



DEPARTMENT OF PLANNING AND BUILDING

To Interested Parties:

Please see the attached Project Referral package for your review and comment.

ABR Properties L.P. submitted an application on February 13, 2015 to expand the existing uses at the Avila Beach Golf Course in Avila Beach. The proposal includes new land uses on the golf course properties which would require an amendment to the San Luis Bay Estates Master Development Plan and will likely require a General Plan Amendment. The application is incomplete; however, planning staff is requesting a preliminary review of the proposal and it is anticipated a second referral will be issued for your review.

Please provide general comments to Megan Martin, mamartin@co.slo.ca.us, (805)781-4163.

Sincerely,

Megan Martin
976 Osos Street, Rm. 300
San Luis Obispo, CA 93401



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/4/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00091 ABR PROPERTIES – Proposed conditional use permit/development plan to add a lodge, hotel, cottages and upgrades to event center/amphitheater with wastewater reuse and solar. Site location is 6450 Anna Bay Rd. APNs: 076-181-032, 076-181-039, 076-181-061, and 076-201-062.

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.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Amendment to approved land use permit | |

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name ABR PROPERTIES L.P. Daytime Phone 805 543 4333
Mailing Address 750 PISMO ST. SAN LUIS OBISPO CA Zip Code 93401
Email Address: NONE

Applicant Name SAME Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name SAME Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: APPROX 170 AC Assessor Parcel Number(s): 076-201-062
076-181-032
Legal Description: ATTACHED 076-181-061

Address of the project (if known): 6450 ANNA BAY/3000 AB DRIVE 076-181-039

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ANNA BAY OFF AVILA BEACH DRIVE, 3000 AVILA BEACH DRIVE & BLUE HERON @ SAN LUIS DRIVE

Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING RESORT CREATED IN 1968,

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXISTING APPROX 30,000 SF
PROPOSED APPROX 260,000 SF
LODGE, HOTEL, COTTAGES UPGRADES TO EVENT & AMPHITHEATER WITH
WASTE WATER REUSE & SOLAR

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature ABR PROPERTIES L.P.

Date FEB 10/2015

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE, CONSISTENT WITH

Describe existing and future access to the proposed project site: SAME AS EXISTING WITH LIMITED UPGRADES

Surrounding parcel ownership: Do you own adjacent property? Yes No NOT THIS OWNERSHIP
If yes, what is the acreage of all property you own that surrounds the project site? 4 PARCELS/SEPERALY

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENTIAL

South: SAN LUIS BAY/TOWN OF ANILA

East: SAN LUIS BAY ESTATES

West: PECHO RANCH/WILD CHERRY

For all projects, answer the following: (SEE ATTACHED SCHEDULE OF EXIST/PROPOSED)

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 280,000 sq. feet 2.6 % Landscaping: 130 AC sq. feet 78 %

Paving: 100,000 sq. feet 1.5 % Other (specify) _____

Total area of all paving and structures: COVERAGE 4.1 sq. feet acres

Total area of grading or removal of ground cover: 5.5 sq. feet acres

Number of parking spaces proposed: 300 Height of tallest structure: 45'

Number of trees to be removed: NONE Type: INTEND TO PLANT 500+

Setbacks: Front 20 Right 10 Left 10 Back 10

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: SAN MIGUELITO MUTUAL

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) IN PROCESS

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: SAN MIGUELITO MUTUAL

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) IN PROCESS

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 158 acres
Moderate slopes of 10-30%: 10 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: SAN LUIS CREEK, ESTUARY, HARFORD CREEK
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: THE PROPERTY & USE ARE DESIGNED TO WORK AS A MANAGED FLOOD FENCE WAY
4. Has a drainage plan been prepared? EXISTING Yes No
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: TOTALY GRADED, FILLED, FARMED, DRAINED 4' TO 15' IN DEPTH
6. Has a grading plan been prepared? CONCEPT Yes No
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No BUT HISTORIC PROPOSED
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: AVILA BEACH DRIVE

Water Supply Information

1. What type of water supply is proposed? FOR IRRIGATION
 Individual well Shared well Community water system (FOR DOMESTIC)
2. What is the proposed use of the water? EXISTING
 Residential Agricultural - Explain RECREATION, GOLF TURF
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? (SEE ATTACHED)
4. How many service connections will be required? 5 EXIST, 145 PROPOSED
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
 Bacteriological? Yes No
 Chemical? Yes No
 Physical Yes No
 Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
 Distance to nearest sewer line: N/A Location of connection: THRU OUT
2. What is the amount of proposed flow? APPROX GPD SPR ADDITIONAL G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? EXISTING TRASH/FOOD WASTE/COMPOST
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? AT MAINTENANCE
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: SAN LUIS UNIFIED
2. Location of nearest police station: SHERRIF
3. Location of nearest fire station: SAN LUIS BAY DRIVE, 2 MILES
4. Location of nearest public transit stop: IN AVILA BEACH @ OUR 3000 ADDRESS
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? PROPOSED ON SITE feet/miles
TOWN OF AVILA + AVILA VILLAGE

Historic and Archeological Information

1. Please describe the historic use of the property:
FARMING UNTIL 1960, GOLF RESORT 1967 TO PRESENT
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change. RECREATION

1. Days of Operation: 24/7/365 Hours of Operation: 24/7
2. How many people will this project employ? 40 EXISTING / 166 MORE W/ EXPANSION
3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift DAILY 3 SHIFTS w/ HOTEL, EVENTS IT WILL VARY
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: OCCASIONALLY
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
NONE
7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: FERTILIZERS
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees? Yes No **WE DO NOW**
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe: **ADEQUATE CAPACITY EXISTS
EVENTS WILL CONTINUE TO BE
MANAGED**

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: **NA**

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): **PABR IS A RECOGNIZED VISITOR SERVING FACILITY, HIGHLIGHTED IN THE COUNTIES PARKS PLAN**
2. Will the development occur in phases? Yes No
If yes describe: **SEE PLAN**
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: **NOT AT THIS TIME**
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: **SOLAR PROPOSED FOR CARTS & IRRIGATION**

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
CONVERSION OF RESORT IRRIGATION TO UTILIZE TREATED EFFLUENT FROM SAN MIGUELITO MUTUAL & POSSIBLY ANILA C S D. REDUCES GROUND WATER USAGE

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: ALL WITH IN EXISTING TURF

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): THIS IS EXPANSION OF EXISTING BUSINESS

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

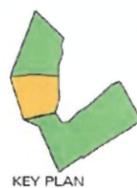
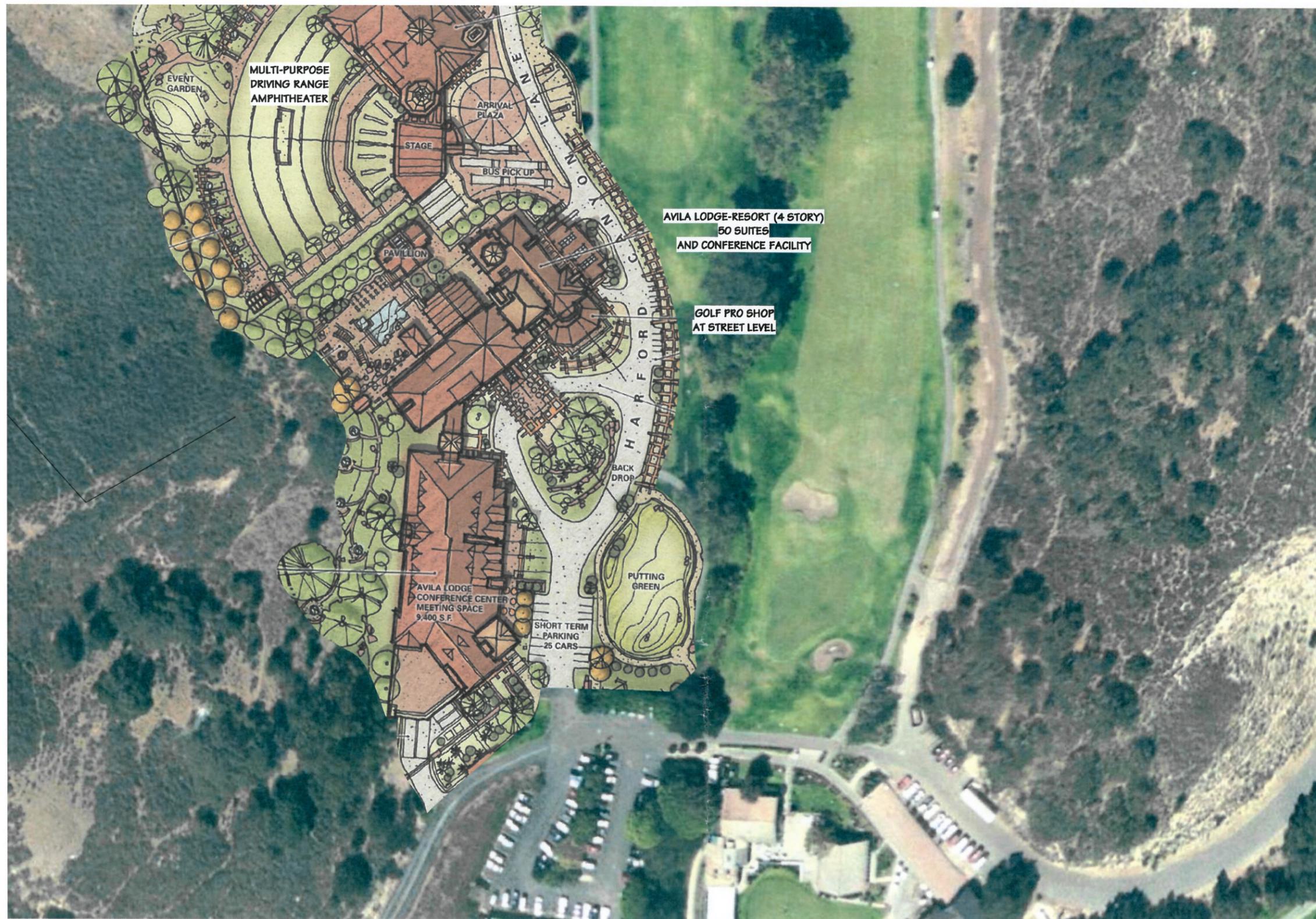


Avila by the Sea SAN LUIS OBISPO CALIFORNIA

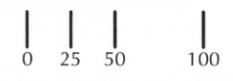
MASTER PLAN

2/12/15





AVILA LODGE 20 BUNGALOWS
site plan
10 REUNION ACCOMMODATIONS



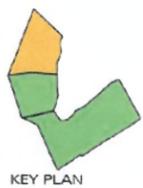


HILLSCAPE UNITS
(+1,250 S.F. EACH)

FUNICULAR
TO HILLTOP

(2 STORY) 6 UNITS
3,000 S.F. UNITS
EACH BUNAGLOW

BUNGALOWS AT
HARTFORD CANYON (20 BUNGALOWS, 10 REUNION ACCOMMODATIONS)
site plan



Avila by the Sea SAN LUIS OBISPO CALIFORNIA

AVILA LODGE AND BEACH RESORT

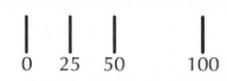
INFINITE HORIZONS
A CALIFORNIA CORPORATION

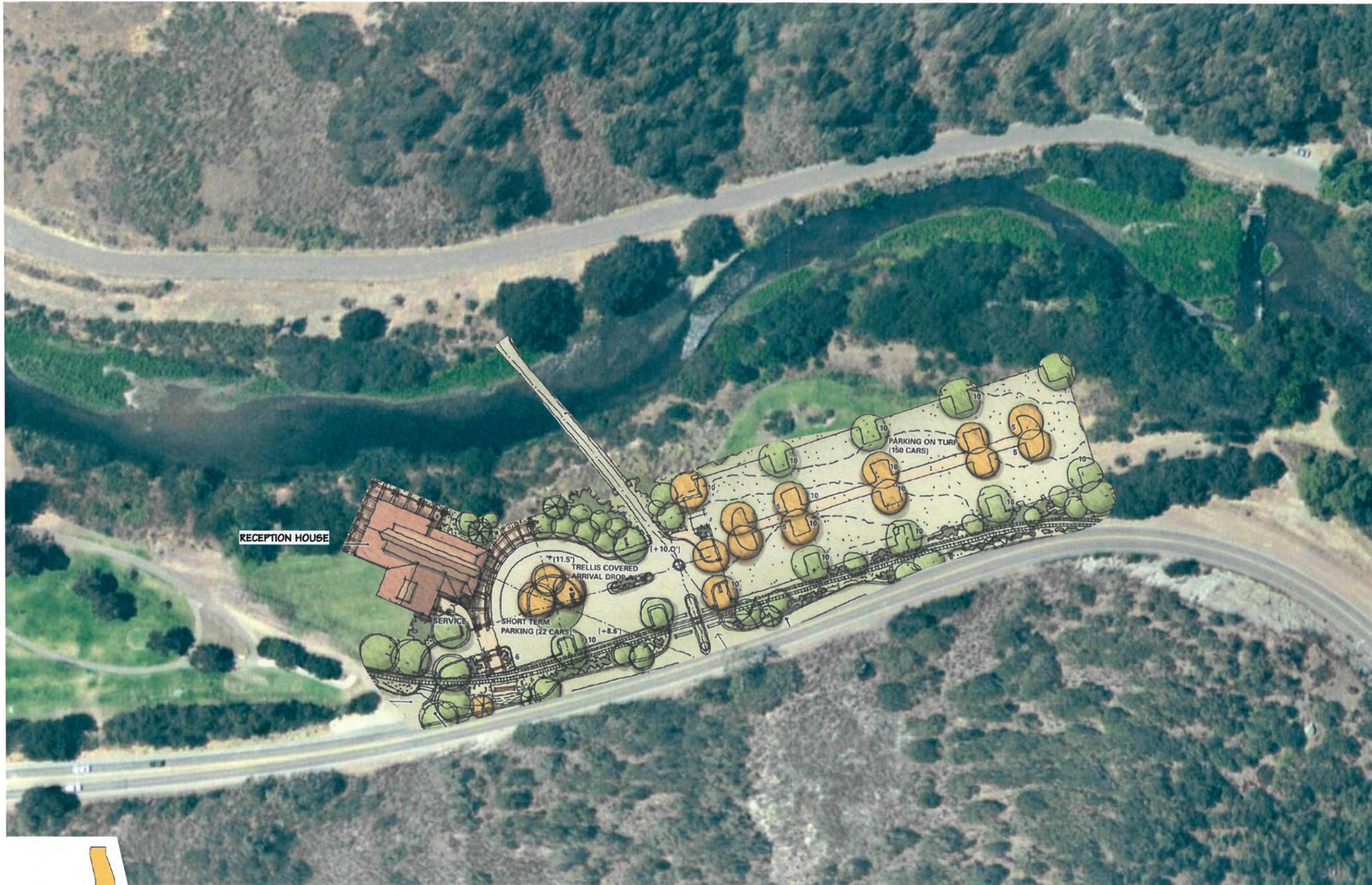


2/12/15



BEACH CLUB (8 UNITS)
site plan





RECEPTION HOUSE
AT MEADOW CREEK (2 UNITS)
site plan

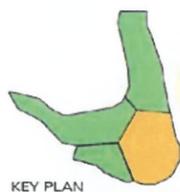
NOTE: ALL BUILDINGS ARE TO BE CONSTRUCTED 1' OR MORE ABOVE THE 100 YEAR FLOOR PLAIN LEVEL.



Avila by the *Sea* SAN LUIS OBISPO CALIFORNIA

MEADOW LAKE
INFINITE HORIZONS
A CALIFORNIA CORPORATION





LAKE AT MEADOW CREEK (20 BUNGALOWS)
site plan

NOTE: ALL BUILDINGS ARE TO BE CONSTRUCTED 1' OR MORE ABOVE THE 100 YEAR FLOOR PLAIN LEVEL.





CHAPEL AT TREEHOUSE HILL (8 UNITS)
site plan

NOTE: ALL BUILDINGS ARE TO BE CONSTRUCTED 1' OR MORE ABOVE THE 100 YEAR FLOOR PLAIN LEVEL.

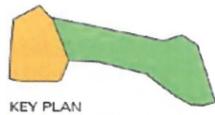


Avila by the *Sea* SAN LUIS OBISPO CALIFORNIA

MEADOW LAKE
INFINITE HORIZONS
A CALIFORNIA CORPORATION



STUDIO
DESIGN
GROUP
ARCHITECTS, INC.



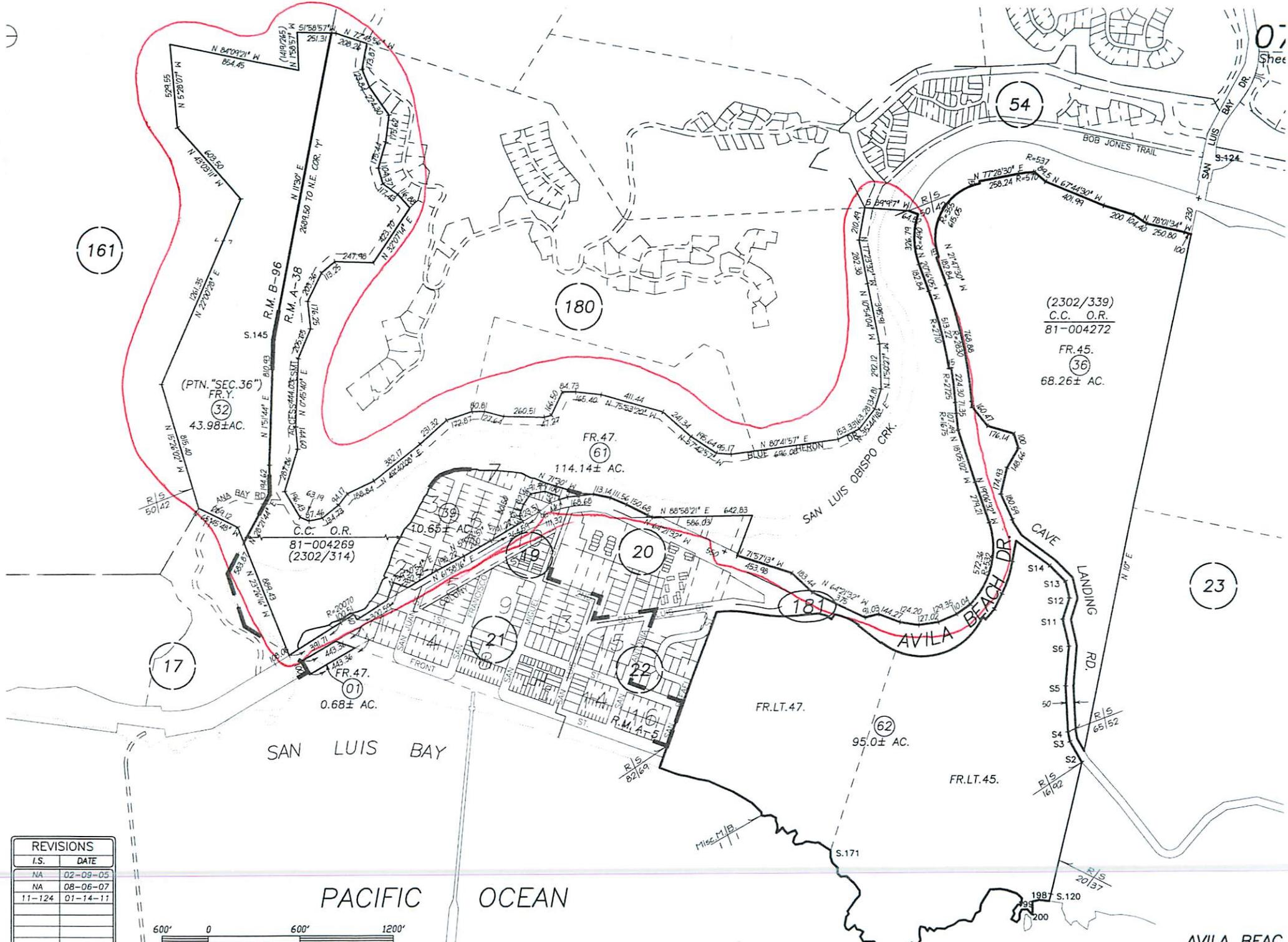
HERON CANYON SPA (12 UNITS) / WINERY
site plan



Avila by the Sea SAN LUIS OBISPO CALIFORNIA

HERON CANYON SPA
ONCE UPON A TIME
LIMITED LIABILITY COMPANY

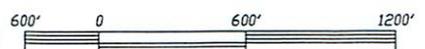




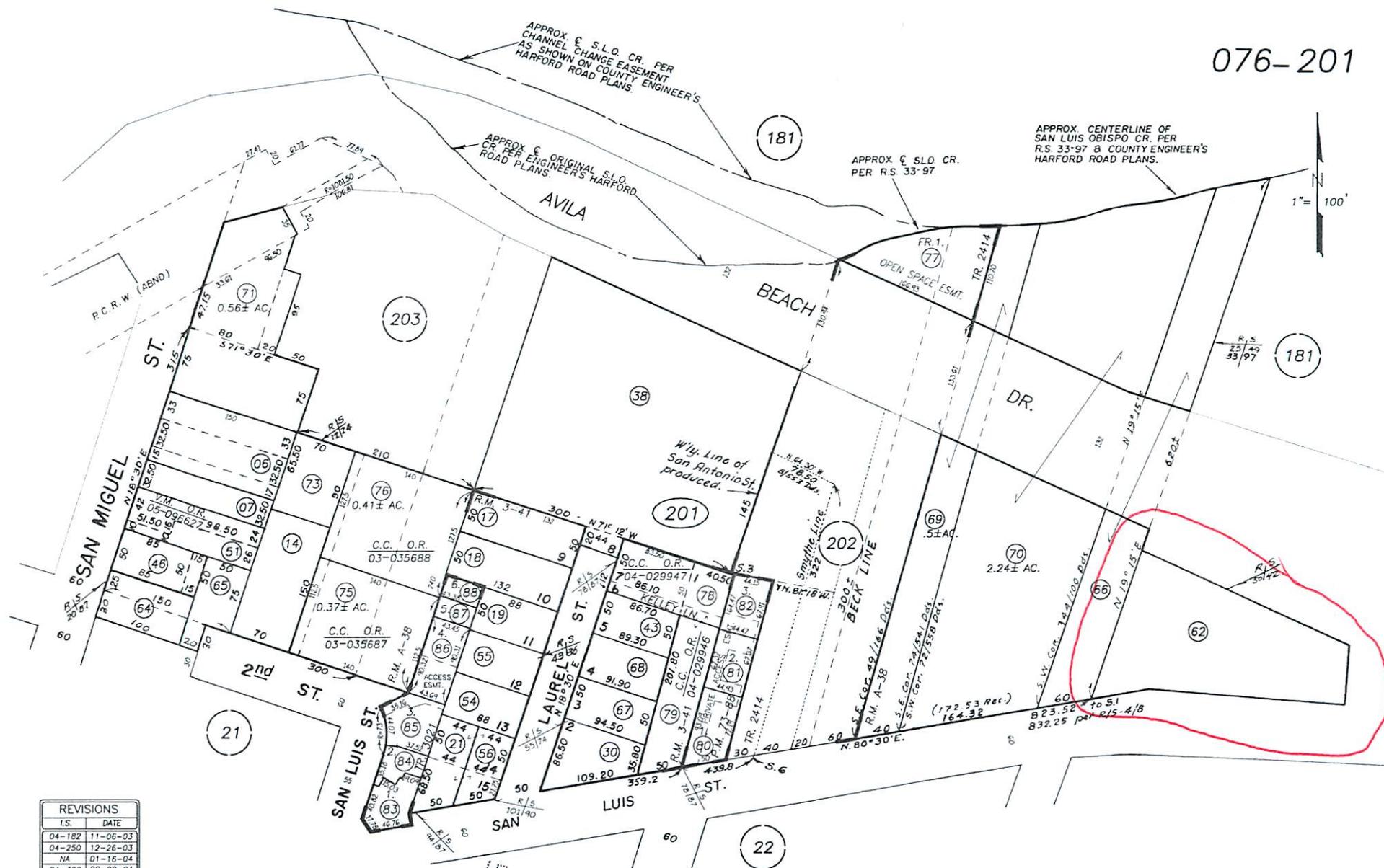
(2302/339)
C.C. O.R.
81-004272
FR.45.
36
68.26± AC.

C.C. O.R.
81-004269
(2302/314)

REVISIONS	
I.S.	DATE
NA	02-09-05
NA	08-06-07
11-124	01-14-11



JAV
08-22-97
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



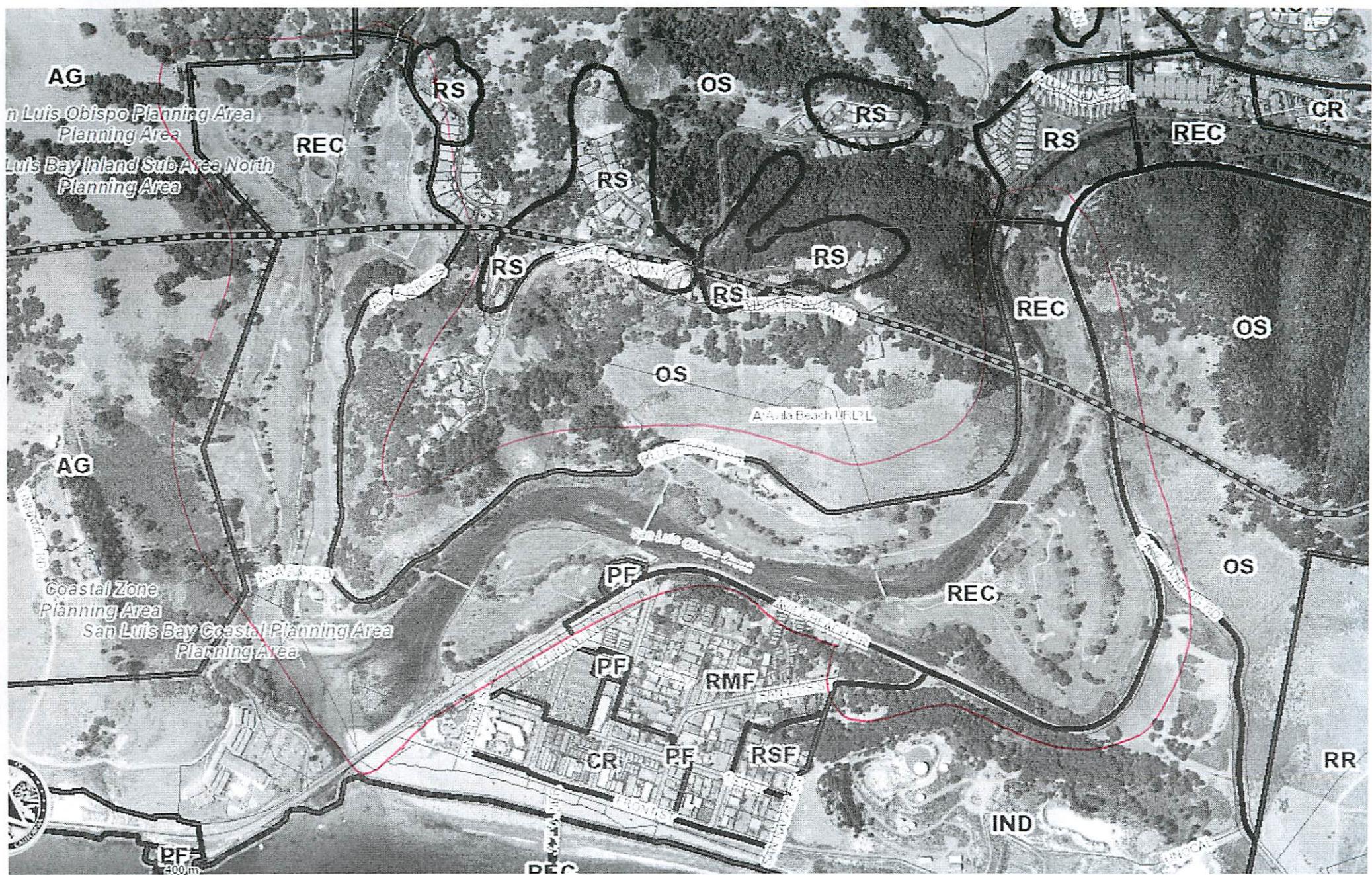
REVISIONS	
I.S.	DATE
04-182	11-05-03
04-250	12-26-03
NA	01-16-04
04-326	02-09-04
05-074	07-15-04
NA	04-20-06
11-050	09-15-10
15-117	11-26-14

50 0 100 200

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2414, R.M. Bk. 22 , Pg. 67-70.
 TOP OF THE HILL; TRACT NO. 3021, R.M. Bk. 34 , Pg. 80-83.
 JUNIOR ADDITION TO THE TOWN OF AVILA, R.M. Bk. 3 , Pg. 41.
 PORTION OF RANCHO SAN MIGUELITO LOT 45, R.M. Bk. A , Pg. 38.

AVILA BEACH
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 076 PAGE 201





Parcel Summary Report For Parcel # 076-181-032

2/18/2015
12:38:48PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN ABR PROPERTY LP
750 PISMO ST SLO CA 93401-3922
OWN ABR PROPERTY LP A CA LTD PTP

Address Information

Status Address
P 00000 AVILA BEACH DR AVLB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
076181	032	0001	Avila Beach	San Luis Bay F AS	VSA	CAZ	N			
076181	032	0002	Avila Beach	San Luis Bay F FH	SRV	COJ	N			
AL80-	008	4A-P	Avila Beach	San Luis Bay F REC	SRA	LCP	Y	LM		D910170D

Parcel Information

Status Description
Active RHO SAN MIG PTN LT Y

Notes
SEE PARCEL TAG FOR LOT LEGALITY INFORMATION. JSM

Tax Districts
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
SAN LUIS
NO. 03
AREA NO. 21



Parcel Summary Report For Parcel # 076-181-032

2/18/2015
12:38:48PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

A0974 FNL Primary Parcel

Description:

ELECTRIC METER

D890545D WIT Primary Parcel

Description:

CONDOS

D910170D WIT Primary Parcel

Description:

WITHDRAWN- WATERLINE/TREATMENT PLAN

D950132P EXP Primary Parcel

Description:

ALTER TO CART, LOCKER RMS

DRC2004-00099 WIT Primary Parcel

Description:

MUP/ COASTAL/ MAINTAINANCE FACILITY REMODEL/CARETAKERS UNIT AND 10 UNITS OF EMP HOUSING

PMT2012-00454 AXT Primary Parcel

Description:

GOLF CART STORAGE/MAINTENANCE BUILDING - 2,000 SF

S940002L EXP Primary Parcel

Description:

LOT LINE ADJUSTMENT OF TWO PARCELS

D010305P WIT Related Parcel

Description:

REMOVE FLOOD GATE AND REPLACE

DRC2014-00091 REC Related Parcel

Description:

A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.

ZON2003-00629 DEN Related Parcel

Description:

CONCERTS/FESTIVALS/LIVE ENTERTAINMENT



Parcel Summary Report For Parcel # 076-181-039

2/18/2015
12:39:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN ABR PROPERTY LP
750 PISMO ST SLO CA 93401-3922
OWN ABR PROPERTY LP A CA LTD PTP

Address Information

Status Address
P 00000 AVILA BEACH DR AVLB

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
076181	039	0001	Avila Beach	San Luis Bay F CAZ	VSA	COJ	N			
076181	039	0002	Avila Beach	San Luis Bay F AS	SRV		N			
AL80-	008	4A-P	Avila Beach	San Luis Bay F REC	FH	LCP	Y	LM		D910170D

Parcel Information

Status Description

Active TN AVILA PTN

Notes

SEE PARCEL TAG FOR LOT LEGALITY INFORMATION. JSM

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 03
COUNTY-ZONE NO. 09
AVILA BEACH
SAN LUIS



Parcel Summary Report For Parcel # 076-181-039

2/18/2015
12:39:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 03

AREA NO. 12

AREA NO. 21

Case Information

Case Number:

Case Status:

COD2011-00290 CLD Primary Parcel

Description:

NOISE FROM CONCERT

D010305P WIT Primary Parcel

Description:

REMOVE FLOOD GATE AND REPLACE

DRC2005-00032 EX3 Primary Parcel

Description:

EXTEND BIKEPATH .25 MILE, RELOCATE 565 FT OF GOLF CART PITCH, WIDEN 250 FT OF EXISTING PATH, ABANDON 265 FT OF EXISTING PATH, INSTALL NEW GATES, FENCING, AND RELOCATE CROSSINGS

PMT2010-00758 EXT Primary Parcel

Description:

MINOR GRADING TO CONSTRUCT ACCESS ROAD TO THE GOLF RESORT AT INTERSECTION OF AVILA BEACH DRIVE & FIRST STREET. RELOCATE STRIPPING CROSSING IN DRIVEWAY. THE ONLY DISABLED ACCESS COMPONENTS ON PRIVATE PROPERTY IS A SHORT WALKWAY TO GOLF COURSE. [NO PMT REQ'D TO INSTALL NEW GATES (< 6 FT & NO ELECTRICAL), AND (4) ALLAN BLK WALLS FOR LANDSCAPE (<4 FT)] {ALL CROSS HATCHING ON SHEET C-2 IS WORK IN THE COUNTY RIGHT A-WAY & SOME DISABLED ACCESS IS IN THE PUBLIC RIGHT OF WAY} SCOTT STOKES, RCE (DRC2005-00032)

A0559 FNL Related Parcel

Description:

2 WELLS & 1 STILLING PIPE

D890545D WIT Related Parcel

Description:

CONDOS

D910170D WIT Related Parcel

Description:

WITHDRAWN- WATERLINE/TREATMENT PLAN

DRC2014-00091 REC Related Parcel

Description:

A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.



Parcel Summary Report For Parcel # 076-181-039

2/18/2015
12:39:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S940002L EXP Related Parcel

Description:

LOT LINE ADJUSTMENT OF TWO PARCELS

SUB2005-00006 APV Related Parcel

Description:

AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE

ZON2003-00629 DEN Related Parcel

Description:

CONCERTS/FESTIVALS/LIVE ENTERTAINMENT



Parcel Summary Report For Parcel # 076-181-061

2/18/2015
12:39:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role **Name and Address**

OWN ABR PROPERTY LP
750 PISMO ST SLO CA 93401-3922
OWN ABR PROPERTY LP A CA LTD PTP

Address Information

Status **Address**
P 06450 ANA BAY RD AVLB
P 06460 ANA BAY RD AVLB
P 06464 ANA BAY RD AVLB
P 02828 BLUE HERON DR AVLB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
AL80-	008	4A-P	Avila Beach	San Luis Bay F REC	LCP	COJ	Y		LM / VP	E920410:3 / D920237P
076181	061	0001	Avila Beach	San Luis Bay F WET	SRV	VSA	N			D910170D / E920410:
076181	061	0002	Avila Beach	San Luis Bay F AS	GS	FH	N			
076181	061	0003	Avila Beach	San Luis Bay F CAZ			N			

Parcel Information

Status **Description**
Active RHO SAN MIG PTN LT 47

Notes
SEE PARCEL NOTES FOR LOT LEGALITY INFORMATION. JSM

Tax Districts
PER REQUEST BY RESORT AGENT (VICKY FALREY @ 458-7048), CONFIRMED EXISTING ADDRESSES 6450 ANA BAY RD (FOR AVILA CLUB), "6460" (FOR PRO SHOP), "6464" (FOR RESTAURANT), AND 2828 BLUE HERON DR (FOR GOLF CART MAINTENANCE). 6/26/13-PCS
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)



Parcel Summary Report For Parcel # 076-181-061

2/18/2015
12:39:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COUNTY-ZONE NO. 09

SAN LUIS

NO. 03

AREA NO. 21

Case Information

Case Number:

Case Status:

84307 FNL Primary Parcel

Description:

OFFICE FOR GOLF COURSE

87040 FNL Primary Parcel

Description:

BARN

87041 FNL Primary Parcel

Description:

BARN

87042 FNL Primary Parcel

Description:

BARN

88535 FNL Primary Parcel

Description:

UPGRADE ELECT TO EXIST PERMIT 84307 FOR OFFICE/GAR

88759 EXP Primary Parcel

Description:

RELOCATE 200A ELECTRIC METER FOR 40HP PUMP

92472 FNL Primary Parcel

Description:

GRADING AS BUILT FOR BORROW PIT

A0559 FNL Primary Parcel

Description:

2 WELLS & 1 STILLING PIPE

A3977 SUS Primary Parcel

Description:

ORIGINALLY "CART BARN" REMODELED TO INCLUDE: ADD BATHRMS/ LOCKER ROOMS/OFFICE & LOUNGE - PLANS REVISED TO SHOW REMODEL OF PROPOSED 1ST FLOOR CART BARN TO WINE STORAGE & 2ND FLOOR OFFICES TO LOCKER/SHOWERS AREA (6/11/08). ADDED 1,258 SQ.FT. OF NEW DECK TO PLANS (11/21/08). ADD ELEVATOR-SEE PMT2010-00485



Parcel Summary Report For Parcel # 076-181-061

2/18/2015
12:39:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

A9205 FNL Primary Parcel

Description:

GRAD'G EXPORT FILL FOR ADJACENT TR 2149 PHZ4(ONLY) 25000SF ADJ TO LOT 75&76/18560SF ADJ TO LOT 64&65

C9157 EXP Primary Parcel

Description:

EXPIRED REPLACED W/ PMT2014-00429---FIRESPRINKLERS FOR GOLF CART STORAGE & OFFICE/ REVISED SPRINKLER PLANS APPROVED ON 8/13/08 FOR CLUB SPA, BEACH BAR, MEETING AND RESTROOMS, WINE CELLAR AND SUITE/ NFPA 13 2002 EDITION ORDINARY HAZARD GROUP 11

COD2002-00034 CLD Primary Parcel

Description:

STORAGE CONTAINER VIOLATION, NOT ALLOWED USE

COD2011-00467 REC Primary Parcel

Description:

PMT2010-00485 (ADD ELEVATOR AND DECK TO EXISTING AVILA BEACH CLUB) EXPIRED

COD2011-00781 CLD Primary Parcel

Description:

POSSIBLE VIOLATION OF OPEN SPACE AGREEMENT

D910243P DEN Primary Parcel

Description:

CONST APV BIKE PATH/ ALTERNATE LOCATION

PMT2002-22529 EXP Primary Parcel

Description:

GRADING FOR PIPELINE REPLACEMENT

PMT2002-23072 EXP Primary Parcel

Description:

GARAGE FOR GOLF COURSE EQUIPMENT

PMT2002-23415 EXP Primary Parcel

Description:

STORAGE BLDG FOR FERTILIZER

PMT2002-25749 CAN Primary Parcel

Description:

GRADING AND STOCKPILING

PMT2002-26105 EXP Primary Parcel

Description:

DETACHED GARAGE FOR OFFICE

PMT2002-26106 EXP Primary Parcel

Description:

DETACHED GARAGE FOR CARETAKER EXPIRED



Parcel Summary Report For Parcel # 076-181-061

2/18/2015
12:39:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-26107 EXP Primary Parcel

Description:

APPLICATION EXPIRED FOR CARETAKER'S RESIDENCE EXPIRED

PMT2002-26112 EXP Primary Parcel

Description:

APPLICATION EXPIRED FOR OFFICE

PMT2004-03463 FNL Primary Parcel

Description:

KITCHEN REPAIRS, FLOORING, ROOF, WALLS, AND CHANGE OUT TYPE 1 HOOD REPLACE FOUNDATION AND FLOOR AND ROOF OF STORAGE ROOMS 1/11/06 ADD -REPLACE FLOOR JOISTS (15% OF SPACE) AND ADD 7 FT HOOD. HEALTH DEPT APPROVAL PROVIDED.

PMT2007-02958 WIT Primary Parcel

Description:

ENTERED IN ERROR

PMT2008-01016 FNL Primary Parcel

Description:

AVILA BEACH RESORT - ADD WINDOWS AND DOORS IN STRUCTURAL INFILL WALL, WAINSCOT FINISH -

PMT2008-01138 FNL Primary Parcel

Description:

MECHANICAL PERMIT - MODIFY EXISTING RESTAURANT FACILITY TO ADD AN INDOOR BBQ COOK STATION/HOOD

PMT2008-01172 EXP Primary Parcel

Description:

EXPIRED -REPLACED WITH PMT2014-00429/ ADDITION TO FIRE SPRINKLER PERMIT C9157 FOR DECK ADDITION A3977/ NFPA 13 2002 EDITION LIGHT HAZARD

PMT2010-00485 EXP Primary Parcel

Description:

EXPIRED - SENT TO CODE ENF. 12-14-11 - ADD ELEVATOR AND DECK TO EXISTING "AVILA BEACH CLUB" - (PERMIT A3977) REDO CODE ANALYSIS FOR 2007 CBC "UNSEPARATED OCCUPANCIES".

PMT2011-00812 FNL Primary Parcel

Description:

SEPTIC TANK REPAIR FOR RESTROOMS ON GOLF COURSE FOR AVILA BEACH RESORT PROPERTY

PMT2011-01552 SUS Primary Parcel

Description:

REPLACEMENT PERMIT FOR EXPIRED PMT2010-00485 -ADD ELEVATOR AND DECK TO EXISTING "AVILA BEACH CLUB" - (PERMIT A3977) REDO CODE ANALYSIS FOR 2007 CBC "UNSEPARATED OCCUPANCIES". (FIRESPRINKLERS - PMT2012-01573)

PMT2011-01553 REA Primary Parcel

Description:

REPLACEMENT PERMIT FOR EXPIRED PMT2008-01172 - ADDITION TO FIRE SPRINKLER PERMIT C9157 FOR DECK ADDITION A3977/ NFPA 13 2002 EDITION LIGHT HAZARD



Parcel Summary Report For Parcel # 076-181-061

2/18/2015
12:39:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2012-00676 ISS Primary Parcel

Description:

REPLACE 1,700 SF FIRE DESTROYED CART MAINTENANCE BUILDING - 2,255 SF WITH ELECTRICAL AND PLUMBING. FIRE SPRINKLER PERMIT (PMT2012-01817).

PMT2012-01573 SUS Primary Parcel

Description:

EXPIRED REPLACED WITH PMT2014-00429 --FIRESPRINKLERS FOR ELEVATOR LOBBY 1ST & 2ND FLOORS AT AVILA BEACH CLUB (PMT2011-01552) ADDITION TO FIRE SPRINKLER PERMIT C9157

PMT2012-01817 RVW Primary Parcel

Description:

FIRE SPRINKLERS GOLF CART MAINTANCE BUILDING (PMT2012-00676)NFPA 13 2010 EDITION ORDINARY HAZARD GRP II MAXIMUM STORAGE HEIGHT 12 FEET/ 4" WATER MAIN/ BACKFLOW PREVENTER AND FDC RELOCATED NEAR THE STREET.

PMT2014-00429 RVW Primary Parcel

Description:

AS BUILT FIRESPRINKLERS FOR CART BARN AND CONVERSIONS REPLACES C9157/PMT2008-0072 & PMT2012-01573/ NFPA 13

ZON2010-00190 APV Primary Parcel

Description:

OWNERSHIP CHANGE FOR EXISTING BUSINESS

D010305P WIT Related Parcel

Description:

REMOVE FLOOD GATE AND REPLACE

D890545D WIT Related Parcel

Description:

CONDOS

D910170D WIT Related Parcel

Description:

WITHDRAWN- WATERLINE/TREATMENT PLAN

D950132P EXP Related Parcel

Description:

ALTER TO CART, LOCKER RMS

DRC2014-00091 REC Related Parcel

Description:

A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.

G850028N WIT Related Parcel

Description:

LU DELETE RAIL ROAD ROW STANDARD



Parcel Summary Report For Parcel # 076-181-061

2/18/2015
12:39:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S940002L EXP Related Parcel

Description:

LOT LINE ADJUSTMENT OF TWO PARCELS

SUB2005-00006 APV Related Parcel

Description:

AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE

ZON2003-00629 DEN Related Parcel

Description:

CONCERTS/FESTIVALS/LIVE ENTERTAINMENT



Parcel Summary Report For Parcel # 076-201-062

2/18/2015
12:39:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role **Name and Address**

OWN ABR PROPERTY LP
750 PISMO ST SLO CA 93401-3922
OWN ABR PROPERTY LP A CA LTD PTP

Address Information

Status **Address**
00000 AVILA RD AVLB

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
076201	062	0001	Avila Beach	San Luis Bay F CAZ				N		
AL80-	008	4B	Avila Beach	San Luis Bay F RMF	LCP	AS		Y		

Parcel Information

Status **Description**
Active RHO SAN MIG LT 45

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
AVILA BEACH
SAN LUIS
NO. 03
AREA NO. 21



Parcel Summary Report For Parcel # 076-201-062

2/18/2015
12:39:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2014-00091

REC

Primary Parcel

Description:

A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.

SUB2005-00006

APV

Primary Parcel

Description:

AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE

ZON2003-00629

DEN

Primary Parcel

Description:

CONCERTS/FESTIVALS/LIVE ENTERTAINMENT

ZON2005-00164

APV

Primary Parcel

Description:

"POPS BY THE SEA"