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. ED13-186 **DATE:** August 21, 2014

PROJECT/ENTITLEMENT: MAVIS Parcel Map/ Development Plan/ Coastal Development Permit; SUB2013-00054/CO14-0021

APPLICANT NAME: Damien & Katheryne Mavis & Patrick Arnold
ADDRESS: 788 Osos Street, San Luis Obispo, CA 93401
CONTACT PERSON: Emily Baranek, Above Grade Engineering **Telephone:** 805-540-5515

PROPOSED USES/INTENT: A request by Damien and Katheryne Mavis and Patrick Arnold for a Tentative Parcel Map/ Development Plan/ and Coastal Development Permit to allow for 1) the subdivision of an existing 6,000 square foot parcel into two 3,000 square foot residential parcels, 2) construction of two single family residential units of 1,983 square feet and 1,917 square feet on the proposed residential parcels, and 3) use of the residences as two separate vacation rentals. The residences will be 25 feet in height above natural grade and will each have attached garages. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The project is located on the south side of Avila Beach Drive on Colony Lane, within the community of Avila Beach, in the San Luis Bay Coastal planning area.

LOCATION: 2865 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: California Coastal Commission

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 5.5)Using Form

Project Title & No. **Mavis Parcel Map and Development Plan/ Coastal Development Permit ED13-186 (SUB2013-00054 CO14-0021)**

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 — 8-14-14
Prepared by (Print) — Signature — Date

Ellen Carroll — Ellen Carroll, Environmental Coordinator (for) — 8-14-2014
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 Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by Damien and Katheryne Mavis and Patrick Arnold for a Tentative Parcel Map/ Development Plan/ and Coastal Development Permit to allow for 1) the subdivision of an existing 6,000 square foot parcel into two 3,000 square foot residential parcels, 2) construction of two single family residential units of 1,983 square feet and 1,917 square feet on the proposed residential parcels, and 3) use of the residences as two separate vacation rentals. The residences will be 25 feet in height above natural grade and will each have attached garages. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The project is located on the south side of Avila Beach Drive on Colony Lane, within the community of Avila Beach, in the San Luis Bay Coastal planning area.

ASSESSOR PARCEL NUMBER(S): 076-196-016

Latitude: 35 degrees 10' 53" N Longitude: 120 degrees 43' 60" W **SUPERVISORIAL DISTRICT #** 3

B. EXISTING SETTING

PLANNING AREA: San Luis Bay(Coastal), Avila Beach

TOPOGRAPHY: Nearly level

LAND USE CATEGORY: Residential Multi-Family

VEGETATION: Mostly barren; scattered grasses (non-native)

COMBINING DESIGNATION(S):
Archaeolgically Sensitive Coastal Appealable Zone
Local Coastal Plan/Program

PARCEL SIZE: 0.12 acres (6,000 square feet)

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having 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.

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 from 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 Residential Multi-Family 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 sites location. 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, due to the area being in an urban area adjacent to other residential development, the impact is considered insignificant and lighting created from the development will be in character with surrounding development subject to a lighting plan that requires lighting elements to be shielded and directed downwards.

The proposed project would subdivide the parcel into two equal 3,000 square foot lots which would then be developed with one 1,985 square foot and one 1,917 square foot single family dwelling and attached garages on each lot. Because the lot is downslope of Avila Beach Drive, the garages will be entirely below the slope and will not be visible from Avila Beach Drive. The project does not have vehicular access off of Avila Beach Drive. The second and third stories of the residences will be visible from Avila Beach Drive to visitors and residents traveling east and/or west into and out of the Community of Avila Beach. Project design will install landscaping and transparent fencing along Avila Beach Drive to lessen the massing as seen along Avila Beach Drive.

Special design consideration was also taken into account because of the visible nature this proposed development will have on gateway views for those traveling into Avila Beach. The goal of the design was to create two structures rather than one large building with multiple units to break up the massing, and allow for some variation between the structures. The structures are proposed to have pitched roofs, articulation with window pop-outs, different shaped windows, exterior decks and columns to create visual interest. The project complies with the design standards of the Avila Beach Specific Plan and fits within the character of the neighborhood.

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 residences. 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 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. The proposed project would be located on a 6,000 square foot parcel in the Residential Multi-family land use category. Properties to the south, east and west host similar small developable lots zoned Residential Multi-Family. Property to the north is within the Recreation land use category.

The property is not considered prime farmland and is not under Williamson Act contract. The primary soil type includes:

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. This will result in the creation of construction dust, as well as 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 also not in close proximity to sensitive receptors that might otherwise 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.

The project includes a two-lot split (6,000 square foot parent parcel into two 3,000 square foot lots) and Coastal Development Permit to develop two single family residences on the resulting two 3,000 square foot lots. The resulting single family residences are proposed to be used as vacation rentals. 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 therefore, no mitigation measures are necessary.

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: Disturbed site in urban area, scattered non-native grasses

Name and distance from blue line creek(s): San Luis Obispo Creek approximately 478 feet to the North

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 completed. San Luis Obispo Creek is located approximately 478 feet north of the project site which contains much of the sensitive aquatic species and habitats listed above, however development and resulting drainage from the site would not reach nor 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?	☐	☒	☐	☐
b) Disturb historical resources?	☐	☒	☐	☐
c) Disturb paleontological resources?	☐	☒	☐	☐
d) Other: _____	☐	☐	☐	☐

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

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 325 cubic yards of material from 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.

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 undisturbed 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*?	☐	☐	☒	☐
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: Nearly level to gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: High

Nearby potentially active faults?: Yes Distance? approximately 241 feet to the North

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. An Engineering Geology Investigation and Soils Engineering Report were completed for the proposed project (GeoSolutions, Inc., 2013). The results of on-site investigation show poor sub-surface soil conditions and a shallow groundwater table located at approximately 12 feet below ground surface. Potential for liquefaction has been identified at the site. Due to the existing subsurface conditions, GeoSolutions included specific site preparation, grading, and foundation design recommendations. Implementation of these recommendations would reduce potential impacts related to liquefaction to a level of insignificance.

Mitigation/Conclusion. The project is conditioned to comply with all recommendations of the Engineering Geology Investigation and Soils Engineering Report prepared by GeoSolutions, Inc. Implementation of these recommendations would reduce potential impacts related to liquefaction to a level of insignificance. In addition, the project will comply with standard measures required by ordinance or codes. Incorporation of these measures will reduce potential geology, geotechnical, drainage, and sedimentation and erosion impacts to a level of insignificance.

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?	☐	☐	☒	☐
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 is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the 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?	☐	☐	☒	☐
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 within close proximity (approximately 25 feet) 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.

Impact. 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)?	☐	☐	☒	☐
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, however, because the project includes two single family residences, impacts to housing are not anticipated.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. No significant population and housing impacts are anticipated.

Mitigation/Conclusion. Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance.

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?	☐	☒	☐	☐

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**
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 5.77 miles to the Southeast)

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate Response Time: 0-5 minutes

Location: Approximately 1.17 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. The project is not proposed in a location that will affect any trail, park,

recreational resource, coastal access, and/or Natural Area.

Based on the County Trails Map, the project is within reasonably close proximity to the Bob Jones, Wild Cherry Canyon, and Avila Beach to Harford Pier Trails. The Parks Department, based on a referral (May 6, 2014; Elizabeth Kavanaugh), will require the applicant to, prior to map recordation, submit payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

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. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No other 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?	☐	☐	☒	☐
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 20 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips per day per single family residence (and this project includes two residences). A vacation rental is assumed to generate the same amount of traffic. 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. 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. In a response received from Avila Beach Community Services District, the applicant will be required to meet all conditions of their will serve for water and sewer 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.

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?	☐	☐	☒	☐
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). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. 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 0.09 miles away. 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 and the movement of approximately 325 cubic yards of material;
- ✓ 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 project site currently has existing impervious area of 1,320 square feet (curb, gutter, sidewalk, Beach Colony Lane). The proposed project would create approximately 4,180 square feet of new impervious area and 500 square feet of pervious area (landscaping). The project proposes to implement site design measures to reduce runoff from the site including: sumped planted areas to retain irrigation and rain water, roof downspouts directed toward planted areas, and use of permeable pavers for driveway. The project, with implementation of the above measures, fully complies with all applicable performance requirements.

Water Quantity

On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.48 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?	☐	☐	☒	☐

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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).

Section 23.04.028(d) – Residential Single-Family and Multi-Family Categories.- Condominiums. A condominium, planned development or similar residential unit ownership project pursuant to Section 66427 et seq. of the Subdivision Map Act may use smaller parcel sizes to be determined through the Development Plan approval by the Review Authority, as set forth in Section 23.02.034, at the same time as tentative map approval, provided that:

(1) The common ownership parcel is in compliance with the provisions of this section; and
(2) The density of residential units is in compliance with Section 23.04.084 where the project is located in the Residential Multi-Family category.

The common ownership parcel meets the minimum lot size at 6,000 square feet and the proposed density of residential units is in compliance with Section 23.04.084.

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

Mitigation/Conclusion. No inconsistencies were identified; 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 prehistory?	☐	☒	☐	☐
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	**Attached**
☒	County Environmental Health Division	**Attached**
☒	County Building Division	**Attached**
☒	County General Services	**Attached**
☐	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	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☒	Avila Community Services District	**Attached**
☒	Avila Valley Advisory Council	**None**
☒	Native American Heritage Commission	**None**
☒	HEAL SLO	**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/Inland)
☒ General Plan (Inland/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 (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

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. Engineering Geology Investigation – The Colony, Lots 1 and 11, GeoSolutions, Inc., March 18, 2013.
4. Soils Engineering Report – The Colony, Lots 1 and 11 Beach Colony Lane, Geo Solutions, Inc., March 18, 2013.
5. Suggest Reburial Area for Displaced Cultural Deposits – Memorandum, Robert O. Gibson, Principal Archaeologist, July 15, 2006.
6. 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.

Cultural Resources

CR-1 **During construction/ground disturbing activities,** the applicant shall comply with all requirements of the Cultural Resources Monitoring Plan submitted by Applied EarthWorks Inc., 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.

Geology and Soils

GS-1 The applicant shall comply with the recommendations and requirements, or comparable, listed in the submitted Soils Engineering Report and Engineering Geology Investigation for The Colony, Lots 1 and 11, Avila Beach Drive, Avila Beach, San Luis Obispo County, California, GeoSolutions, Inc., March 18, 2013 to include: preparation of building pads, paved areas, pavement design, mat foundation, post-tensioned slabs, slab-on-grade construction, retaining walls.

DATE: August 8, 2014
REVISED: August 12, 2014

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR MAVIS PARCEL MAP/ DEVELOPMENT PLAN/ COASTAL DEVELOPMENT PERMIT
ED13-186 (SUB2013-00054/CO14-0021)

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 Damien and Katheryne Mavis and Patrick Arnold for a Tentative Parcel Map/ Development Plan/ and Coastal Development Permit to allow for 1) the subdivision of an existing 6,000 square foot parcel into two 3,000 square foot residential parcels, 2) construction of two single family residential units of 1,983 square feet and 1,917 square feet on the proposed residential parcels, and 3) use of the residences as two separate vacation rentals. The residences will be 25 feet in height above natural grade and will each have attached garages. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The project is located on the south side of Avila Beach Drive on Colony Lane, 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.

Cultural Resources

CR-1 **During construction/ground disturbing activities,** the applicant shall comply with all requirements of the Cultural Resources Monitoring Plan submitted by Applied EarthWorks Inc., 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.

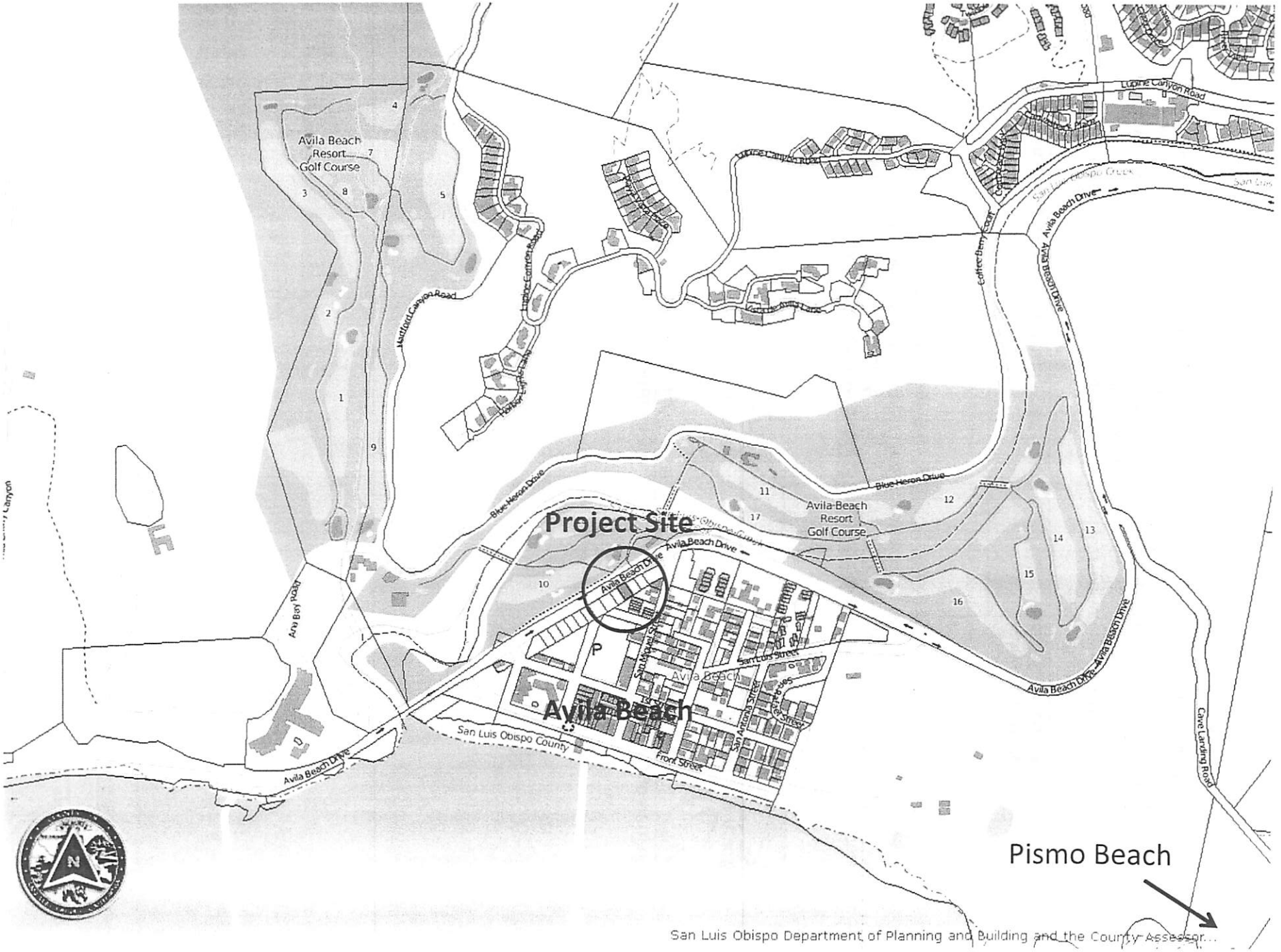
Geology and Soils

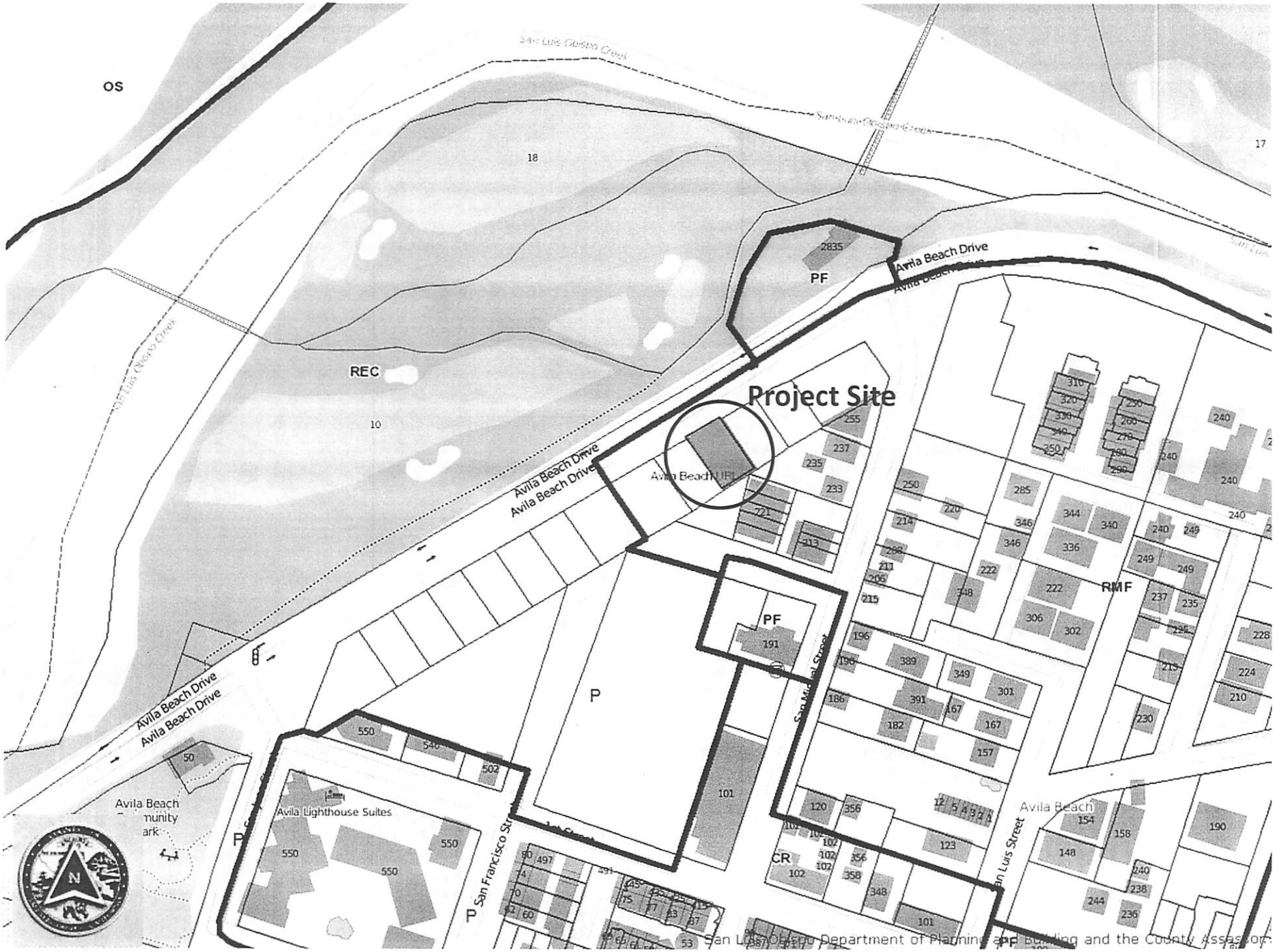
GS-1 The applicant shall comply with the recommendations and requirements, or comparable, listed in the submitted Soils Engineering Report and Engineering Geology Investigation for The Colony, Lots 1 and 11, Avila Beach Drive, Avila Beach, San Luis Obispo County, California, GeoSolutions, Inc., March 18, 2013 to include: preparation of building pads, paved areas, pavement design, mat foundation, post-tensioned slabs, slab-on-grade construction, retaining walls.

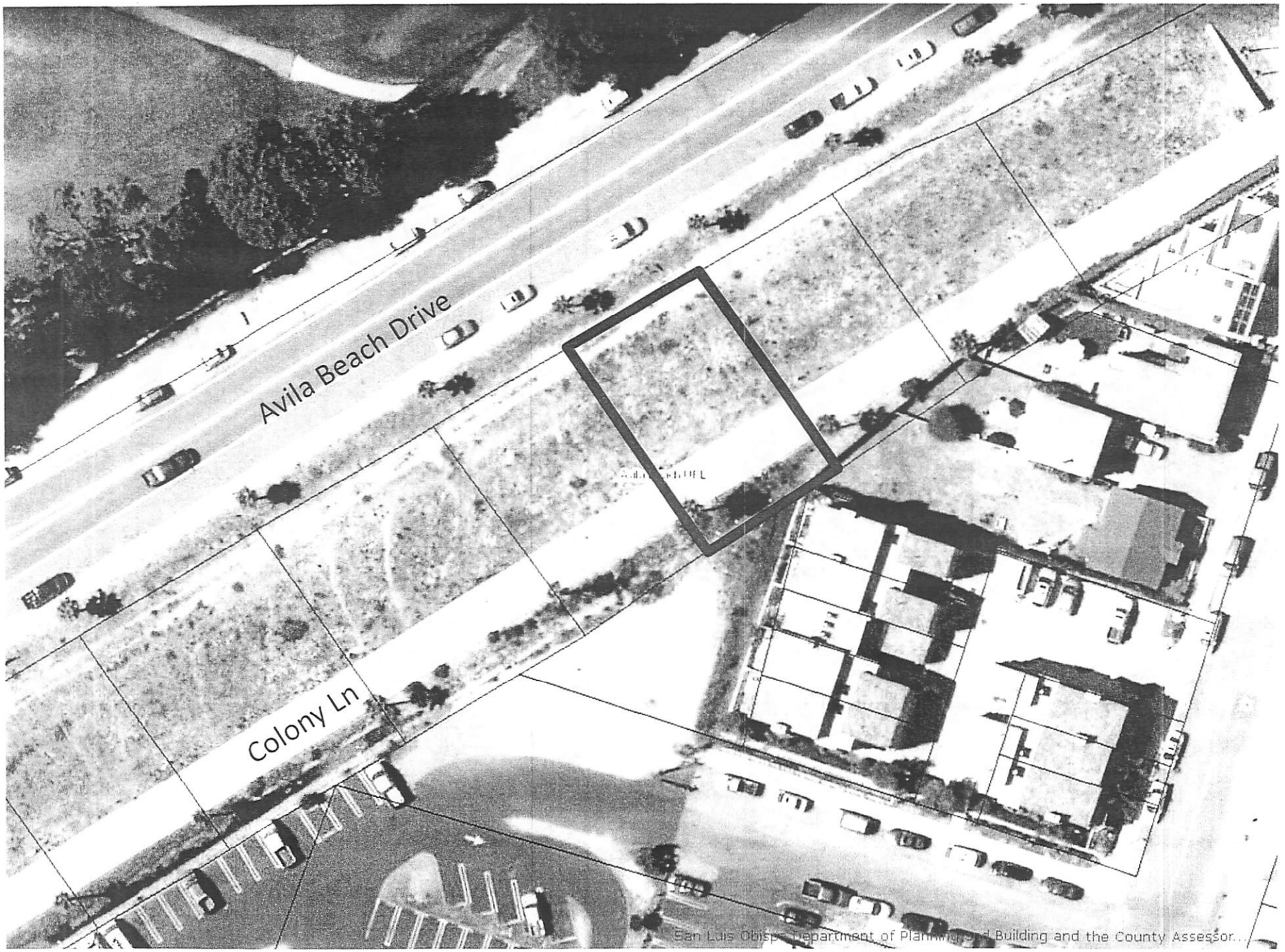
Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

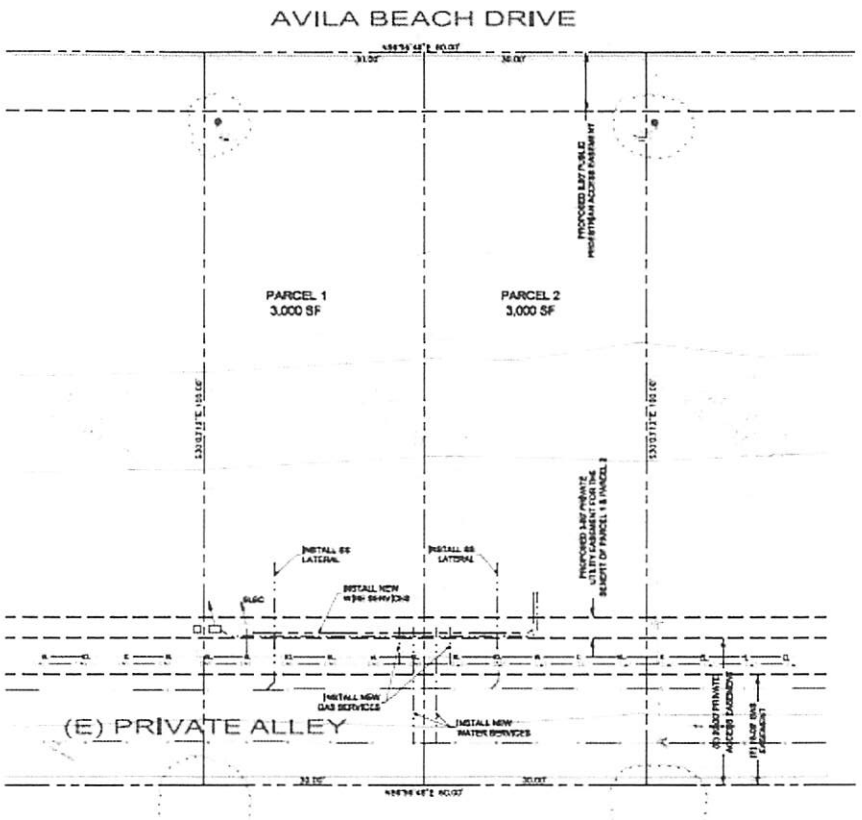
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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

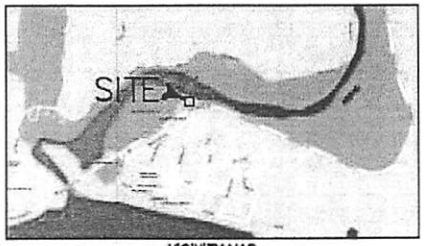
Signature of Owner(s)	Name (Print)	Date
	Damien Mavis	8/13/14
	Pat Arnold	8/13/14


Avila Beach Resort Golf Course
Project Site
Avila Beach
Avila Beach Resort Golf Course
Avila Beach Drive
Blue Heron Drive
Hartford Canyon Road
Lupine Canyon Road
Coffee Berry Court
San Luis Obispo Creek
Ana Bay Road
San Luis Obispo County
Front Street
San Antonio Street
San Miguel Street
San Luis Street
Cave Landing Road
Pismo Beach
San Luis Obispo Department of Planning and Building and the County Assessor...


Project Site
OS
REC
PF
P
CR
RMF
Avila Beach Drive
San Luis Obispo Creek
San Francisco Street
San Luis Street
Avila Lighthouse Suites
Avila Beach
San Luis Obispo Department of Planning and Building and the County Assessor


Avila Beach Drive
Colony Ln
San Luis Obispo Department of Planning and Building and the County Assessor...





VICINITY MAP

LEGEND:

TOPOGRAPHIC INFORMATION:

BASIS OF BEARINGS:

BENCHMARK:

LEGAL DESCRIPTION:

PROPERTY OWNER:

APPLICANT:

AGENT:

PROJECT STATISTICS:

ABOVE GRADE ENGINEERING

north

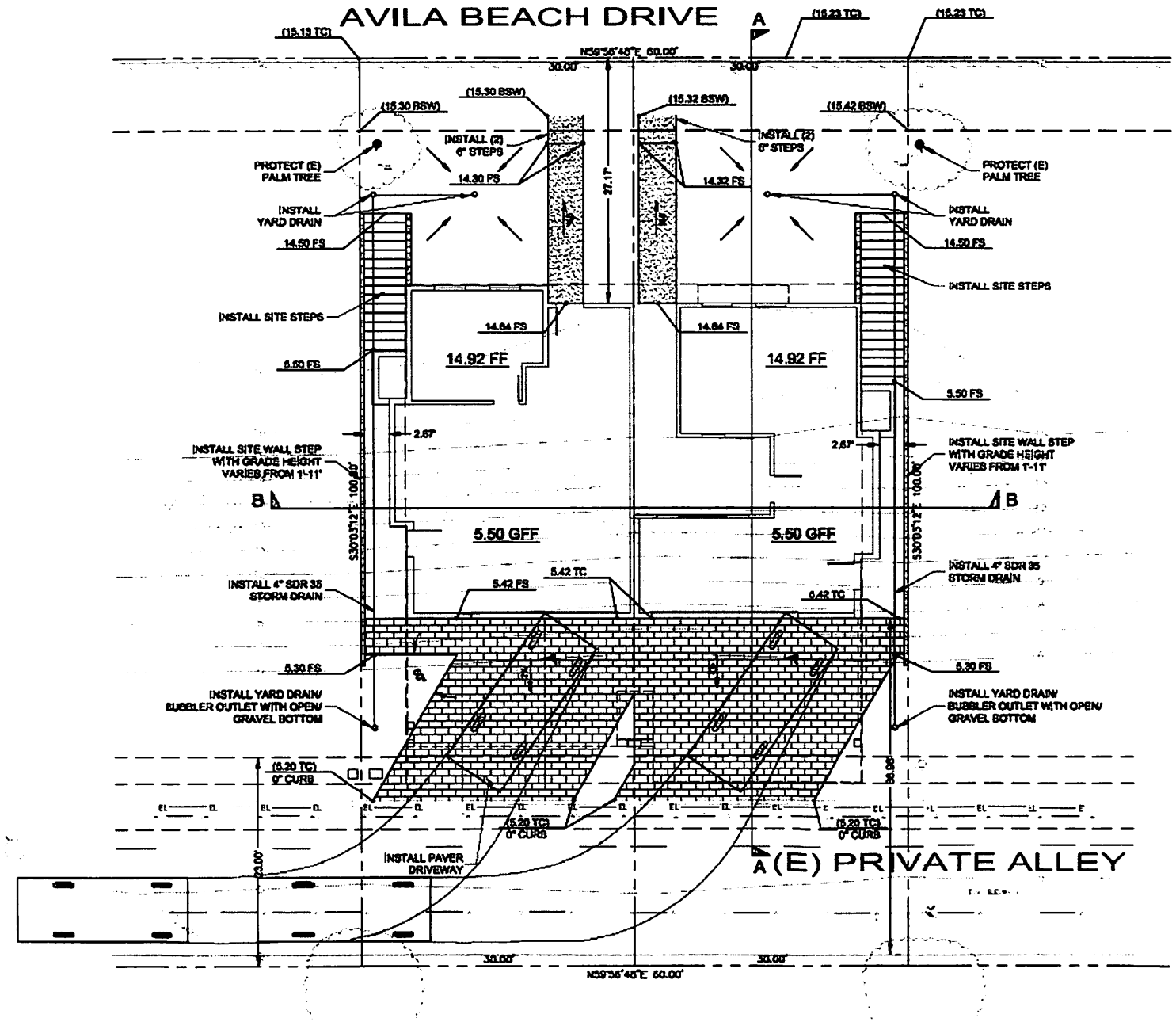
1" = 10'

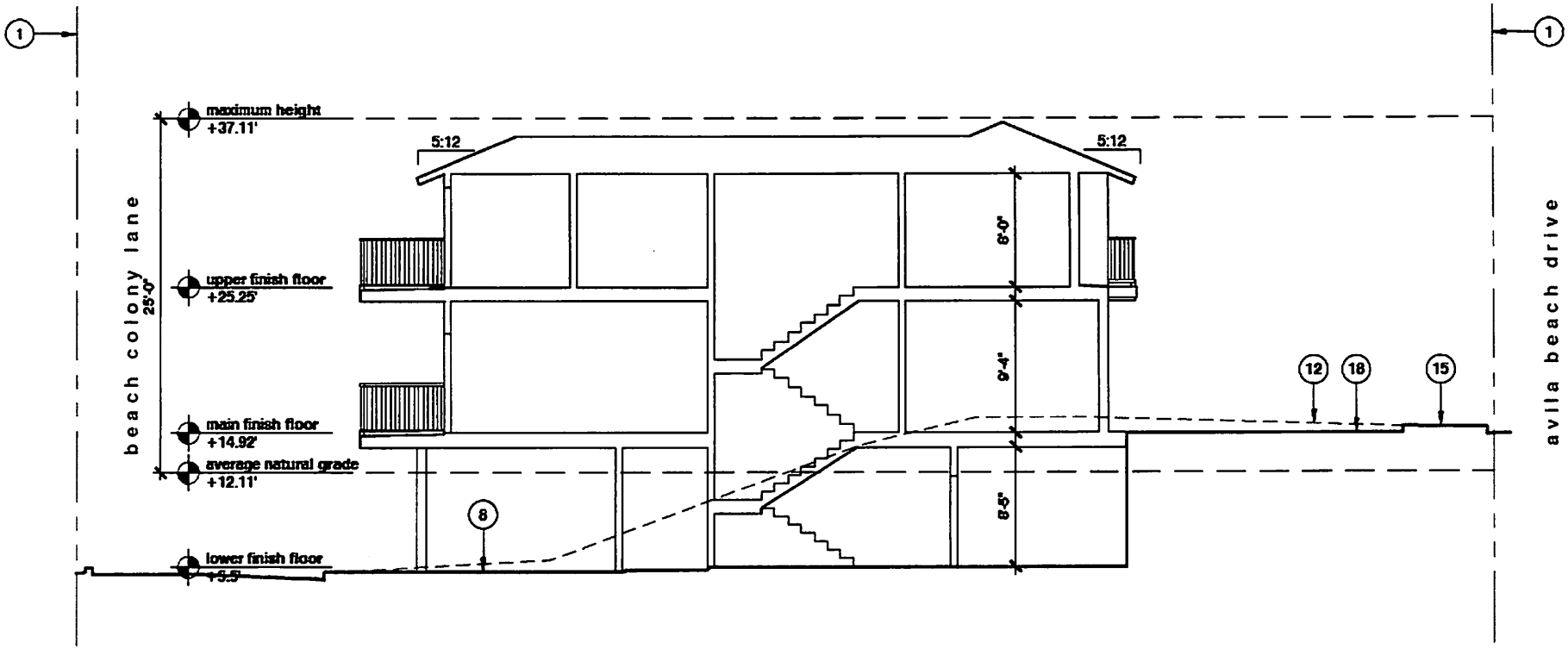
LOT 11 - AVILA BEACH

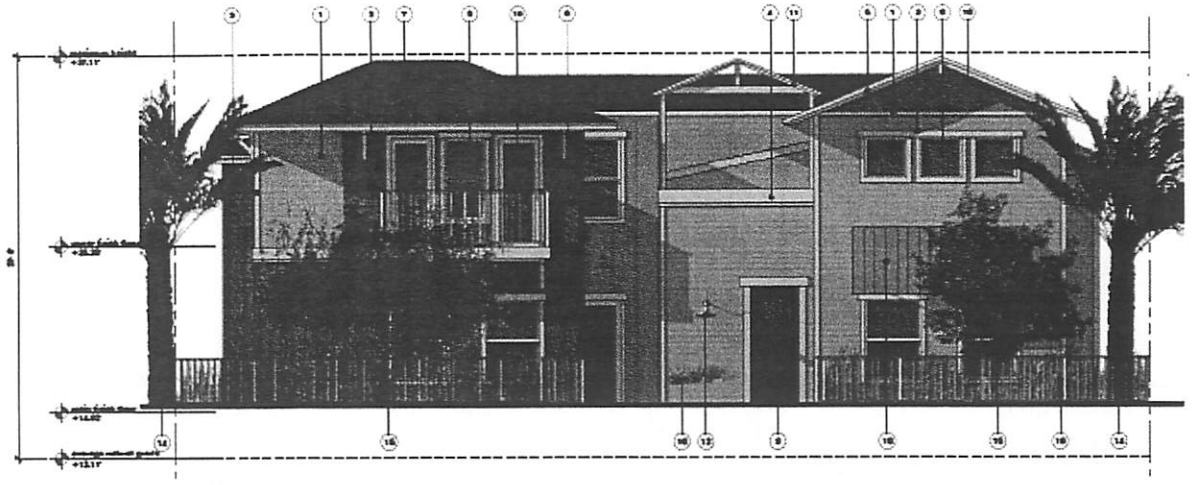
TENTATIVE PARCEL MAP - CO14-0021

C-1

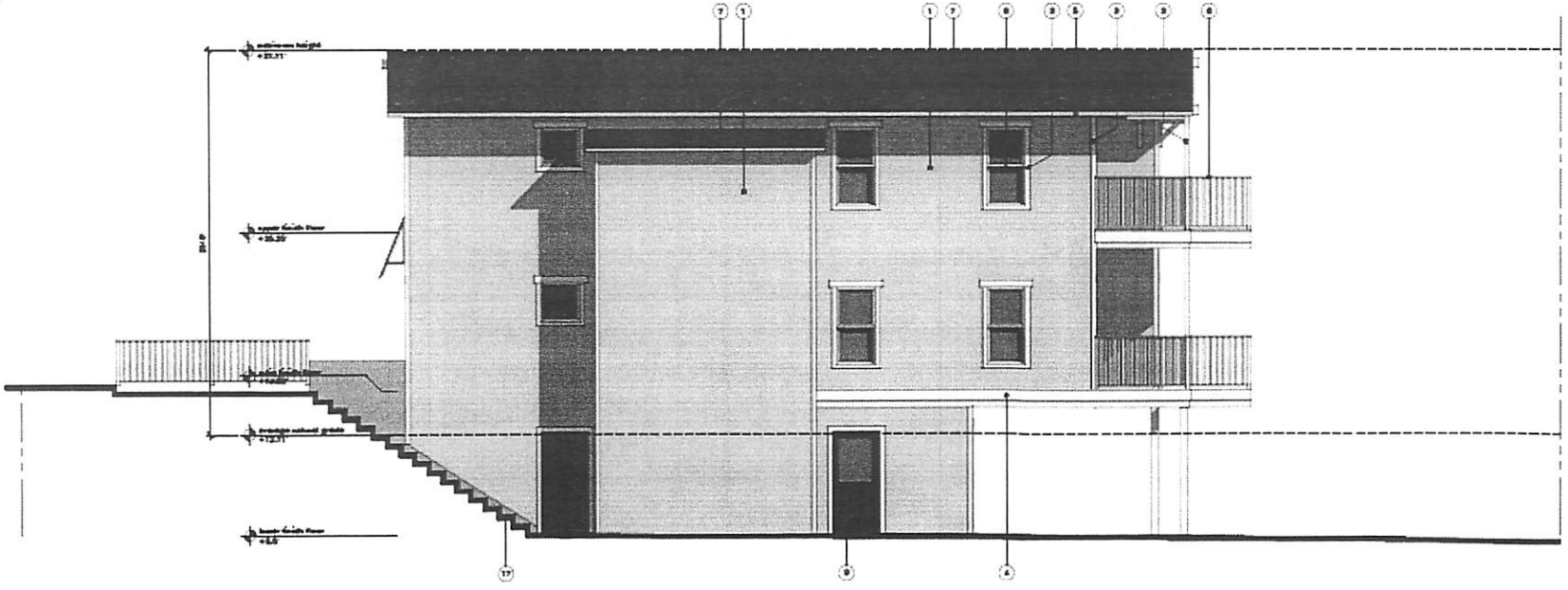
MARCH 10, 2014


AVILA BEACH DRIVE
A
(15.13 TC)
(15.23 TC)
(15.23 TC)
N59°56'48"E 60.00'
30.00'
30.00'
(15.30 BSW)
(15.30 BSW)
(15.32 BSW)
(15.42 BSW)
INSTALL (2) 6" STEPS
INSTALL (2) 6" STEPS
PROTECT (E) PALM TREE
PROTECT (E) PALM TREE
14.30 FS
14.32 FS
27.17'
INSTALL YARD DRAIN
INSTALL YARD DRAIN
14.50 FS
14.50 FS
INSTALL SITE STEPS
INSTALL SITE STEPS
14.84 FS
14.84 FS
14.92 FF
14.92 FF
5.50 FS
5.50 FS
2.67'
2.67'
INSTALL SITE WALL STEP WITH GRADE HEIGHT VARIES FROM 1'-11'
INSTALL SITE WALL STEP WITH GRADE HEIGHT VARIES FROM 1'-11'
B
B
S30°03'12"E 100.00'
S30°03'12"E 100.00'
5.50 GFF
5.50 GFF
INSTALL 4" SDR 35 STORM DRAIN
INSTALL 4" SDR 35 STORM DRAIN
5.42 FS
5.42 TC
5.42 TC
5.30 FS
5.30 FS
INSTALL YARD DRAIN/ BUBBLER OUTLET WITH OPEN/ GRAVEL BOTTOM
INSTALL YARD DRAIN/ BUBBLER OUTLET WITH OPEN/ GRAVEL BOTTOM
(5.20 TC) 0" CURB
(5.20 TC) 0" CURB
(5.20 TC) 0" CURB
23.00'
INSTALL PAVER DRIVEWAY
A
(E) PRIVATE ALLEY
30.00'
30.00'
N59°56'48"E 60.00'

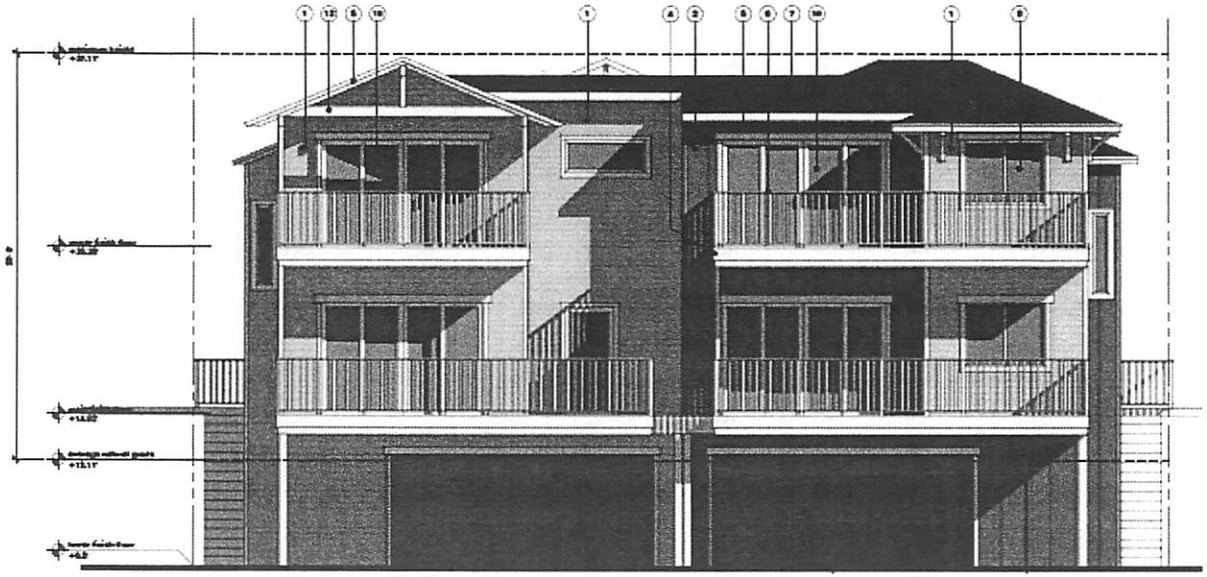

1
1
maximum height
+37.11'
upper finish floor
+25.25'
main finish floor
+14.92'
average natural grade
+12.11'
lower finish floor
+5.5'
25'-0"
beach colony lane
avila beach drive
5:12
5:12
8'-0"
9'-4"
8'-5"
8
12
18
15



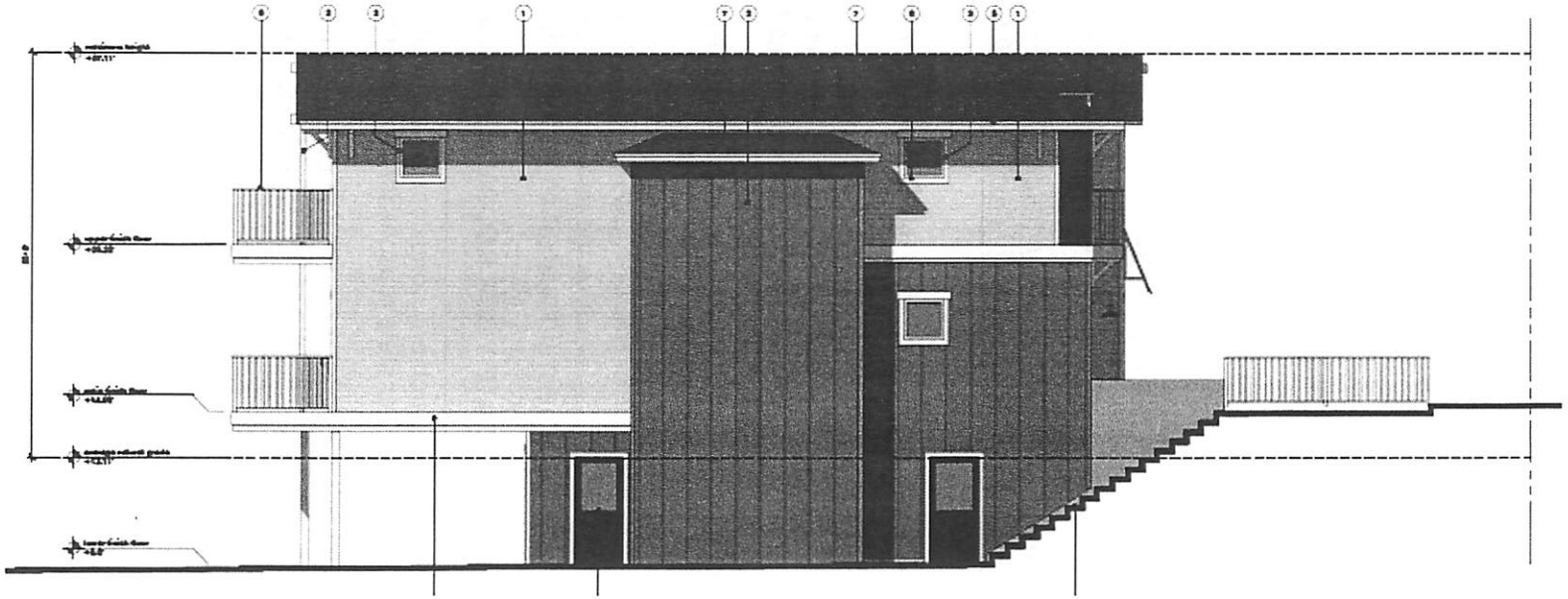
south elevation



east elevation



north elevation



west elevation

FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
MAR 14 2014
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 3/13/2014

TO: PW

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

PROJECT DESCRIPTION: SUB2013-00054 CO14-0021 MAVIS – Proposed parcel map with conditional use permit to subdivide parcel into two parcels for two new single family residences of 1983 and 1917 sf respectively with attached garages and balconies. Site location is 2865 Avila Beach Dr, Avila Beach. APN: 076-196-016

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.

Tentative map is lacking information required per 21.02.046(a) see attached checklist.

3/18/14	D Rion	x 5252
Date	Name	Phone

bm DRion 3/18/2014

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or ~~Tract Map~~) Map No. CO 14-0021

Status	Item
✓	(1) Record Data. The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
① O	(2) Property Description. A description of the property as well as the assessor's parcel number(s) for the property.
② O	(3) Legend and Owner Information. A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
③ O	(4) Vicinity Map. A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
	(5) Existing Structures. All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) Contour Lines Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope , 5 ft
	(7) Drainage. The approximate location of all watercourses, drainage channels and existing drainage structures.
X	(8) Landforms. The approximate location of other topographic or manmade features, such as bluff tops and ponds.
X	(9) Lakes and Ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
X	(10) Flood Hazard. The location of all areas subject to inundation or stormwater overflow.
✓	(11) Proposed Parcel Lines. The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
	(12) Designated Building Sites. Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
④ O	(13) Streets. The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways. 2070
	(14) Easements. The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	(15) Coastal Zone. For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
⑤ O	**21.02.048 (a)(2)** Preliminary Title Report. Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable **O** *= Requires Compliance* ✓ *= Complied*

For Tract Map Applications only: $ deposit rec'd Y / N C& I Agreement rec'd Y / N

COMMENTS:

① Legal Description is incorrect

② Scale is incorrect. Add graphic scale. Contour lines on map ≠ title report.

③ Vicinity map is lacking adj properties subdivisions and roads. Site is not correct location

④ Add name of private road: County Rd #2070 and width to Avila Beach Dr. (Beach Colony Lane)

⑤ Preparing owner on PTR ≠ map

Comments based on Tentative map dated 3/10/14, PTR 4009-4539559, 11/20/2013

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Paavo Ogren, 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

MEMORANDUM

Date: March 21, 2014

To: Megan Martin, Coastal team / Development Review

From: Frank Honeycutt, Development Services Engineer

Subject: Public Works Project Referral for SUB2013-00054 CO14-0021 –Mavis Parcel Map and CUP for 2 residential lots. SR1, 2865 Avila Beach Drive APN 076-196-016

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Drainage or Flood Hazard information.

2. The project shall comply with the Land Use Ordinance, Section 22.10.155 for Stormwater Management. The following information outlined in the Land Use Ordinance, Section 22.10.155.G shall be submitted to the County for review and approval:

    a. The applicant shall demonstrate whether the project is subject to LUO Section 22.10.155 for Stormwater Management.

    b. Applicable projects shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs.

    c. The applicant shall demonstrate the project has incorporated the minimum number of County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.

Public Works Comments:

A. At the time the project referral was received by Public Works on March 14, 2014 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.

B. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 or the Coastal Zone Land Use Ordinance, Section 23.04.450 for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

Recommended Public Works Conditions of Approval

Improvement Maintenance:

1. Prior to map recordation the developer shall submit a proposed Constructive Notice for the subdivision to the county Public Works Department for review and approval. The constructive notice shall provide at a minimum the following provisions:
    a. The maintenance, within the public road right of way and / or any public pedestrian easement adjacent thereto, of the sidewalks, landscaping, and pedestrian amenities fronting each of the separate lots or parcels within the subdivision in accordance with the county Public Improvement Standards shall be the solely responsibility of the owner of each of the separate lots or parcels aforesaid and said owner's heirs, executors, administrators, successors and assigns in perpetuity, or until specifically accepted for maintenance by a public agency.
    b. After approval the Constructive Notice shall be recorded in the office of the County Recorder and a copy of the recorded document submitted to the Public Works Department.

Improvement Plans:

2. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

3. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Additional Map Sheet:

4. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
    a. 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 Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.

b. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects

c. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

d. The additional map sheet shall contain the final conditions of approval for the Development Plan as they are shown in the Notice of Final Action.

Miscellaneous:

5. 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.

6. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

V:_DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2014-0021 SUB2013-00054 Mavis.doc

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
MAR 14 2014
Environmental Health

no fees??

SR 13730

DATE: 3/13/2014

TO: ENV HEALTH

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

PROJECT DESCRIPTION: SUB2013-00054 CO14-0021 MAVIS – Proposed parcel map with conditional use permit to subdivide parcel into two parcels for two new single family residences of 1983 and 1917 sf respectively with attached garages and balconies. Site location is 2865 Avila Beach Dr, Avila Beach. APN: 076-196-016

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

Applicant has not obtained a prelim ~~to~~ health clearance letter & should do so. A valid will serve / intent to serve from ABCSD is needed. Stocks comm water & sewer

4/14/14 — Date

Name

x5551 — Phone

heal slo
HEALTHY EATING ACTIVE LIVING
San Luis Obispo County

COALITION PARTNERS:

Arroyo Grande Community Hospital
Boys and Girls Club – South County
Cal Poly University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
Landscape Architecture Department
STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
Parks and Recreation Department
Community Action Partnership of SLO County, Inc.
Dairy Council of California
Diringer Associates
Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
Juiciful Creative Consulting
Kennedy Club Fitness
Lillian Larsen Elementary School
Living the Run
Lucia Mar Unified School District
Network for a Healthy California – Gold Coast Region
North County Farmers Market Assoc.
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

May 8, 2014

TO: San Luis Obispo County Planning Commission

FROM: HEAL-SLO - Healthy Communities Work Group

RE: SUB2013-00054 CO14-0021 MAVIS

The Healthy Communities work group has reviewed the conditional use permit application seeking to subdivide a parcel into two parcels for two new single family residences at 2865 Avila Beach Drive, Avila Beach. APN: 076-196-016.

Healthy Communities supports the potential resulting effect of adding density to the area. Research has indicated dense development patterns help reduce vehicle miles traveled by placing people and the activities they conduct in a more concentrated area, which can help reduce sprawl, conserve land and promote physical activity (Transportation Research Board, 2009).

While we do not foresee any immediate and obvious negative health or environmental impacts with this project, we recommend the provision of future crosswalk infrastructure and appropriate signage at the intersection of Avila Beach Drive and San Miguel Street, which would provide an additional link to the Bob Jones Trail and access to the downtown corridor.

Thank you for the opportunity to review this project. We will monitor this proposal as it moves forward in the planning process.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.