



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 6/2/2016

**TO:** \_\_\_\_\_

**FROM:** Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00134 LUCAS— vacation rental; location is Avila Beach Drive, Avila. APN: 076-196-012

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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

LUCAS MATTHEW

DRC2015-00134

MINOR USE PERMIT

VACATION RENTAL - COASTAL

SLB/ AVLB

CAZ

CSC

LCP

REC

VSA

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

## APPLICANT INFORMATION

Check box for contact person assigned to this project  
 Landowner Name MATTHEW LUCAS & Valentin Serrano Daytime Phone 749 882-3625  
 Mailing Address 2552 PASO EQUESTRE, LAKE FOREST, CA Zip Code 92630  
 Email Address: PRPLRHD@COX.NET

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 6000 sq ft Assessor Parcel Number(s): 076-196-012  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 2915 Anita Beach Drive, Anita Beach, CA  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 South to Anita Beach Drive exit left hand side between San Miguel & 1st Street  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Existing 3,089 sq ft single family home

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New minor use permit for existing structure, approved for use as vacation rental

## 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 Matthew Lucas Date 5/17/2016

**FOR STAFF USE ONLY**

L30 B  
 C50  
 Z17

# 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): N/A

Describe existing and future access to the proposed project site: Existing Access via Avila Beach Drive & Beach Colony Lane in place

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

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

North: Golf Course South: Parking lot  
East: Residential lot West: Residential lot

### For all projects, answer the following:

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

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres

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

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Avila CSD

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

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: Avila CSD

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

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

### For commercial/industrial projects answer the following:

Total outdoor use area: N/A  sq. feet  acres

Total floor area of all structures including upper stories: N/A sq. feet

### For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 3

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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: Per prior approved construction permit
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- 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?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Connected to Avila CSD
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:**

N/A

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: \_\_\_\_\_ Location of connection: existing lateral
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No    in use & approved

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic     Industrial     Agricultural     Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: South County Sanitary
- 3. Where is the waste disposal storage in relation to buildings? Stick yard, behind
- 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 Coastal Unified School District
- 2. Location of nearest police station: 11081 Front St Ocean, CA
- 3. Location of nearest fire station: 1551 Spruce Road, SAN LUIS OBISPO
- 4. Location of nearest public transit stop: Avalon Beach Drive & 1st Street
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? 1000 feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Road, full road right of way
- 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. Submitted with original project

**Commercial/Industrial Project Information**

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

N/A

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 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: \_\_\_\_\_  
 (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: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 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  
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: \_\_\_\_\_

**Agricultural Information**

NIA

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: \_\_\_\_\_

**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): NIA
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
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: \_\_\_\_\_
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 \*: GreenPoint Rating 91 Points

\*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:  
Existing residence approved for Vacation Rental via Zoning Change, Business License and Transient Occupancy Tax Certificate

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: \_\_\_\_\_

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): N/A

(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.)





Recreation

San Luis Bay Coastal Planning Area  
Coastal Zone Planning Area

Avila Beach URL

Avila Beach URL

Public Facilities

Residential

Commercial Retail

SAN JUAN ST

SAN FRANCISCO ST

ANNIE PASSARILE

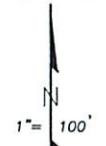
1ST ST

SAN MIGUEL ST

2ND ST

AVILA BEACH

COYOTE



REVISIONS	
I.S.	DATE
NA	07-20-05
07-195	10-10-06

50' 0 100' 200'

ER 09-27-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



# Parcel Summary Report For Parcel # 076-196-012

5/31/2016  
8:52:28AM

## 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    LUCAS MATTHEW A  
         25052 PASEO EQUESTRE LAKE FOREST CA 92630-  
OWN    SARNO VALENTINA M

### Address Information

Status            Address  
P                    02915 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>
076196	012	0001	Avila Beach	San Luis Bay F VSA	CSC			N		
COAL96-	112	0007	Avila Beach	San Luis Bay F REC	LCP	CAZ	Y		SC / BF	

### Parcel Information

Status    Description  
Active    PM 54-73 PAR 7

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 076-196-012

5/31/2016  
8:52:29AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

AVILA BEACH, IMP. NO. 01

### Case Information

**Case Number:**                      **Case Status:**

CCM2014-00002                      REC                      Primary Parcel

**Description:**

FOR GREEN BUILDING POINT CERTIFICATION

DRC2012-00069                      APV                      Primary Parcel

**Description:**

NEW SINGLE FAMILY RESIDENCE, TWO STORY WITH BASEMENT; LIVING AREA 3,089 SF, GARAGE/STORAGE-1013 SF AND VACATION RENTAL

DRC2015-00134                      REC                      Primary Parcel

**Description:**

VACATION RENTAL - COASTAL

PMT2002-11066                      EXP                      Primary Parcel

**Description:**

EXPIRED APPLICATION-SFD W/ATT GARAGE/LOT 7, UNIT A 312-19172

PMT2002-11069                      EXP                      Primary Parcel

**Description:**

EXPIRED APPLICATION-SFD W/ATT GARAGE/LOT 7, UNIT B 312-19172

PMT2013-00341                      FNL                      Primary Parcel

**Description:**

SFD - 3089 SF W/ATT GARAGE 1013 W/CVP 52 SF W/DECK 1245 W/MINOR GRADING & LAY BACK CUT SLOPES GRADES ( ~7 FT CUT) - NO SHORING REQ'D. JOHN MACK, ARCHITECT - SOILS: GEOSOLUTIONS. FIRE SPRINKLERS PMT2013-00982.

PMT2013-00982                      FNL                      Primary Parcel

**Description:**

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING & GARAGE (PMT2013-00341).NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE CONCEALED RFC43 RA0612/ 1" WATER METER.

ZON2014-00260                      APV                      Primary Parcel

**Description:**

VACATION RENTAL

A9050                                      FNL                      Related Parcel

**Description:**

FORMER LYON/TOGNAZINNI SITE EXCAVATE AFFECTED SOIL & BACKFILL WITH CLEAN



# Parcel Summary Report For Parcel # 076-196-012

5/31/2016  
8:52:29AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D000425D APV Related Parcel

**Description:**  
24 HOMES

D950168P WIT Related Parcel

**Description:**  
TAKEN IN ERROR SHOULD BE LOT LINE ADJ

G850028N WIT Related Parcel

**Description:**  
LU DELETE RAIL ROAD ROW STANDARD

P960213Z WIT Related Parcel

**Description:**  
ENTERED IN ERROR

PMT2002-29458 FNL Related Parcel

**Description:**  
3RD SCOPE OF WORK PROPOSED IS TO DO MINUMAL GRAD'G & CONSTRUCT AN AC ACCESS DRIVE & UTILITIES ONLY SERVING 14 LOTS. NO PAD CERTIFICATION OR PAD GRADING IS PROPOSED. OFF-SITE IMPROVEMENTS ARE TO BE APPROVED BY PW (IE.,CURB,GUTTER,SIDEWALK,PAVING)/ JOHN EVANS,RCE - CANNON /GEO SOLUTIONS-J.OTTO,RCE /HAS RECORDED ACCESS EASEMENT. NEED UTILITY EASEMENT. HAS SWPPP/WDID #340C324289. PLANS REVIEWED BY GLEN MARSHAL AT PW ON BEHALF OF BUILDING.

PMT2003-02025 WIT Related Parcel

**Description:**  
GRADING MAJOR JOHN EVANS,RCE-CANNON/GEO SOLUTIONS-J.OTTO,RCE/ NEEDS SWPPP ADDRESS DRAINAGE, HAZARDOUS WASTE, & SEDIMENTATION CONTROL. (SEE PMT2002-29458) - PMT VOIDED

S000328L WIT Related Parcel

**Description:**  
LOT LINE ADJUSTMENT

S950124C RDD Related Parcel

**Description:**  
PROP 14 CERT OF COMP

S960044L RDD Related Parcel

**Description:**  
LOT LINE ADJUSTMENT - 14 PARCELS REQUESTED

SUB2004-00132 APV Related Parcel

**Description:**  
ROAD NAME FOR ACCESS EASEMENT-COLONY LANE