SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2013

TO: _____

FROM: Megan Martin - Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00030 COAL 11-103 CENTRAL COAST AQUARIUM – Proposed lot line adjustment for expansion of marine science facility. Site location 50 San Juan St, Avila Beach. APN: 076-212-007.

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

SUB2013-00030 COAL11-103 CENTRAL COAST

Lot Line Adjustment

LLA FOR EXPANSION OF MARINE SCIENCE FACILITY, CO. PARK.

SLB/ AVLB

CAZ COJ CSC LCP REC VSA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☒ Lot Line Adjustment
- ☐ Parcel Map
- ☐ Tract Map
- ☐ Receiving Site
- ☐ Sending Site
- ☐ Road Abandonment
- ☐ Road Name
- ☐ Reversion to Acreage
- ☐ Reconsideration
- ☐ Condominium (new or conversion)
- ☐ Voluntary Merger
- ☐ Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project (Linda Pleet)

☐ Landowner Name ~~Avila CSD~~ County Parks Van Daytime Phone (805) 781-5930
Mailing Address ~~P.O. Box~~ 1087 Santa Rosa St. SLO Zip Code 93408
Email Address: SLOPARKS@co.slo.ca.us

☐ Applicant Name Avila CSD (also land owner) Daytime Phone (805) 595-2664
Mailing Address PO Box 309 Avila Beach Zip Code 93424
Email Address: Avilacsd@gmail.com

☐ Agent Name Central Coast Aquarium (Tara Malzone) Daytime Phone (805) 595-7280
Mailing Address PO Box 460 Avila Beach Zip Code 93424
Email Address:

PROPERTY INFORMATION

Total Size of Site: 6,892 Sq. Feet Assessor Parcel Number(s): APN 076-212-007
Legal Description: (See attached map)
Address of the project (if known): 50 S. Main, Avila Bch. 93424
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Near Avila Beach Drive adjascent to Avila play park and marine science facility.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Marine Science Facility, Co. Park.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Expansion of Marine Science Facility; lot line adjustment

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 County of San Luis Obispo Date 7-30-13
Gen. Mgr. (for ABCSD) 7/12/13

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 50 S. Juan St. Avila Bch, 93424 identified as Assessor Parcel Number 076-212-007, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: expansion of marine science facility (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:
   Print Name: _____
   Daytime Telephone Number: _____

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

5. Consent is subject to recordation of an easement for landscape irrigation with deed of County's property for Avila Bch. CSD

Person or entity granting consent:
For County of San Luis Obispo!
Print Name: Caryn Maddalena
Real Property Manager
Print Address: 1087 Santa Rosa St. P.O. Box 309 Avila Bch CA-93424
Daytime Telephone Number: 805-781-5901 805 595-2664
Signature of landowner: [signature] Date: 7/12/13
7-30-13 Gen. Mgr.

Authorized agent:
Print Name: [redacted]
Print Address: _____
Daytime Telephone Number: _____
Signature of authorized agent: _____ Date: _____

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information:
What is the proposed density or parcel size?: 11,742 SQ Feet
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 4850 SQFT, 61450 SQ FT
What will the property be used for after division: Expansion of marine science facility (COAL)
Is the property part of a previous subdivision that you filed? ☐ Yes ☒ No
If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____
Have you reviewed county records to determine if the subject property has ever been the subject of:
A recorded certificate of compliance or a recorded map? ☐ Yes ☒ No
Building permits or other approval? ☒ Yes ☐ No
If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No

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? 4850 SQ FT

Describe existing and future access to the proposed project site: Public access at park, and Avila Beach Drive

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Golf Course South: Beach Front Promenade
East: Road (Avila Beach Dr.) West: Avila Play Park

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 (If yes, please submit copy) ☒ No

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 (If yes, please submit copy) ☐ No

Fire Agency: List the agency responsible for fire protection: Avila Fire Dept / Cal Fire

List available or proposed utilities: ☒ Gas ☒ Telephone ☒ Electricity ☐ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:
☒ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))
☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))
☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))
☐ Road Exception (21.03.010(d))
Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance: N/A

☐ Dedicate property for park & recreation purposes ☐ Pay the in-lieu fee

☐ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

_____

Specify the proposed ownership and method of maintenance of the open space: _____

_____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23): N/A

Is your project a:

☐ New housing project containing 11 or more dwelling units or parcels; OR

☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.

☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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: 1.5± acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: previous/existing devlmt.
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
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
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: Avila Drive & local streets.

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 Aquarium Tanks/system, office use
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 3000 GAL/MONTH
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: community system
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach. N/A.
7. Does water meet the Health Agency's quality requirements? ☒ Yes ☐ No
   Bacteriological? ☒ Yes ☐ No
   Chemical? ☒ Yes ☐ No
   Physical ☒ Yes ☐ No
   Water analysis report submitted? ☐ Yes ☒ No (community system)
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. N/A.
   ☐ 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: 20 Location of connection: S. Tuon St.
2. What is the amount of proposed flow? 500 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? _____
2. Name of Solid Waste Disposal Company: S. Luis Garbage
3. Where is the waste disposal storage in relation to buildings? patio
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: Bellvue Charter School
2. Location of nearest police station: Shell Beach
3. Location of nearest fire station: Avila Fire Dept.
4. Location of nearest public transit stop: S. Juan St / First St.
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? less than 1 mile feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: Marine Institute / County Park
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. (see Co. Parks)

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: _____

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): Displays on local Marine life that can be viewed by public at park
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 *: working for Leed certification, solar panels etc.

*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:

   _____

   _____

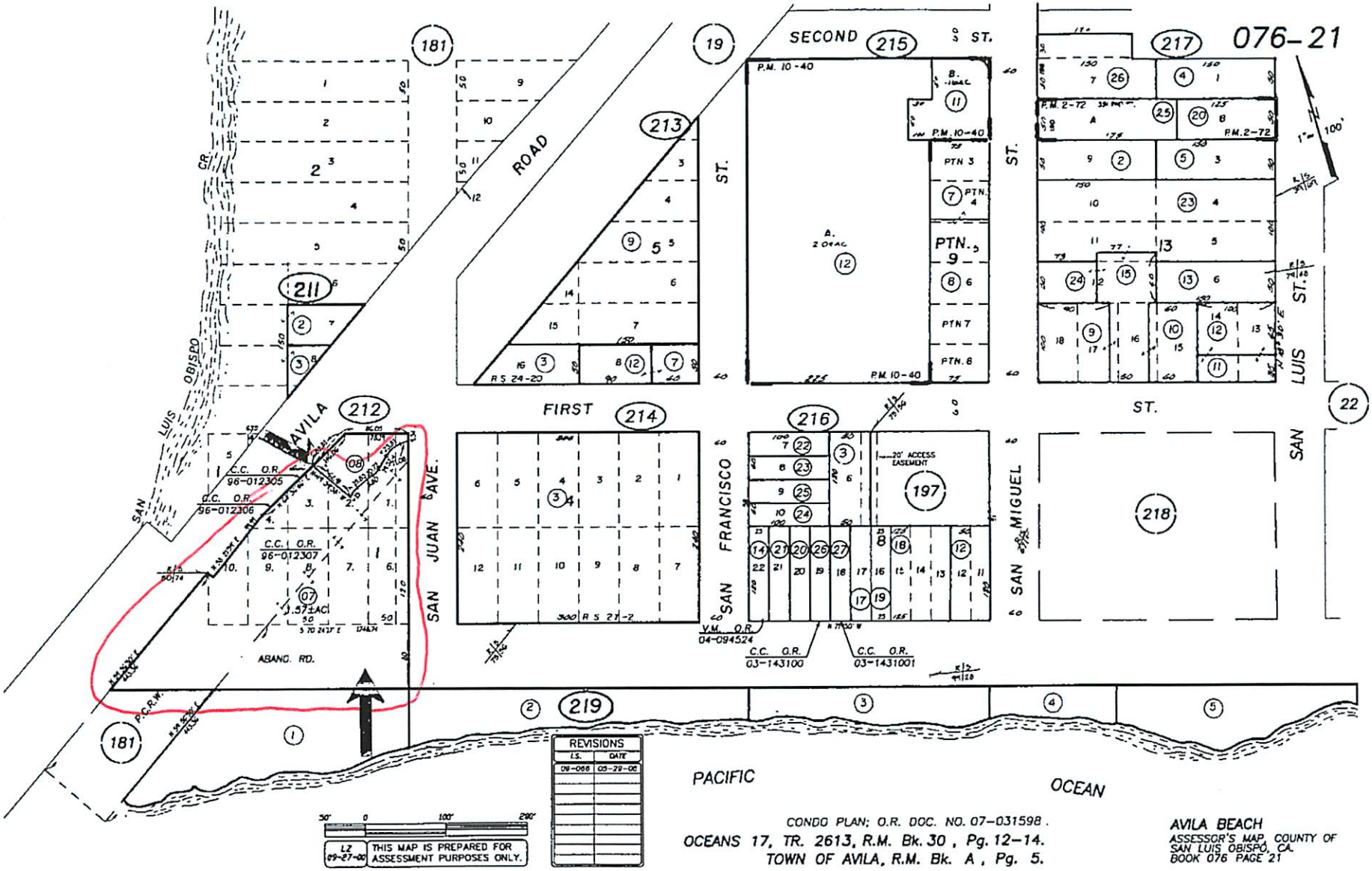
   _____

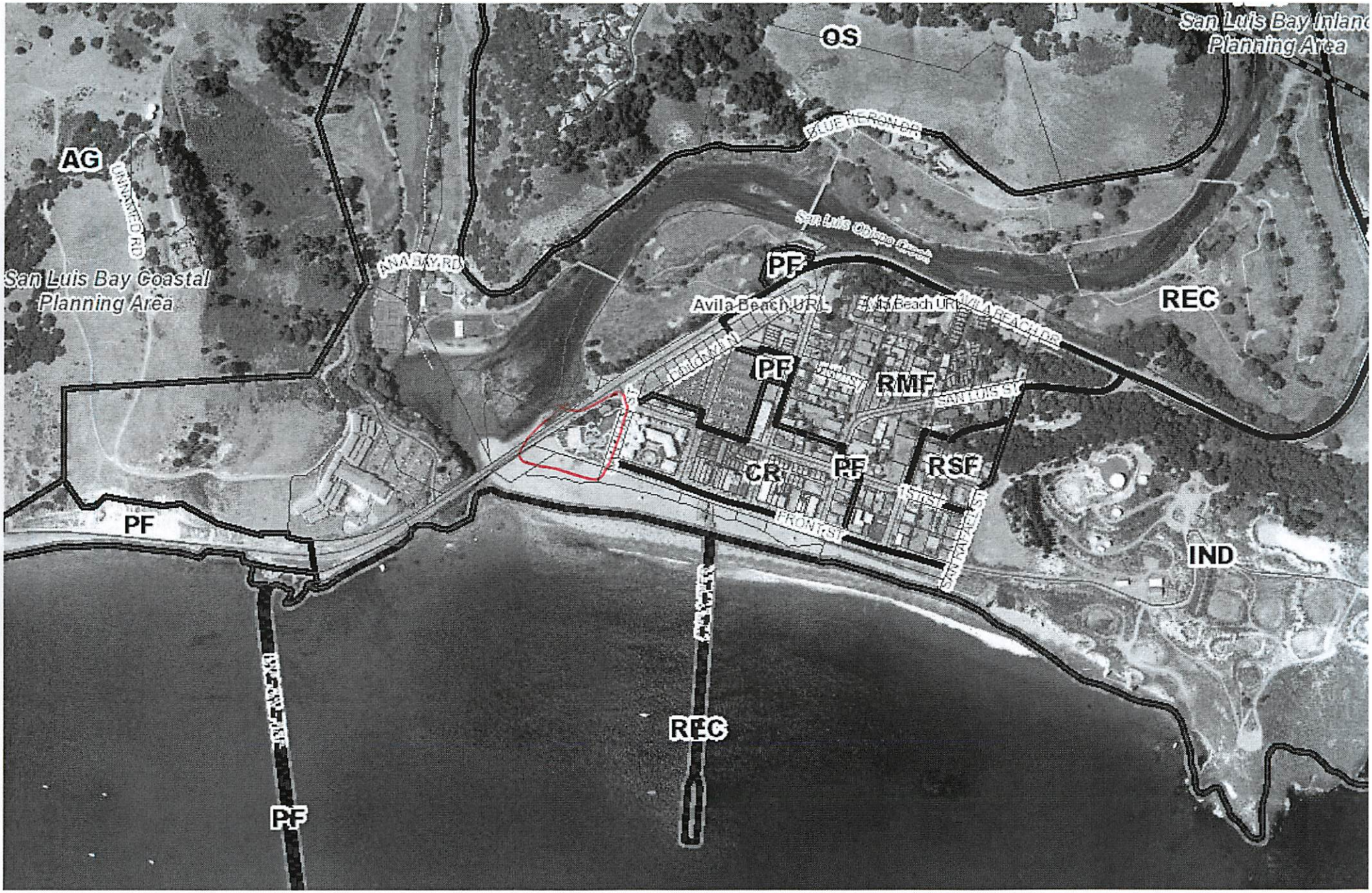
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☑ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☑ No
   If yes, please describe and 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): will serve from ARCSD

   (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.)


076-21
SECOND ST.
FIRST ST.
SAN LUIS OBISPO CR.
AVILA ROAD
SAN JUAN AVE.
SAN FRANCISCO ST.
SAN MIGUEL ST.
SAN LUIS ST.
ABANO RD.
P.C.R.W.
PACIFIC OCEAN
C.C. O.R. 96-012305
C.C. O.R. 96-012306
C.C. O.R. 96-012307
V.M. O.R. 04-094524
C.C. O.R. 03-143100
C.C. O.R. 03-1431001
20' ACCESS EASEMENT
REVISIONS
I.S. DATE
09-066 05-29-06
LZ 09-27-00
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
CONDO PLAN; O.R. DOC. NO. 07-031598.
OCEANS 17, TR. 2613, R.M. Bk. 30, Pg. 12-14.
TOWN OF AVILA, R.M. Bk. A, Pg. 5.
AVILA BEACH
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 21


OS
San Luis Bay Inland
Planning Area
AG
San Luis Bay Coastal
Planning Area
PF
REC
Avila Beach URL
PF
RMF
CR
PF
RSF
PF
IND
REC
PF

Parcel Summary Report For Parcel # 076-212-007

10/23/2013
12:08:07PM

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	SLO CO OF 2001-R-012801
OWN	SLO CO OF IS03 86A

Address Information

Status	Address
P	00050 SAN JUAN ST AVLB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
076212	007	0001	Avila Beach	San Luis Bay	COJ	CAZ	CSC	N	VP	E922790L / D860318D
PL01-	448	0002	Avila Beach	San Luis Bay	REC	LCP	VSA	Y		D83101101 / D880278

Parcel Information

Status	Description
Active	001.57 AC - PARK

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 # 076-212-007

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:	
96915	FNL	Primary Parcel
Description: TEMP. CONSTRUCTION TRAILER		
96917	FNL	Primary Parcel
Description: TEMP CONSTRUCTION TRAILER		
98055	FNL	Primary Parcel
Description: INSTALL ELECTRICAL PANEL		
C0395	FNL	Primary Parcel
Description: PARK RESTROOM		
D880278D	EXP	Primary Parcel
Description: RESID/CONDO/COMMERCIAL OFFICE		
D960318D	EXP	Primary Parcel
Description: PROP MARINE RECREATION EQUIPT RENTAL		
E970403	RES	Primary Parcel
Description: VIOL OF CONDITIONS OF LUP		
P960724	WIT	Primary Parcel
Description:		
PMT2002-14672	FNL	Primary Parcel
Description: COMMERCIAL BUILDING (PORT SAN LUIS MARINE INSTITUTE). A3 OCCUPANCIES LOCATED ABOVE THE FIRST FLOOR ARE TO BE OF 1 HR FR CONSTRUCTION (UBC 303.2.2.2) SPRINKLERS MAY SUBSTITUTE FOR 1 HR CONSTRUCTION		
PMT2004-02414	FNL	Primary Parcel
Description: FIRESPRINKLERS FOR MARINE INSTITUTE PMT2002-14672		

Parcel Summary Report For Parcel # 076-212-007

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

S000390V WIT Primary Parcel

Description:
PROP 11 TO 1 MERGER

S010121G CMP Primary Parcel

Description:
PROP 2 PARCEL PUBLIC LOT EXEMPTION

S880171P WIT Primary Parcel

Description:
JOINT 4 UNIT RES AND COMMERICAL CONDO

S920066T EXP Primary Parcel

Description:
JOINT 4 UNIT RES AND COMMERICAL CONDO

S950126L EXP Primary Parcel

Description:
LOT LINE ADJUSTMENT OF THREE PARCELS

SUB2013-00030 REC Primary Parcel

Description:
LLA FOR EXPANSION OF MARINE SCIENCE FACILITY, CO. PARK.

96916 FNL Related Parcel

Description:
TEMP CONSTRUCTION TRAILER

A0512 FNL Related Parcel

Description:
13 WELLS & STILLING PIPES/WEATHER STATION

A5372 FNL Related Parcel

Description:
SHEETPILE FOR CELL 1 & REMOVAL

A5728 FNL Related Parcel

Description:
CELL 1 EXCAVATE AFFECTED MAT.& BACKFILL WITH CLEAN

A6066 FNL Related Parcel

Description:
STOCKPILE OF CLEAN OVER BURDEN SAND @ BEACH PROPER TIES & CELL 1A & 1B

A9050 FNL Related Parcel

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

Parcel Summary Report For Parcel # 076-212-007

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

D940227D APP Related Parcel
Description:
SOIL CLEANUP

D950168P WIT Related Parcel
Description:
TAKEN IN ERROR SHOULD BE LOT LINE ADJ

G850028N WIT Related Parcel
Description:
LU DELETE RAIL ROAD ROW STANDARD

PMT2009-00332 FNL Related Parcel
Description:
CHANGE A WINDOW OUT AND PUT IN A DOOR FOR BETTER ACCESS AND INSTALLING COVER FOR DOOR

S000320G CMP Related Parcel
Description:
SUBDIVIDE 2.6 ACRE PARCEL TO PUBLIC LOT

S010122V WIT Related Parcel
Description:
PROP 2 TO 1 MERGER TO REC PL01-448

S950117C RDD Related Parcel
Description:
PROP 39 CERT OF COMP