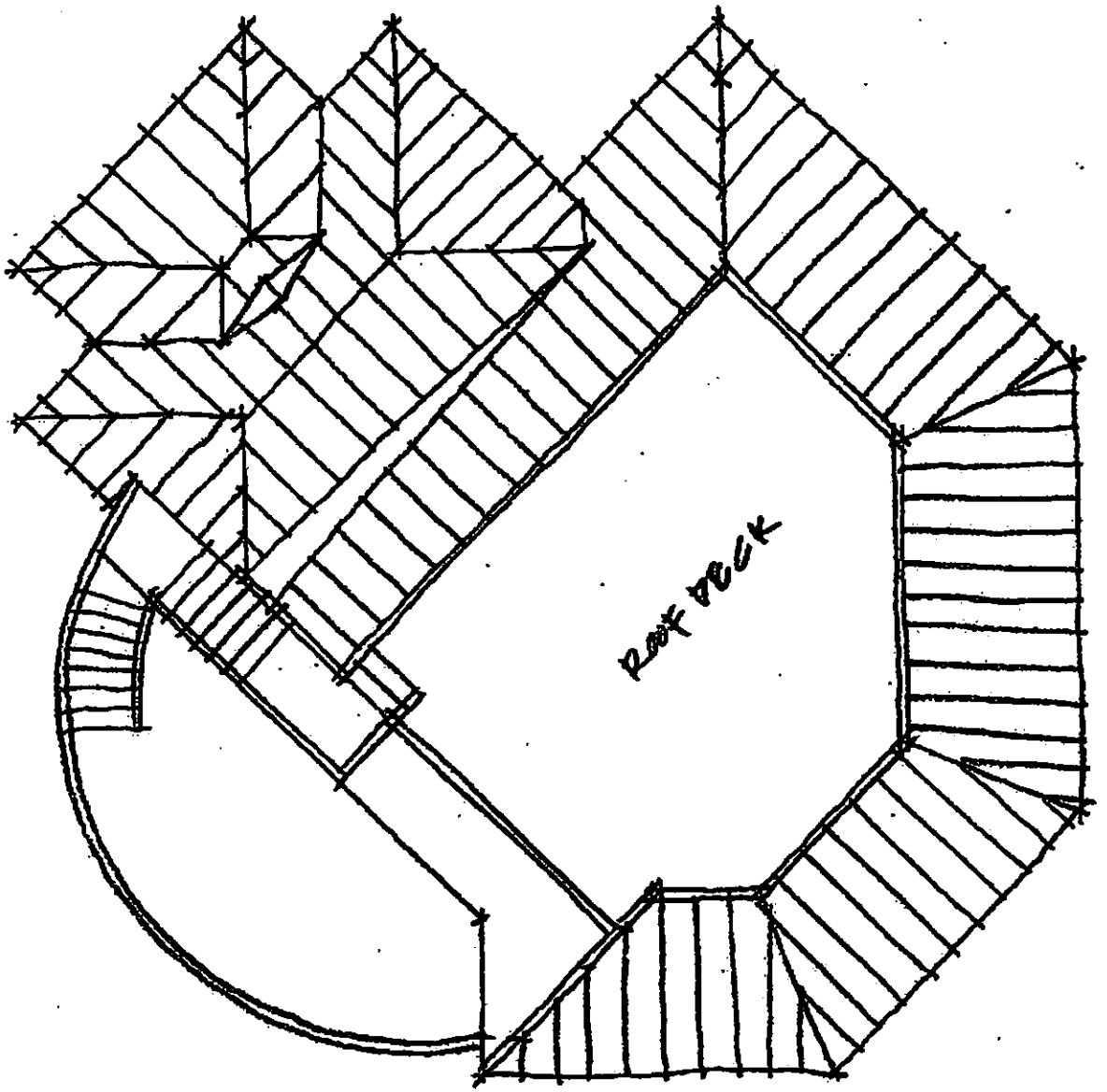
PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Upper Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Roof Plan

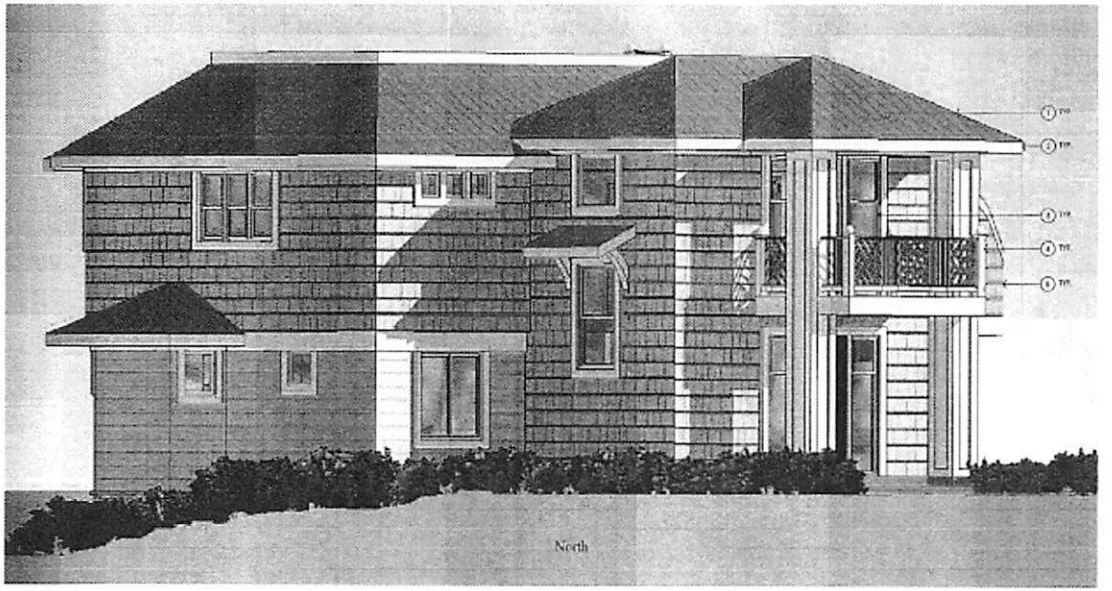
PROJECT

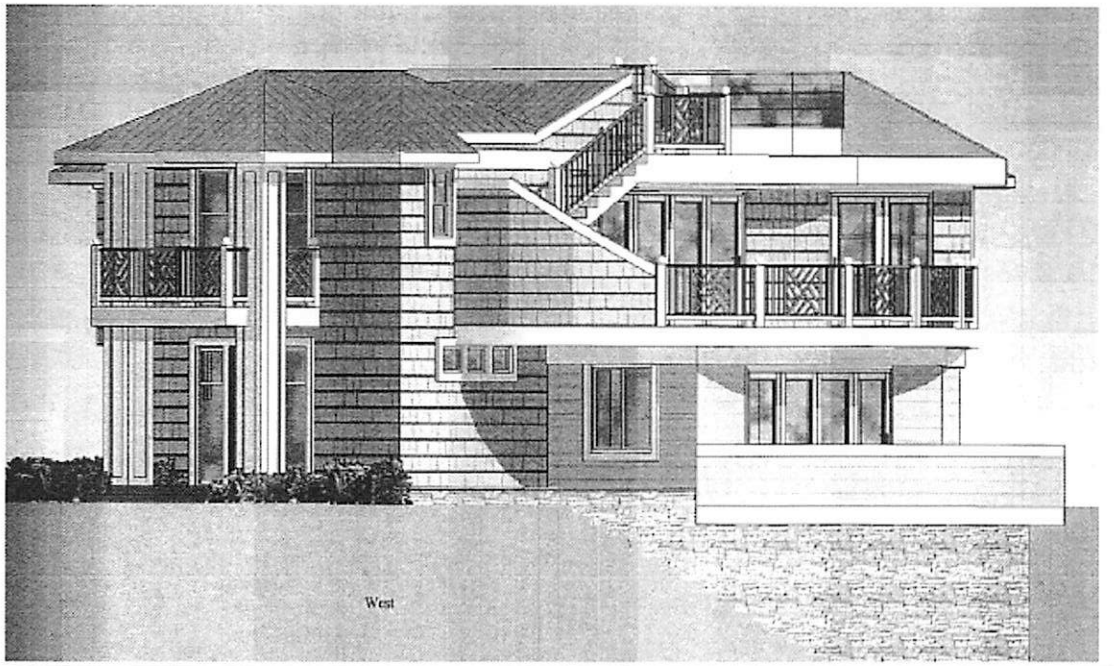
Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

Roof Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING





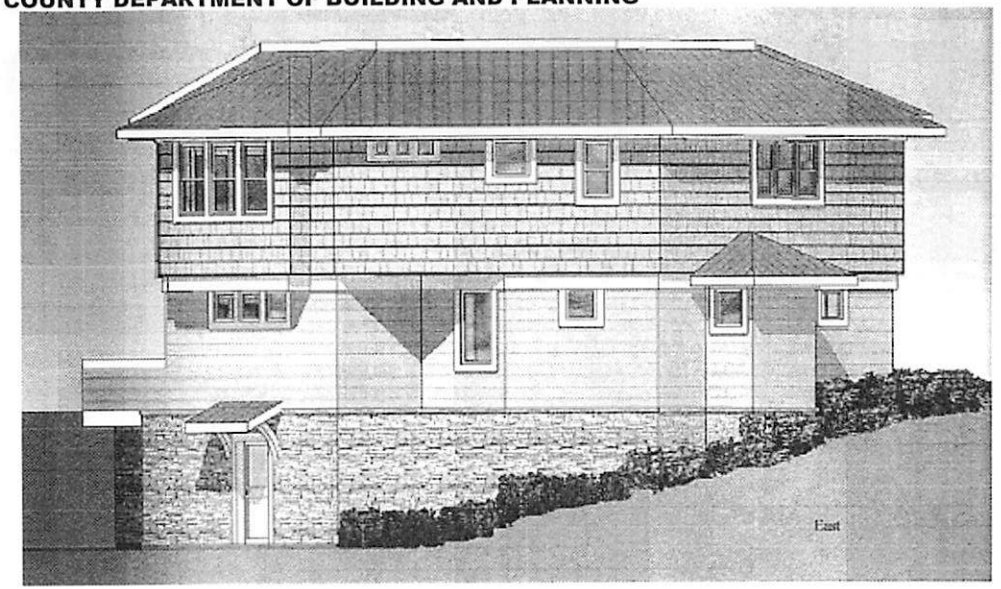
PROJECT

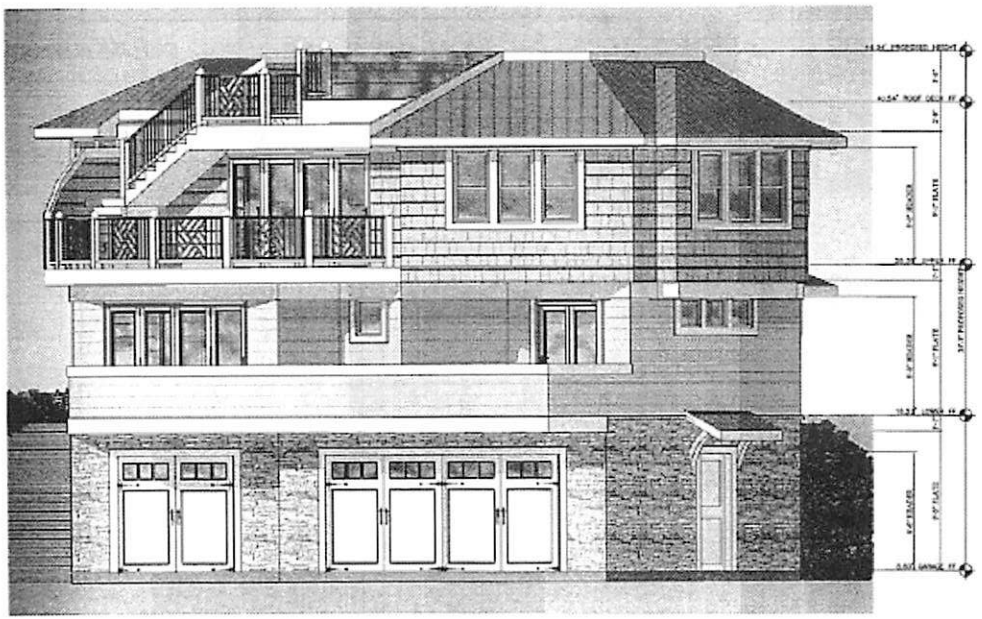
Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

North and West Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING





South

PROJECT

Minor Use Permit/Coastal Development Permit
XMG HOLDINGS / DRC2015-00020

EXHIBIT

East and South Elevations

GW

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land — Helping to build great communities

RECEIVED AUG - 6 2015 COUNTY OF SAN LUIS OBISPO PKS

THIS IS A NEW PROJECT REFERRAL

DATE: 8/6/2015

PR ~~TO~~: P.W.

TO ~~FROM~~: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00020 XMG HOLDINGS – Proposed minor use permit for a new single family residence to be used as a vacation rental. Site location is 2935 Avila Beach Dr, Avila Beach. APN: 076-196-010

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☑ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

8-14-15	[signature]	5271
Date	Name	Phone

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711
planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: August 14, 2015

To: Megan Martin, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00020, XMG Holdings MUP, Colony Ln., Avila Beach, APN 076-196-010

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

A. The proposed project is within the Avila Beach Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.

B. The proposed project is within a specially reviewed flood hazard area. The underlying grading plan that prepared this lot for development determined minimum elevations for garages and the storage of hazardous materials.

C. The project appears to not meet the applicability criteria for a Stormwater Management (grading for the underlying development was reviewed prior to any Storm Water Ordinance). Therefore no Stormwater Control Plan is required.

Recommended Project Conditions of Approval:

Fees

1. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Avila Beach Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Improvements

2. **At the time of application for construction permits,** and in accordance with 22.54.030/23.05.106 (Curb Gutter and Sidewalk) the applicant shall submit plans to the

Department of Public Works to secure an Encroachment Permit to reconstruct, if necessary, all deteriorated or non-compliant **Avila Beach Drive** parent parcel frontage improvements.

Drainage

3. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.

4. **At the time of application for construction permits**, the applicant shall show (per the requirements of the grading plan which underlays the lot), that the finished floor elevation of your garage is at or above 8.8 ft (NAVD '88).

5. **At the time of application for construction permits**, the applicant shall add this note to the plans: ALL FUTURE GARAGE STRUCTURES WILL HAVE A FINISHED FLOOR ELEVATION ABOVE THE 25-YEAR FLOOD ELEVATION (ELEVATION = 8.8 ft NAVD) AND PROPERTY OWNERS ARE REQUIRED TO STORE ANY HAZARDOUS MATERIAL ABOVE THE 100-YEAR STORM FLOOD ELEVATION (ELEVATION = 9.2 ft NAVD '88). SEE DRAINAGE REPORT PREPARED BY CANNON ASSOCIATES JULY 2004.

6. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

7. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Avila Valley Advisory Council

San Luis Obispo County, California
P.O. Box 65
Avila Beach, CA 93424 ***www.avac-avila.org***

2015 Officers

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Jim Hartig
Vice Chair
Sherri Danoff
Secretary
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See Canyon
Denise Allen
Liz Guho-Johnson
Anita Forde (alt)

Squire Canyon
Kirt Collins
Steve Fiant
Open (alt)

September 15,2015

To: Megan Martin, SLO County Planning Department

Re: 2935 Avila Beach Drive, Colony Lot 5, APN #076-196-010

Dear Megan,

At the September 14 AVAC meeting the council unanimously approved the following comments from the Avila Beach Committee regarding the above referenced project:

The committee would appreciate from the applicant a clearer set of schematic plans. Request the following items:

1) Garage entry re-design at an angle.
2) Show schematic design with full size vehicles parked in garage and driveway.
3) Driveway turning radius shown on schematic.
4) Provide elevation denoting height plans with-set-backs.

Sincerely,

Jim Hartig

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor, Ryan Hostetter, Planning, AVAC Members