Appendix J

Avila Beach Community Plan Inland

Avila Beach Community Plan

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Chapter 1: Introduction

1.1 Purpose

The Avila Beach Community Plan establishes a vision for the future that will guide land use and transportation over the next 20 years.

1.2 Relationship to General Plan

This community plan is part of Part III of the Land Use and Circulation Elements (LUCE) of the County General Plan. This plan is consistent with the other elements of the County General Plan. All other County plans, policies and programs that involve the community of Avila Beach and are subject to the County General Plan are to be consistent with and implement this plan. In addition, where applicable, all public and private development is to be consistent with the LUCE, including this community plan. It should be recognized, however, that this plan is subject to higher legal authority; for example, federal and state statutes, case law, and regulations.

The Framework for Planning (LUCE Part I) is the central policy document, while this plan contains programs more specifically applicable to this community. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. In addition to the Framework for Planning, the San Luis Obispo Area Plan contains regional land use and circulation goals, policies, and programs that apply to Avila Beach.

The Land Use Ordinance contains development regulations that are applicable countywide, as well as standards and guidelines for local communities that may be different than the county-wide regulations.

The Avila Beach urban area is split by the California Coastal Zone boundary. This plan addresses land use and circulation issues for the inland portion of the community outside of the coastal zone. The San Luis Bay Area Plan, Coastal (part of the Local Coastal Program) addresses these issues for the portion of Avila Beach within the coastal zone.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the community of Avila Beach, including regulations also adopted in the Land Use Ordinance and Land Use Element. All information contained in this plan is taken from the San Luis Bay Inland Area Plan, which was adopted on September 22, 1980. Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the LUCE. No changes have been made to reflect current conditions in Avila Beach.

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of 1980) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the San Luis Obispo Area Plan contains areawide land use and circulation policies affecting the community of Avila Beach. These policies are implemented in Avila Beach through the recommended programs in Chapters 3 through 6 of this plan and the standards in Article 10 of the Land Use Ordinance (Chapter 22.106 – San Luis Obispo Area Communities and Villages).

Proposed programs listed at the end of Chapters 3 through 6 are non-mandatory actions that may be initiated by the County, communities, or other agencies to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of the San Luis Obispo Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the San Luis Obispo Area Plan may also affect the community of Avila Beach.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.106 – San Luis Obispo Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the San Luis Obispo Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). The standards provide criteria for detailed evaluation of development projects.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in Avila Beach. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of sensitive resources and historic resources. While this plan focuses on public facilities, services, and resources within the Avila Beach urban area, the San Luis Obispo Area Plan addresses these topics on a regional scale.

Area Plan Maps

Land use, circulation and combining designation maps are shown following Chapters 4, 5 and 6, respectively. They illustrate:

- **Land Use Categories** – which determine the uses that are allowable on a piece of property, including density and intensity of development.

- **Combining Designations** – which identify areas of hazards, sensitive resources and historic resources.

- **Circulation** – which consists of roads and pedestrian, bicycle, and equestrian facilities.

Due to scale limitations, the maps in this plan are for reference purposes only. The official maps are available at the County Department of Planning and Building.

1.4 Setting

The unincorporated community of Avila Beach includes an area bounded on the east by Highway 101, the city of Pismo Beach on the south, the coastal zone on the west and the Irish Hills to the north. It includes the Avila Valley area and most of the San Luis Bay Estates residential development. Development in outlying portions of the urban area could lead to substantial population increases that could alter the community character.

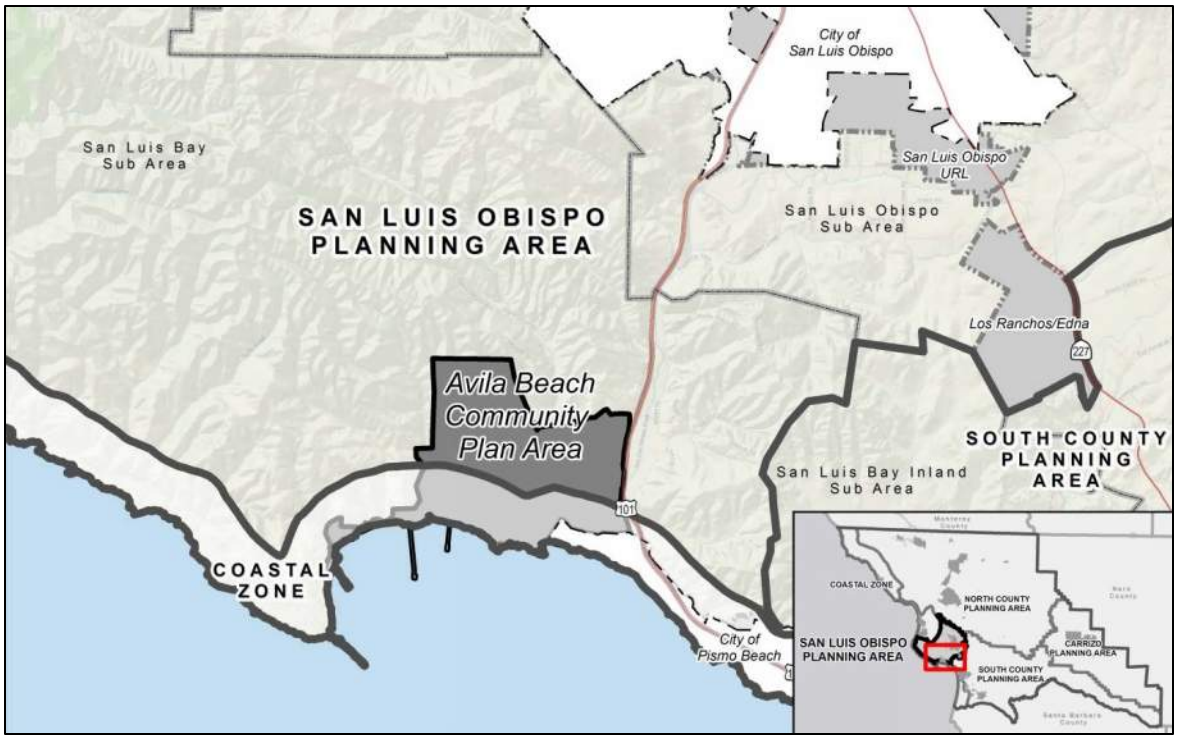

Figure 1-1: Regional Map

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Chapter 2: Population

This chapter discusses the population of Avila Beach. More detailed population information for the entire San Luis Bay sub-area is described in the San Luis Obispo Area Plan.

2.1 Population

Developments proposed for outlying portions of the community could lead to a considerable population increase within the urban reserve line.

Avila Beach has maintained a stable environment with a small town atmosphere. Population projections and absorption capacities by land use category are shown in Tables 2-1 and 2-2, respectively.

Table 2-1: Population Projections – Avila Beach

1980	1985	1989	1990	1995	2000
396	419	644	654	687	713

Table 2-2: Absorption Capacity[1] – Avila Beach

Land Use Categories	Absorption Capacity
Agriculture	0
Rural Lands	2
Residential Rural	0
Residential Suburban	918
Residential Single Family	0
Residential Multi-Family	0
Maximum Absorption Capacity	**920**
1989 Population	644
Potential Added Population	**276**

Notes:

1. Theoretical maximum population at build-out, by land use category. Calculations are based on the following assumptions:
   a) Minimum parcel size is 80 acres for Agriculture and Rural Lands, 5 acres for Residential Rural, 1 acre for Residential Suburban.
   b) Density is 6 dwelling units per acre for Residential Single-Family and 26 per acre for Residential Multi-Family.
   c) 2.685 persons per household

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Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within Avila Beach. It identifies capacities and compares them with current and projected demand levels, based on 1980 information. It then identifies appropriate program options that the County might use to deal with current and potential deficiencies. In addition, this chapter identifies programs for improving our basic understanding of existing and potential resources.

> ***NOTE:*** This chapter describes service levels and available resource capacities as of the adoption of the San Luis Bay Inland Area Plan (1980). More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning (LUCE Part I). Appropriate development levels within Avila Beach are addressed in Chapter 4 of this plan. The intent of Chapter 3 is to provide the public and decision makers with basic information and a range of options to be considered when evaluating growth and development issues. In addition to the discussion in this chapter, the San Luis Obispo Area Plan describes regional facilities and services that are not necessarily based in Avila Beach but are available to residents in the San Luis Bay sub-area.

3.2 Resource Management System

The primary purpose of the Resource Management System is to provide an alert process for timely identification of potential resource deficiencies. Sufficient lead time can then be provided to allow for correcting or avoiding a problem without the necessity of resorting to development moratoria or other severe growth restrictions. This chapter initiates the RMS by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates, however, changes in population growth, resource consumption or other factors may change the estimated thresholds. Data developed for this report will be reviewed and updated annually as part of the general plan review process.

The resources that appear to be experiencing deficiencies in Avila Beach are summarized in Table 3-1, below. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based. Resource capacity information is included in this area plan to support ongoing review of needs for capital programs and providing information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of Land Use Element resource capacity information by the County to evaluate development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. An explanation of this procedure is in Part I of the Land Use Element (Framework for Planning).

Table 3-1: Resource Severity Levels and Population Thresholds - Avila Beach[1]			
Resources	**Levels of Severity**		
	I	**II**	**III**
Water Resources	410	420	445
Sewage Treatment Plant[2]	-	-	-
Schools[3]	-	-	-
Roads/Circulation Avila Road	-	380[1]	420

Notes:

[1]Includes areas within the Coastal Zone

[2]No level of severity is indicated before the year 2000

[3]Population thresholds are listed in the San Luis Obispo Area Plan

3.3 Status of Public Facilities, Services, and Resources

As Avila Beach grows and its services become more clearly defined, a locally governed community services district may be appropriate. This district could possibly include areas of the community now served by CSA #12, Avila Beach County Water District and the Avila Lighting District; as well as possibly including the private service providers such as Port San Luis Harbor District and Union Oil Company.

Water Supply

An adequate water supply is an important prerequisite for future development in Avila Beach. Decisions on water resource use in Avila Beach will have far reaching implications for the entire planning area. Based on the projected growth rate and the present consumption rates, Avila Beach (primarily within the coastal zone) is expected to reach an RMS Severity Level I when the population reaches approximately 410 persons.

The urban portions of Avila Beach rely heavily on water allotments from Lopez Reservoir. The total allotment available for urban uses is 4,530 acre feet per year. This water supply is augmented by pumping groundwater, primarily from the Arroyo Grande groundwater basin. The 1979 state Department of Water Resources (DWR) study of the Arroyo Grande basin notes that the water quality in some portions of the basin is not adequate to meet requirements for domestic consumption. DWR estimates there is ample water stored above sea level in the basin to meet the demands until about 1990. However, in order to ensure an adequate long range water supply, DWR recommends the development of a comprehensive plan to manage the groundwater resources and to provide for the future delivery of a supplemental water supply. This will be particularly important as urban and agricultural users are forced to compete for the groundwater, competition brought about by a population increase and growth in agricultural activities in the San Luis Bay sub-area.

The 1979 DWR study also indicates that a potential water supply lies off shore from the coastline, where approximately three million acre feet are stored. While the study substantiates the existence of this resource, it also notes that it is a "one time" resource; once mined it is gone. If the policy decision is to use the off shore aquifer, plans must be developed to prevent or alleviate sea water intrusion that might occur as the water moves inland. Utilization of this resource appears to be many years distant.

Table 3-2: Special Districts - Avila Beach		
County Service Area #12	Port San Luis Harbor west of Avila Beach, area east of Avila town site including Ontario Ridge, Avila Valley, and Squire Canyon area.	Acquisition and distribution of Lopez Reservoir water

Lopez Water

Total water allotment available for urban uses is 251 acre feet per year. Table 3-3 summarizes the entitlements and the amount of water consumed during the fiscal year 1978-79.

Table 3-3: Lopez Water Entitlement and Consumption - Avila Beach		
Agency	**Entitlement (acre feet/year)**	**1978-79 Consumption (acre-feet)**
County Service Area #12[1] (Avila Beach)	186	52
Avila Beach Co. Water District[2]	65	55
Total	**251**	**107**

Notes:

1. Partially within the Coastal Zone
2. Entirely within the Coastal Zone

Source: San Luis Obispo County Public Works

Sewage Disposal

The San Luis Obispo City Sewage Treatment Plant discharges treated effluent into San Luis Obispo Creek. These waters are used downstream in Avila Valley for irrigation. Proposed improvements to the treatment plant will ensure that the effluent will meet water quality standards established by the Regional Water Quality Control Board.

Schools

Students from the Avila Beach urban area and the area east of Montana de Oro attend school in the San Luis Coastal District.

The Bellevue Santa Fe School, located in Avila Valley, provides elementary school facilities, while the junior high and high school aged students attend San Luis Obispo junior and senior high schools. A review of district facilities indicates there will be ample capacity in the elementary school beyond the year 2000. A similar situation exists for the junior high school facilities.

The capacity of the high school is presently being exceeded; however, the enrollment is declining and projected to continue downward until about 1985. The declining enrollment in the near future will then provide some capacity for the upward enrollment trend that is expected to follow. Based on these factors the high school facilities are now experiencing a Level II deficiency but the situation can be expected to improve in the near future.

Drainage

Floodplains have been influenced by land use changes. Development has increased run off, and flow obstructions, such as bridges and culverts, cross the streams in areas not designed to take increased flows.

Non-structural measures that are compatible with the National Flood Insurance Program provide interim floodplain management techniques until structural solutions are implemented. Non-structural solutions proposed in the master plan include the availability of subsidized flood insurance for existing structures in the floodplain, as well as the enforcement of land use controls for new construction. The Flood Hazard combining designation indicates the areas within the 100 year floodplain for which the Land Use Ordinance has applicable standards to provide non-structural controls. The Land Use Element designation of low density rural uses in those areas provides opportunities to locate permitted development away from areas of heavy flooding. An integral part of flood control also includes the continuation of the stream bed maintenance programs in Zone 9.

Emergency and Social Services

Avila Beach is serviced by the San Luis Obispo County Sheriff and the California Highway Patrol. The South County Sheriff's Substation, located in Oceano, services the entire San Luis Bay Inland sub-area and the rest of the South County. Since the area is large, the response time in outlying areas can be quite long.

Fire Protection

A recently established volunteer fire company in Avila Valley provides fire protection service to Avila Valley, See, Squire, Price, and Sycamore Canyons, north of the San Luis Obispo city limits, and the Diablo Canyons, north to San Luis Obispo city limits, and the Diablo Canyon power plant, also utilizing an all-volunteer force.

3.4 Community Service Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself.

Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

NOTE: In addition to the programs listed here, the San Luis Obispo Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Avila Beach.

The following public service program applies within the Avila Beach Urban Reserve Line.

1. **Community Services District**. As Avila Beach grows, the community and LAFCO should consider consolidating services into a community services district, including services now provided by CSA #12, Avila Beach County Water District and the Avila Beach Lighting District. The CSD should include all lands within the urban reserve line, with provision of services based on "zones of benefit" so that service costs are borne by users.

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the community of Avila Beach and contains programs intended to achieve the community's vision, consistent with the areawide land use goals and policies described in the San Luis Obispo Area Plan.

The Land Use Element official maps separate the community into land use categories, which define regulations for land uses, density and intensity of use. The programs at the end of this chapter recommend actions by the County to address land use and growth-related issues in the community of Avila Beach. Other programs are listed in the San Luis Obispo Area Plan for the rural portions of the San Luis Bay Inland sub-area.

4.2 Distribution of Land Uses

The primary method of allocating land uses within Avila Beach is through the mapping of 14 land use categories. The uses that are allowed within each category are shown in Article 2 of the Land Use Ordinance. Further limitations on allowable uses may be imposed by standards located in Article 10 of the Land Use Ordinance (Chapter 22.106 – San Luis Obispo Area Communities and Villages).

The location and distribution of the land use categories is shown in the official maps on file in the Department of Planning and Building and on the informational report map at the end of this chapter.

For ease of discussion the land uses in the Avila Beach Urban Area are divided into two sections: San Luis Bay Estates and Avila Valley.

San Luis Bay Estates

This private development lies north of Avila Road between San Luis Bay Drive on the east and an area west of the mouth of San Luis Obispo Creek, covering approximately 1,187 acres. The southern portion of the development lies within the coastal zone. In 1981, a master development plan was approved for phased construction of a recreational/residential community. The master development plan establishes the location and extent of residential, commercial, recreational and related development; the phasing sequence for future construction; the proposed circulation system; and development and design standards for proposed uses (Amended 1987, Ord. 2321).

The master development plan for San Luis Bay Estates established a maximum total of 808 residential units. The Local Coastal Program Land Use Plan, as certified by the Coastal Commission in 1984, deleted two residential clusters totaling 43 dwelling units located adjacent to the golf course within the Coastal Zone. However, these 43 units may be transferred to other locations within San Luis Bay Estates through approval of an amendment to the master development plan, unless the 43 units are retained within Phase IV (Amended 1987, Ord. 2321).

The dwelling units within San Luis Bay Estates are to be attached or detached single family units of conventional construction (except for the existing mobile home park) and will be developed in several clusters, retaining about 80 percent of the project area in open space. Additional proposed development is to include a commercial center. Each phase of the project will be

implemented through a Conditional Use Permit application in accordance with the Land Use Ordinance. Water and sewer service considerations, traffic and other potential environmental impacts will be evaluated with each phase of development.

Facilities constructed by 1987 include the hotel, 18 hole golf course, tennis facilities, private water supply and sewage disposal systems, fire station, private roads, a mobile home park, an office area adjacent to the entrance gate on San Luis Bay Drive, and Phase I residential townhouse development (the hotel and golf course are within the coastal zone) (Amended 1987, Ord. 2321).

It is expected that this development will remain a recreational/residential community. Each phase of the project will require Conditional Use Permit approval. With continuation as a private community, none of the facilities would be maintained or operated by the County. An expansion of the existing hotel has been approved (Amended 1987, Ord. 2321).

Residential Suburban

Development should occur at a net density within the range of the Residential Suburban land use category using the cluster division provisions of the Land Use Ordinance. This will allow smaller individual lot sizes while providing open space to preserve the highly scenic quality of the property. Location of the clusters will be determined by the master development plan and individual clusters will then be designed in detail through a Conditional Use Permit application.

Commercial Retail

Commercial Retail uses are to occur in a "village" adjacent to the entrance road, west of San Luis Bay Drive. These facilities should be aimed at meeting the neighborhood needs of the project residents and nearby residents of Avila Valley and should not be developed as a major commercial center. The high visibility of the site requires careful attention to building design, siting, landscaping and signage.

Recreation

The Recreation category is applied to San Luis Obispo Creek and to areas containing existing recreational development - the tennis courts. Neighborhood recreation centers could also occur as part of each residential cluster and are not designated in the Recreation category. Even though the property is a private development, the creek bed offers the only area suitable for installing public trails that could connect to both Avila Valley to the east and Avila Beach to the west. The old Pacific Coast Railroad right-of-way also passes through the property and agreements should be worked out that could allow public access to a trail system and also the possible extension of the proposed Pacific Coast Light Railway from Avila Valley to Avila Beach.

Open Space

This category is applied to the parcel lying south of Avila Road (a portion of the parcel is within the Coastal zone). The parcel is extremely steep, heavily brush covered and does not appear to have any reasonable access from either Avila Road or Cave Landing Road. The acreage of this parcel may be considered toward meeting the required amount of open space for development of the total project, if dedicated. The Open Space category is also applied to those areas shown by the master development plan to be preserved in open space. Open space areas will be reserved by perpetual easement with approval of each phase of residential development. (Amended 1987, Ord. 2321)

Avila Valley

Avila Valley is at the easterly edge of the Avila Beach urban reserve area, about 2 miles east of Avila Beach. It is bounded on the east by Highway 101, on the south by Ontario Ridge and on the north and west by San Luis Bay Drive. This area was included within the 1972 Avila Valley Specific Plan. However, that specific plan has been repealed in the resolution for adoption of the Land Use Element.

The valley has many areas with high open space values and also several areas of hazard lands, primarily flood plains along San Miguelito and San Luis Obispo Creeks and geologic hazard areas on steep slopes. Areas which present a natural hazard should be left in open space or designated for very low intensity uses and development should be located where construction will not destroy natural or scenic values of the site. Areas with high soil erosion hazard, habitat value and scenic value should be retained for open space uses, while limited development is appropriate in areas of moderate environmental and scenic value. Most development should be concentrated in areas of low environmental or scenic impact.

The previous specific plan recommended a variety of land uses. The major amount of development, approximately 170 to 200 dwelling units, was proposed for the central portion of the valley bounded by San Luis Bay Drive on the north and west, Ontario Road on the east, and San Luis Obispo Creek on the south. More recently, lower density development has been approved in this area, recognizing the reduced amount of Lopez water allotments available to the properties. The lower density appears to also reduce the economic feasibility of providing public sewers in the valley. In addition to these changes in the central valley, some of the properties along the westerly edge of Ontario Road have recently broken down through the lot split process and homes constructed on parcels having a lower density than proposed in the previous specific plan.

Residential Suburban

The residential suburban development is to be clustered toward the center of Avila Valley and not immediately adjacent to the roadways or on prominent hilltops. Tract No. 699 covers much of the area and provides for suburban lots utilizing specially designed individual sewage disposal systems and a community water supply system. The portion of Tract No. 699 lying west of San Miguelito Creek has not yet been subdivided, however, when subdivision does occur the units should be clustered with the net density not to exceed one dwelling unit per 5 acres.

Properties located east of Tract No. 699 from the PG&E information center to the old Buddhist Temple property, are designated for suburban densities. Recent land divisions have led to home sites being constructed on portions of properties that are highly visible from the Highway 101 corridor. Any further development should be located so it will not further impinge on scenic qualities. Construction of access roads should also be carefully located to minimize visual impacts.

Commercial Retail

Commercial Retail uses should be confined to properties immediately adjacent to the San Luis Bay Drive/Highway 101 interchange and should be subject to Conditional Use Permit approval. The uses to be established here should be highway oriented, rather than everyday commercial uses for area residents. A recent proposal was for development of a commercial winery and wine tasting facility on this corner, a concept that appears to be in keeping with the rural character of the valley and yet is a highway/tourist oriented commercial use. Due to the highly

visible nature of this corner, signing should be limited to one free standing identification sign. Signing on any structures should be integrated into the building design.

The former Buddhist Temple property is also designated for commercial development. Uses should be restricted to tourist/ highway oriented uses. Development should also be coordinated with the proposed development of the Pacific Coast Light Railway. Because of the scenic qualities of the area, all development should be subject to Conditional Use Permit approval. Also, signing for commercial uses should be limited to one identification sign.

Recreation

The Recreation land use category is applied between Ontario Road and the freeway and includes several existing facilities: the Avila Hot Springs pool and accompanying camper park, and the old Santa Fe School building. The Avila Hot Springs pool should continue as a commercial recreation facility. The adjoining camper park to the north along Ontario Road cannot expand beyond its present size since the adjacent land is within the floodplain of San Luis Obispo Creek. The developed area also needs to be screened from view from Highway 101 as it is highly visible. Dumping of fill material into the floodplain should also be discontinued. There is also a recreational vehicle and boat storage area southeast of the hot springs pool, along Avila Road, that is entirely visible from the roadway. This area needs to be properly maintained and effectively screened so as to provide a more desirable entrance to Avila Valley.

The old Santa Fe School is presently being used as a residence and is rapidly falling into disrepair. The building fronts on an old portion of Ontario Road right-of-way. The school building should become part of the proposed development of the Pacific Coast Light Railway.

Sycamore Hot Springs, a historic landmark in the valley, has been approved for substantial remodeling and expansion on about 14 acres at its present location. When completed, the complex will consist of some 50 cabin units, a pavilion, pool, bath house and spa facilities, and increased parking facilities. The remainder of the property is now covered by a scenic easement and there should be no further development of the property. The property to the north across Avila Road should not be used for any expansion of the facilities since most of the land is within the floodplain of San Luis Obispo Creek. However, use of this area for riding/hiking trails or picnics areas and other recreational uses may be appropriate.

The Recreation designation is also applied to lands along San Luis Obispo Creek where major emphasis should be on open space uses. These lands are subject to flooding and only low intensity recreational uses should be permitted and structures should be incidental to major uses. The light railway proposed for Avila Valley would utilize the old Pacific Coast Railroad right of way. Development of riding and hiking trails, picnic areas certain recreation uses would also be appropriate, but emphasis must be placed on retaining the natural features that are essential to the overall character. The Recreation land use category also includes Lot 31 of Tract 699 which was recently granted in fee to the County as a greenbelt and for creation of a bicycle path along San Miguelito Creek and a bicycle park at the intersection of San Miguelito and San Luis Obispo Creeks.

Open Space

The Open Space designation is applied to lands along San Luis Obispo Creek where major emphasis should be on open space uses. These lands are subject to flooding and only low intensity recreational uses should be permitted and structures should be incidental to major uses. The light railway proposed for Avila Valley would utilize the old Pacific Coast Railroad right-of-way. Development of riding and hiking trails and picnic areas would also be appropriate, but emphasis must be placed on retaining the natural features that are essential to

the overall character. The Open Space land use category also includes portions of Tract 699 which calls for creation of a bicycle path along San Miguelito Creek and a bicycle park at the intersection of San Miguelito and San Luis Obispo Creeks.

Rural Lands

This designation covers lands lying southerly of Avila Road on the northerly slopes of Ontario Ridge. The area is extremely steep and heavily wooded and provides the southerly definition of Avila Valley. Any development of these lands should occur adjacent to Avila Road, not on the hillsides. The undeveloped portions of the properties should then be covered by open space easements.

4.3 Land Use Programs

The following programs apply within the Avila Beach Urban Reserve Line. They are grouped under land use categories or other headings to identify where they apply. The San Luis Obispo Area Plan should also be referenced for a list of areawide land use programs for the San Luis Bay Inland sub-area that may affect Avila Beach.

NOTE: In addition to the programs listed here, the San Luis Obispo Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Avila Beach.

Areawide

1. **Priority for Coastal-Dependent and Coastal-Related Uses**. Priorities and policies of the California Coastal Act and the San Luis Obispo County Local Coastal Plan shall be considered in reference to any development proposal in the Avila Beach Urban Area, which could impact traffic levels on Avila Beach Drive. [Amended 1994, Ord. 2702]

Recreation

2. **Floodplains.** The County Public Works Department should work with owners of developing properties to acquire protective easements over floodplain areas.

3. **Pacific Coast Light Railway**. The County should assist the railroad operator in acquiring right-of-way to extend the proposed Pacific Coast Light Railway from Avila Valley through Avila Beach. The old Santa Fe School building east of Ontario Road should be incorporated into the proposed railroad facilities development.

4. **Screening**. The County should work with property owners and the state Department of Transportation to initiate a program to landscape and screen existing and proposed recreational uses from view of U.S. 101 and to remove unsightly fill from San Luis Obispo Creek.

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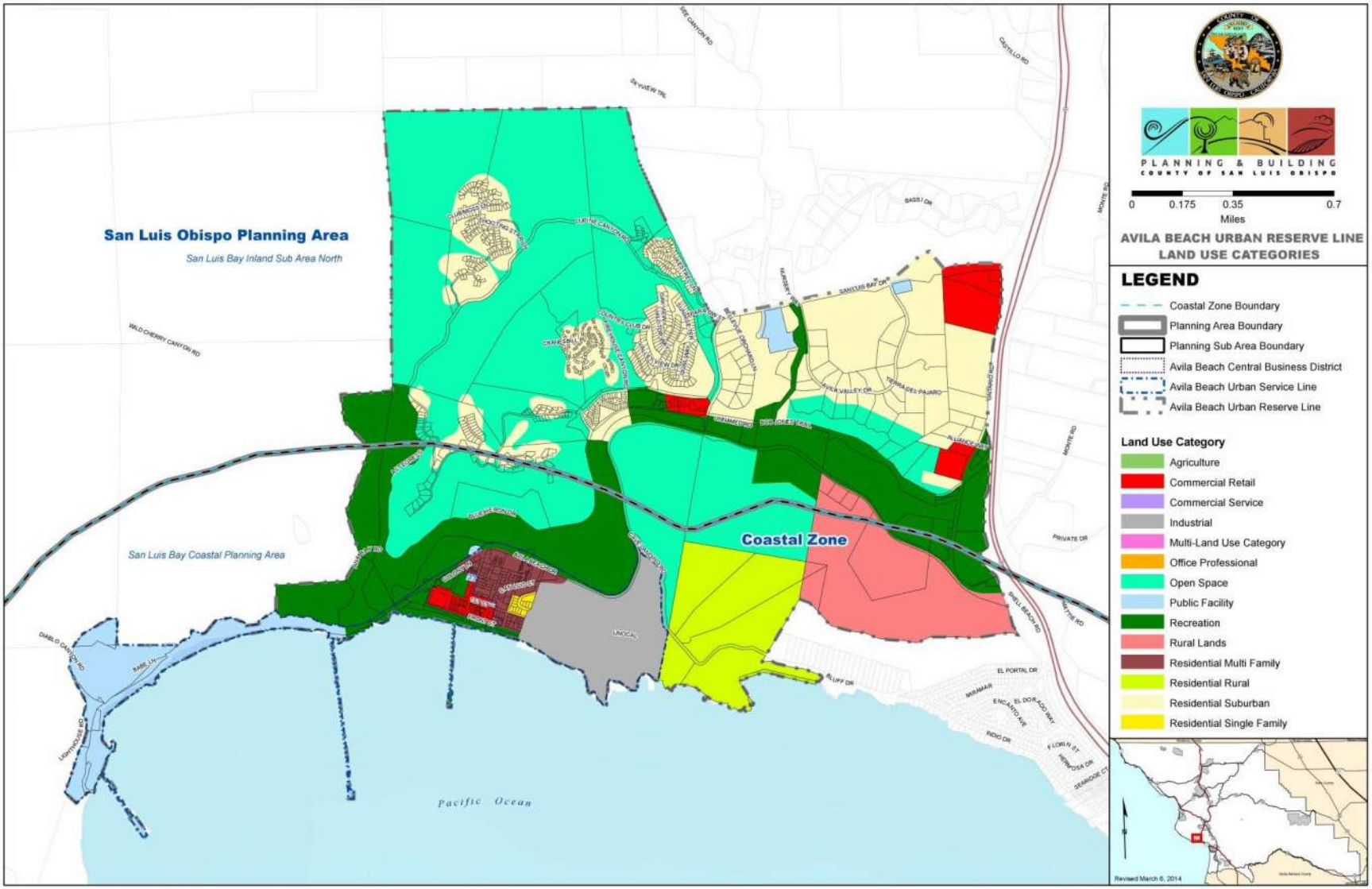
San Luis Obispo Planning Area
San Luis Bay Inland Sub Area North
San Luis Bay Coastal Planning Area
Coastal Zone
Pacific Ocean
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 0.175 0.35 0.7
Miles
AVILA BEACH URBAN RESERVE LINE
LAND USE CATEGORIES
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Avila Beach Central Business District
Avila Beach Urban Service Line
Avila Beach Urban Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Revised March 6, 2014

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Chapter 5: Circulation Element

This chapter is the Circulation Element for Avila Beach. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I)) and regional goals and policies in the San Luis Obispo Area Plan (LUCE Part II). The circulation map at the end of this chapter shows the existing road network and planned road improvements within the Avila Beach urban area.

Land use and circulation planning should support each other so that the pattern of land development is supported by a well-defined system of transportation linkages. Roads, bikeways, airports, railroads and various modes of transportation make up the circulation system. Improvements occur by a combination of public and private measures, including the dedication of land to the public in proportion to the impacts created by development. It is understood that public dedications will be reviewed on a case-by-case basis to meet nexus and other legal requirements.

The following sections describe transportation management programs, the major features of the circulation system, and alternative modes of travel to the private automobile. System improvements and programs are recommended to implement the circulation needs of the Land Use Element.

5.1 Roads

Road Improvement Projects

The following is a listing of the major proposals for the road system in and around Avila Beach. These and other improvements are shown on the plan map; the listed order does not imply any priority.

Principal Arterial

Principal arterials function to carry traffic between population centers. The following improvements are proposed in the Avila Beach area.

U.S. Highway 101. This route should be maintained as a principal arterial and be the subject of a corridor study for designation as a scenic highway. A deficiency analysis has shown that the level of service for the highway will be in the marginal category by 1995, from Santa Margarita to Arroyo Grande. One critical area is in the vicinity of the Five Cities area. It is also recommended that a separate frontage road be constructed linking central Pismo Beach to the Five Cities Shopping Center by extending Price Street south to Five Cities Drive, thus keeping local traffic off the freeway entirely. Cal Trans is preparing special studies to develop an improvement plan for the highway.

Collectors

See Canyon Road. Widen the travelled way where necessary to provide a safe width, but contain the improvements within the existing right of way.

5.2 Other Means of Transportation

Both the San Luis Obispo Area Plan and Framework for Planning encourage alternatives to single occupancy vehicle travel. These alternatives are described below.

Public Transit

The Greyhound Bus Company presently provides several trips each day to San Luis Obispo and the South County area Transit system is scheduled to provide connection to the Greyhound system. For now this provides the intercommunity transit system for the entire South County area. As transit needs are further defined and funding sources can be made available to meet transit needs, consideration should be given to expansion.

Bikeways

Several roadways in the community should be improved to include Class II bike lanes as part of future improvement projects. A Class II bike lane is located within the right of way of the road at the edge of the vehicle lanes and the recommended width is 5 to 6 feet. On arterial highways bicycles should be separated as far as possible from motor vehicle traffic. Bike lanes as wide as 8 feet, or separated Class I bikeways, are needed on such roadways as: San Luis Bay Drive and along Highway 1 from Pismo Beach through Oceano. Class II or III bikeways are recommended on: Price Canyon road; Lopez Drive; Highway 227; Los Berros Road; and on Highway 1 from Oceano on to the Nipomo Mesa.

5.3 Circulation Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the goals and objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on a consideration of community needs and substantial community support for the program and its related cost. Refer to the San Luis Obispo Area Plan for a list of regional circulation programs.

NOTE: In addition to the programs listed here, the San Luis Obispo Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Avila Beach.

The following circulation programs apply within the Avila Beach Urban Reserve Line.

1. **Avila Valley Transportation System Management (TSM) and Transportation Demand Management (TDM) Programs.** The county should pursue TSM and TDM programs to increase capacity and reduce traffic volume on Avila Beach Drive, including

    a) Public transit system improvements;

    b) Parking management;

    c) Intercept parking and shuttle service; and

d) Establishment of bicycle routes.

[Amended 1994, Ord. 2702]

2. **Resource Capacity – Avila Beach Drive.** When annual traffic counts indicate that remaining excess capacity has declined to 25 percent of the LOS "C" range, the Board of Supervisors should be notified according to the procedures of the Resource Management System, and be asked to consider the allocation of the remaining capacity among coastal-dependent, coastal-related and other development. (Coastal-dependent and coastal-related uses are defined the San Luis Bay Area Plan (Coastal), Avila Beach Urban Area Standards, Public Facilities land use category.)

   [Amended 1994, Ord. 2702]

3. **Pedestrian and Bicycle Paths.** The County should work with the Port San Luis Harbor District and other property owners to provide pedestrian and bicycle paths connecting harbor recreation facilities with Avila Beach, the San Luis Bay Club and Avila Valley.

4. **Street Improvement Assessment Districts**. The County Public Works Department should work with residents and property owners in the formation of assessment districts to improve local streets to acceptable county standards.

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San Luis Obispo Planning Area
San Luis Bay Inland Sub Area North
San Luis Bay Coastal Planning Area
Avila Beach URL
Coastal Zone
Pacific Ocean
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 1,000 2,000 4,000
Feet
AVILA BEACH URBAN RESERVE LINE
COMBINING DESIGNATIONS MAP
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Lake or Pond
Avila Beach Urban Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX - Extractive Area
EX 1 - Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
SRA - Sensitive Resource Area
Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
Terrestrial Habitat
Wetland
Proposed Public Facilities
Fwy Interchange
Proposed Elementary School
Proposed Government Facility
Proposed High School
Proposed Library
Proposed Park
Proposed Police Station
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Water Treatment Facility
Reservoir
Revised March 7, 2014

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Chapter 6: Combining Designations

6.1 Introduction

Combining designations are special overlay maps and symbols applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. Symbols denote the vicinity of proposed public facilities such as government uses, parks and schools. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 10 of the Land Use Ordinance (Chapter 22.106 – San Luis Obispo Area Communities and Villages) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 Avila Beach Combining Designations

The Avila Beach urban area includes the following combining designations, which are shown on the map at the end of this chapter:

1. **Coastal Terrace of Irish Hills – Sensitive Resource Area (SRA).** The coastal terrace both north and south of Diablo Canyon, supports a variety of coastal species that differ from other coastal areas. The terrace area north of Diablo Canyon has outstanding scenic value, with volcanic formations.

2. **Ontario Ridge – Sensitive Resource Area (SRA).** This major ridge forms an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach, as well as for Avila Valley. Open space agreements on the slopes should be obtained at the time of development proposals.

3. **Avila Valley Historic Site (H).** This is a recorded historic and archaeological site (CA SLO 802). It contains the remnants of an historical building with scattered artifacts i.e., tile, bottles and crockery. This knoll also shows signs of earlier aboriginal occupation. An archaeological and historical site easement was granted the county for this .59 acre site. (Amended 1981, Ord. 2075)

6.3 Proposed Public Facilities

Development guidelines for proposed public facilities are found in Framework for Planning (Part I of the Land Use Element).

1. **Public Safety Facility Station.** A permanent facility should be constructed on San Luis Bay Drive on the parcel reserved for such use in Tract 699. The facility would serve the recently formed Avila Valley Volunteer Fire Company.

6.4 Combining Designations and Proposed Public Facilities Programs

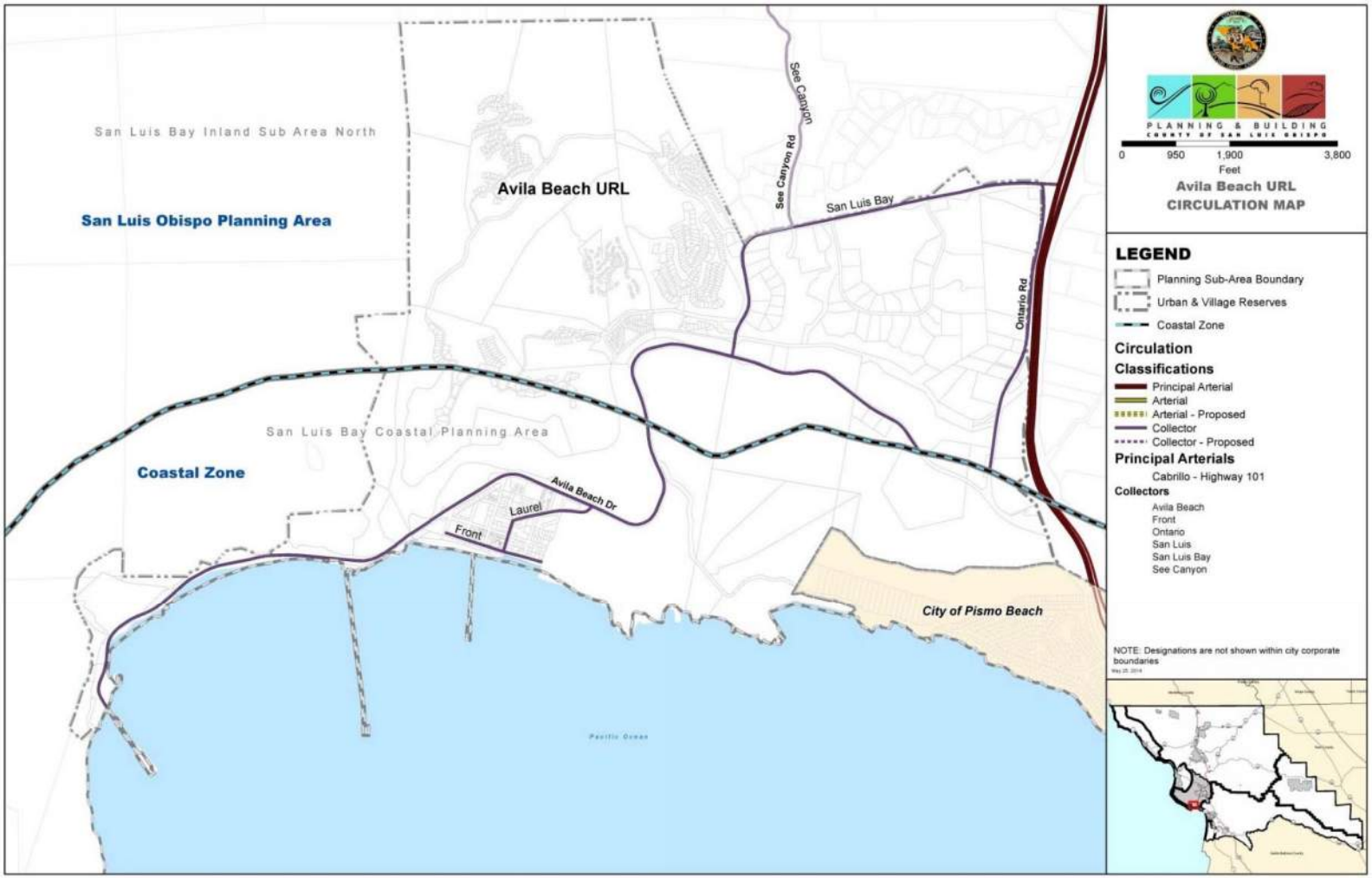
"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the objectives of this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

NOTE: In addition to the program listed here, the San Luis Obispo Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Avila Beach.

The following program applies within the Avila Beach Urban Reserve Line:

Public Facilities

1. **Avila Valley Fire Station**. The County should work with area residents to construct a permanent fire station on the dedicated site along San Luis Bay Drive.


San Luis Bay Inland Sub Area North
San Luis Obispo Planning Area
Avila Beach URL
See Canyon
See Canyon Rd
San Luis Bay
Ontario Rd
San Luis Bay Coastal Planning Area
Coastal Zone
Avila Beach Dr
Laurel
Front
City of Pismo Beach
Pacific Ocean
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 950 1,900 3,800
Feet
Avila Beach URL
CIRCULATION MAP
LEGEND
Planning Sub-Area Boundary
Urban & Village Reserves
Coastal Zone
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Principal Arterials
Cabrillo - Highway 101
Collectors
Avila Beach
Front
Ontario
San Luis
San Luis Bay
See Canyon
NOTE: Designations are not shown within city corporate boundaries

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