



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

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

### THIS IS A NEW PROJECT REFERRAL

**DATE:** 4/3/2017

**TO:** 3<sup>rd</sup> District Admin, Building Division, CAL FIRE (Dennis Byrnes)\*, Parks\*, Public Works\*,  
Avila CSD, Port San Luis Harbor District, Coastal Commission, Avila Valley Advisory  
Council\*

**FROM:** James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2016-00096 CENTRAL COAST AQUARIUM – Proposed Minor  
Use Permit for a soundwall and stage for courtyard. Project location is 50 San Juan in Avila Beach.  
**APN(s):** 076-212-008 & -010

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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.

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Date

Name

Phone



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## 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

DRC2016-00096

AVILA BEACH COM

CONDITIONAL USE PERMIT/  
LAND USE PERMIT

SLB/ AVL B

CA CAZ CSC LCP REC VSA

## APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

☒ Applicant Name CENTRAL COAST AQUARIUM Daytime Phone 805-441-6716  
 Mailing Address 50 SAN JUAN ST, AVILA BEACH CA Zip Code 93424  
 Email Address: TAIZA @ CENTRALCOAST AQUARIUM.COM

☒ Agent Name KEITH SLOCUM Daytime Phone 805-931-8840  
 Mailing Address PO Box 633, AVILA BEACH CA Zip Code 93424  
 Email Address: keith @ keithslocum.com

## PROPERTY INFORMATION

Total Size of Site: 0.12 ACRES Assessor Parcel Number(s): 076-212-008/00

Legal Description: \_\_\_\_\_

Address of the project (if known): 50 SAN JUAN, AVILA BEACH CA 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.: NA

Describe current uses, existing structures, and other improvements and vegetation on the property:

NONE

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): WALL, STAGE FOR COURTYARD

## 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 Phil Hoyer, Com. Avila Beach C.S.D. Date 3/30/17

FOR STAFF USE ONLY



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

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

Describe existing and future access to the proposed project site: 3 GATES AT PERIMETER

Surrounding parcel ownership: Do you <sup>LEASE</sup> 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: AQUARIUM South: PARK  
East: PARK / HOTEL West: GOLF COURSE

## For all projects, answer the following:

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

Buildings: 0 sq. feet 0 % WALL 400 SF 8% Landscaping: 1200 sq. feet 23 %  
Paving: 850 sq. feet 8 % Other (specify) DG SURFACE 3100 SF 61%  
Total area of all paving and structures: 850 16% ☒ sq. feet ☐ acres  
Total area of grading or removal of ground cover: 0.12 ☐ sq. feet ☒ acres  
Number of parking spaces proposed: 0 Height of tallest structure: 9'4"  
Number of trees to be removed: 0 Type: N/A  
Setbacks: Front 2" Right 2" Left 2" Back 2"

Proposed water source: ☐ On-site well ☐ Shared well ☒ Other AQUARIUM, 50 SW JUAN  
☒ Community System - List the agency or company responsible for provision: AVILA BEACH CSD  
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy) (USING NEXT DOR)

Proposed sewage disposal: ☐ Individual on-site system ☒ Other N/A  
☐ Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
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: 0.12 ☐ sq. feet ☒ acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

## For residential projects, answer the following:

Number of residential units: 0 Number of bedrooms per unit: 0  
Total floor area of all structures including upper stories, but not garages and carports: 0 sf  
Total of area of the lot(s) minus building footprint and parking spaces: 0 sf



# 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: 0.10 acres  
 Moderate slopes - 10-20%: 0.02 ~~0.10~~ acres  
 20-30%: \_\_\_\_\_ 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: GRADING/LEVELING DONE DURING UNDOCKING CLEANUP 20 YRS AGO
- 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, SAN JUAN ST.



### Water Supply Information

1. What type of water supply is proposed? *N/A - USE WATER NEXT DOOR*  
☐ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water? *N/A*  
☐ Residential ☐ Agricultural - Explain \_\_\_\_\_  
☐ Commercial/Office - Explain \_\_\_\_\_  
☐ Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? *20 GALLONS*
4. How many service connections will be required? *0*
5. Do operable water facilities exist on the site?  
☐ Yes ☒ No If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells? *N/A*  
☐ 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. *N/A*  
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)  
☐ Will Serve Letter ☐ Pump Test \_\_\_\_\_ Hours / \_\_\_\_\_ GPM  
☐ 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

*N/A - NO SEWAGE PROPOSED*

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

1. Has an engineered percolation test been accomplished?  
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
☐ Yes ☐ No
4. Has a piezometer test been completed?  
☐ Yes ☐ No If 'Yes', please attach.
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: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ GPD
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: SOUTH COUNTY SANITARY
3. Where is the waste disposal storage in relation to buildings? REAR
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
2. Location of nearest police station: PORT SAN LUIS HARBOR DISTRICT, 3940 AVILA BEACH DR.
3. Location of nearest fire station: CAL FIRE, 1551 SPARROW RD, AVILA BEACH
4. Location of nearest public transit stop: AVILA TROLEX, SAN JUAN ST
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☐ No

### Historic and Archeological Information

1. Please describe the historic use of the property: RAILROAD
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No  
If yes, please include two copies of the report with the application.

### Commercial/Industrial Project Information

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

1. Days of Operation: VARIES, 3-6 DAYS Hours of Operation: VARIES, 10a-8pm
2. How many people will this project employ? 1-2
3. Will employees work in shifts? ☐ Yes ☒ No  
If yes, please identify the shift times and number of employees for each shift N/A
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: N/A
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. \_\_\_\_\_

NO NEW ONES

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

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): OPEN SPACE FOR OCEAN LIFE DISPLAYS + INSTRUCTION
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 \*: N/A - COURTYARD + STAGE ONLY, NO BUILDING

\*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:  
N/A
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

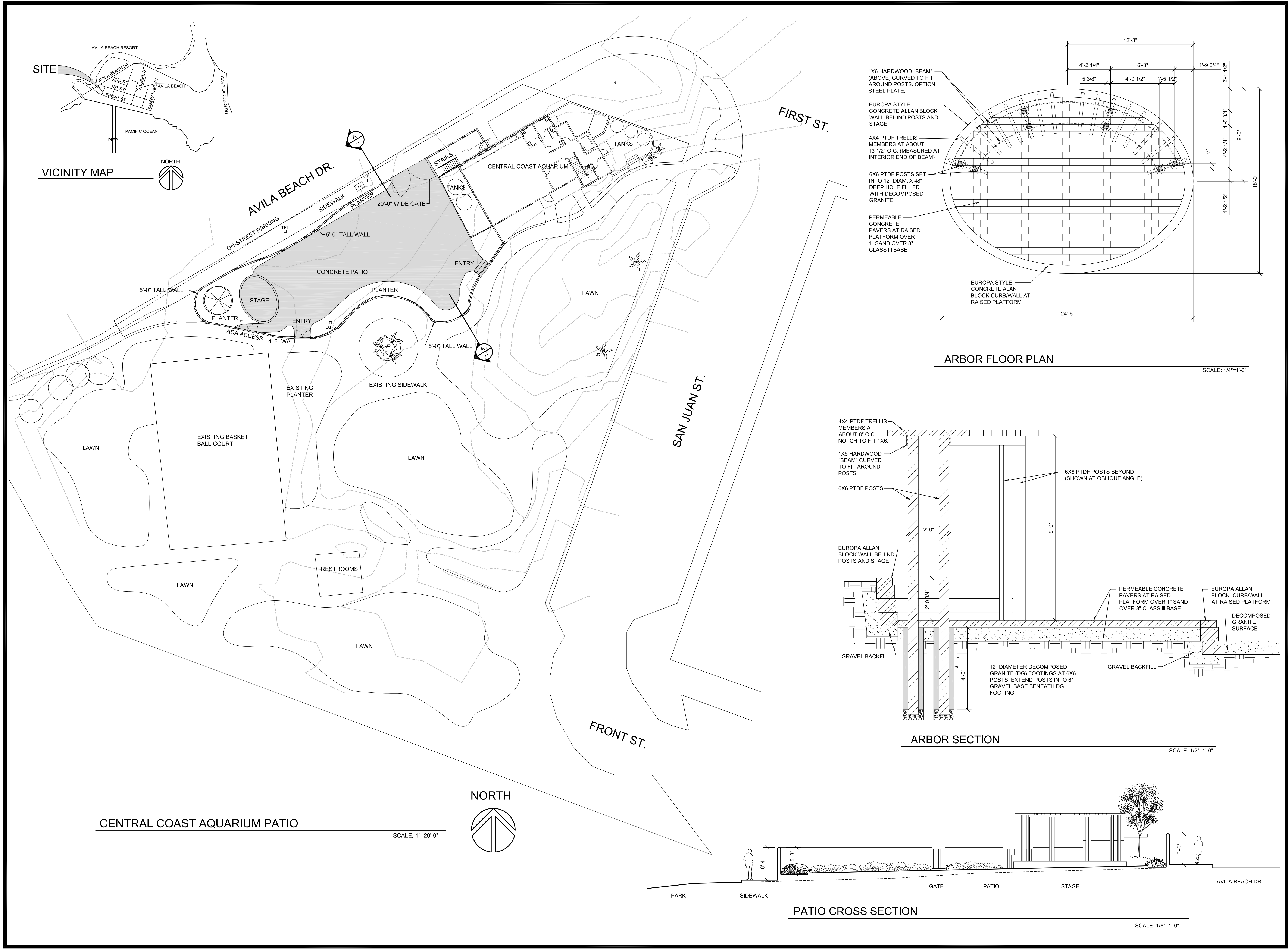
☒ No

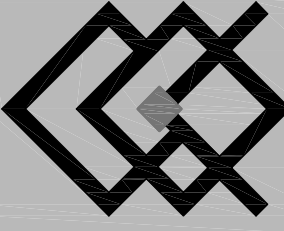
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): NONE

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project






**KORNREICH ARCHITECTS**

COMMERCIAL  
RESIDENTIAL

2668 Richard Avenue  
Cayucos, CA 93430  
Phone: 805-543-6890  
Cell: 805-745-7729  
E-Mail: [kkornreich@charter.net](mailto:kkornreich@charter.net)



GARTH D. KORNREICH  
NO. C-14989  
EXPIRATION DATE 11/17  
STATE OF CALIFORNIA

CLIENT

CENTRAL COAST AQUARIUM  
50 SAN JUAN STREET  
AVILA BEACH, CA 93424

PROJECT

**CENTRAL COAST AQUARIUM**  
50 SAN JUAN STREET, AVILA BEACH, CA 93424

SHEET

**SITE PLAN, DETAILS**

DATE	REMARKS
3-9-17	Planning Review

PRELIMINARY DRAWINGS  
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONTRACT BIDS MADE FROM THIS DRAWING. BUILDING DEPARTMENT CORRECTIONS AND FINAL COORDINATION ITEMS HAVE NOT BEEN ADDED TO THIS DRAWING.

DRAWN  
GOK

SCALE  
1" = 20'-0"

JOB NO.  
1509

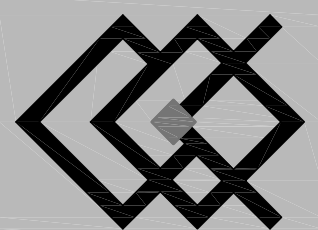
SHEET

**A1**


OF SHEETS







**KORNREICH  
ARCHITECTS**  
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2668 Richard Avenue  
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Phone: 805-543-6680  
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E-Mail: [kkornreich@charter.net](mailto:kkornreich@charter.net)



CLIENT

CENTRAL COAST AQUARIUM  
50 SAN JUAN STREET  
AVILA BEACH, CA 93424

PROJECT

**CENTRAL COAST AQUARIUM**  
50 SAN JUAN STREET, AVILA BEACH, CA 93424

SHEET

**RENDERINGS**

DATE	REMARKS
3-9-17	Planning Review

PRELIMINARY DRAWINGS

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONTRACT BIDS MADE FROM THIS DRAWING. BUILDING DEPARTMENT CORRECTIONS AND FINAL COORDINATION ITEMS HAVE NOT BEEN ADDED TO THIS DRAWING.

DRAWN  
GOK

SCALE  
NO SCALE

JOB NO.  
1509

SHEET

**A2**

OF SHEETS



MINOR USE PERMIT

LAND USE PERMIT FOR A SOUNDWALL AND  
STAGE

SLB/ AVL B

JRC

CA

CAZ

CSC

LCP

REC

VSA

**45dB**  
AcousticsP.O. Box 1406  
San Luis Obispo  
California 93406  
www.45dB.com

January 3, 2017

**Project 1684**Central Coast Aquarium  
59 San Juan Street  
Avila Beach, CA 93424**SUBJECT:** *Sound Wall*

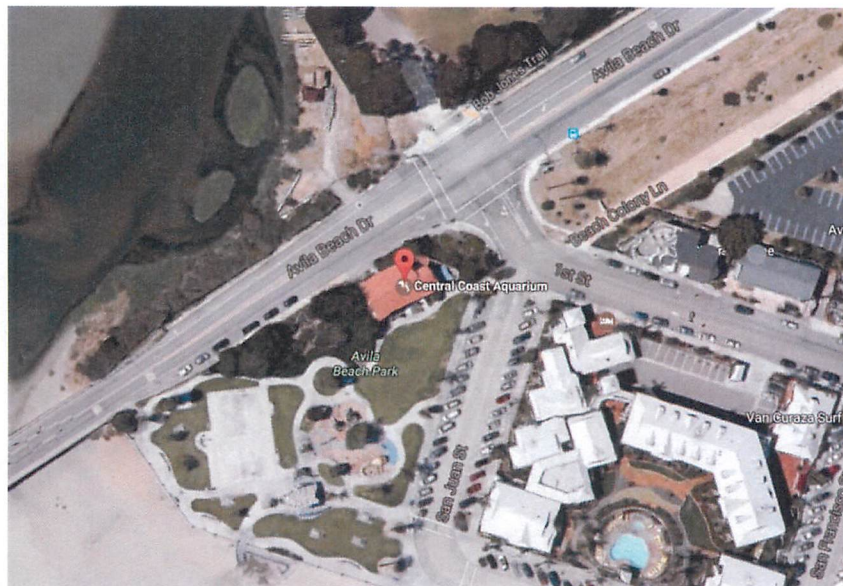
## Introduction

This report presents a summary of our acoustical analysis and optimization of several proposed sound wall heights and locations for the Central Coast Aquarium. We have projected adjacent, measured traffic noise onto the site and modeled various scenarios of possible sound wall configurations to help in decision-making and permit application.

## 1 Project Location

The site is located at the western side of Avila Beach, and is bordered by Avila Beach Drive to the northwest, and Avila Beach Park to the South.

Avila Beach Drive is heavily traveled and is a continuous, undesirable source of traffic noise adjacent to the site.

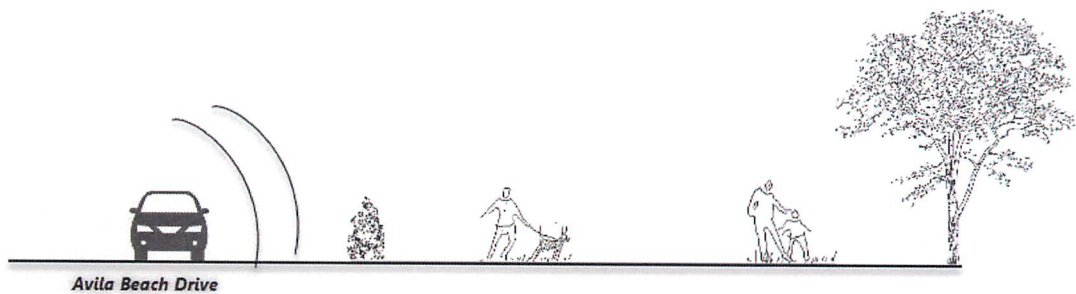


The major transportation noise source from Avila Beach Drive to the northwest of the site impacts the 'critical area' for outdoor enjoyment of the Aquarium garden. Solutions are sought for protecting the area depicted below from excessive traffic noise which can interfere with conversation and enjoyment of the outdoor area. Details of a continuous sound level measurement of Avila Beach Drive are shown at the end of this report.



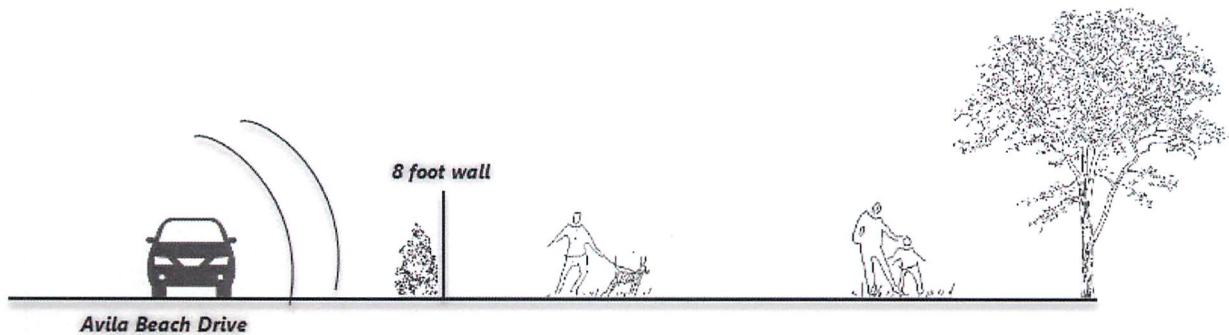
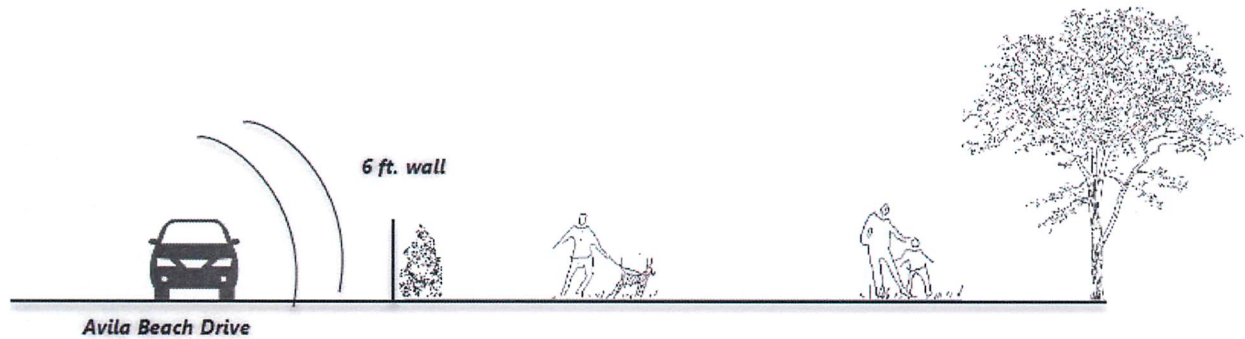
## 2 Acoustic Model Scenarios

The acoustic effect of several possible sound wall configurations were modeled. First, the existing condition of Avila Beach Drive traffic noise impacting the site with no intervention, with only a fence and hedge between the noise source and activities on the site, is shown below.

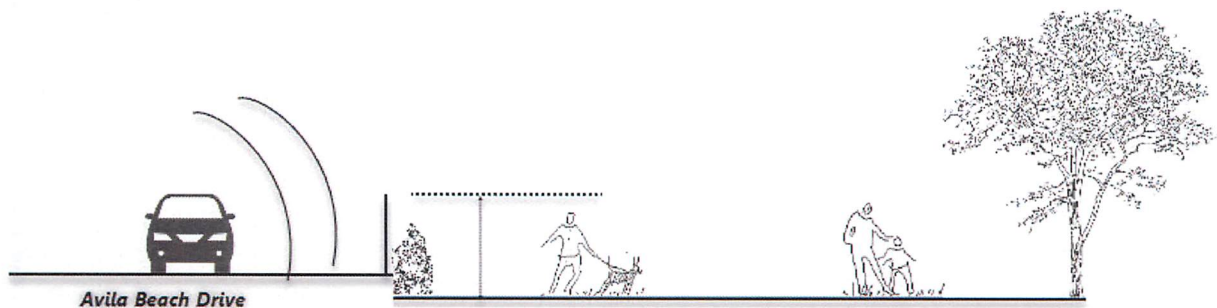




Next, the sound wall concepts shown below are two different configurations, a 6 foot wall at the property line and an 8 foot wall located four feet south of the property line boundary:



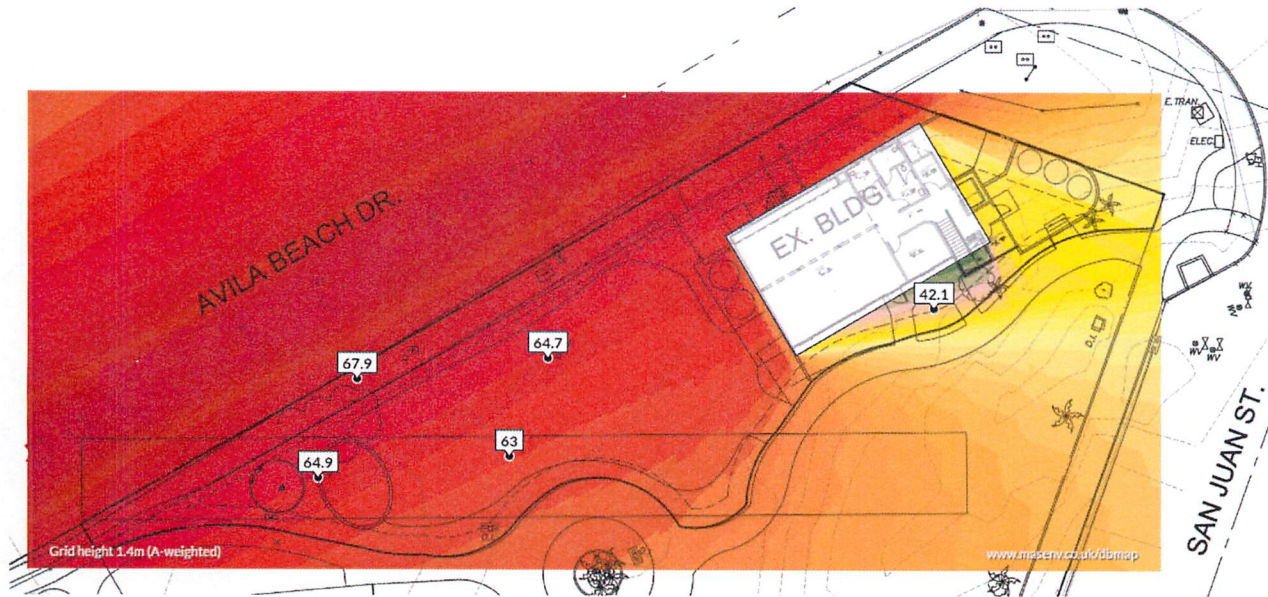
A subsequent modeling configuration shown below is a 6 foot wall at the property line, accompanied by a possible future earth-moving project to lower the activity area by approximately two feet. The overall effective height of the sound wall in this case would be  $6 + 2 = 8$  feet.



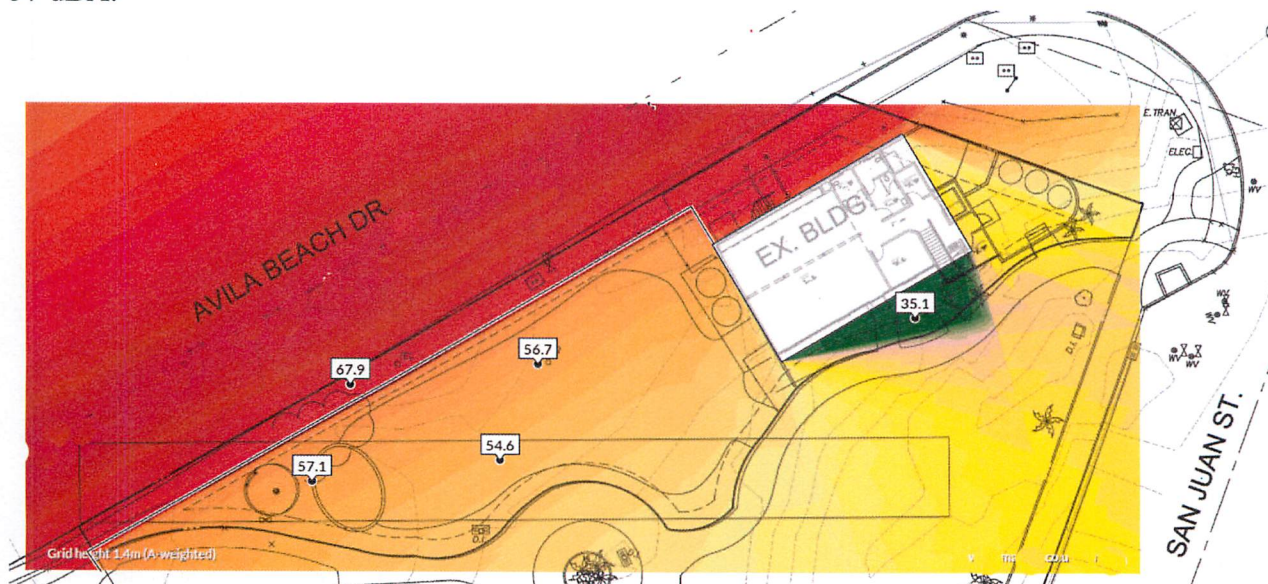
### 3 Acoustic Modeling Graphic Results

The following graphic exhibits illustrate the effect of no sound wall and then the reduction of sound levels provided by various sound wall combinations.

Shown below is the existing acoustic condition with no noise protection of the critical Aquarium activity area. Sound level on the sidewalk is around 68 dBA and within the activity area sound level ranges from 60 to 65 dBA. Sound level at the entrance to the Aquarium is 42 dBA.



The first sound wall acoustic model below shows a 4 foot-high sound wall at the northwest property boundary line, adjacent to the sidewalk. Site sound levels are reduced from 65 dBA to 57 dBA.

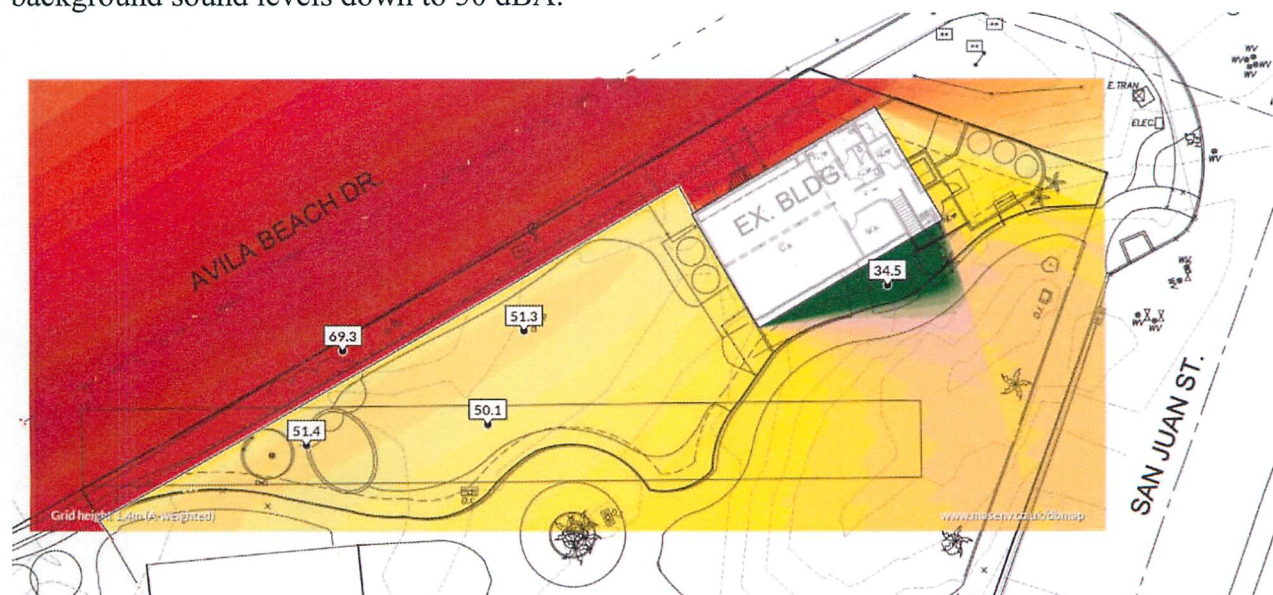




A six-foot wall is substituted in the acoustic model shown below. Incremental sound level improvement is shown in the critical activity area.

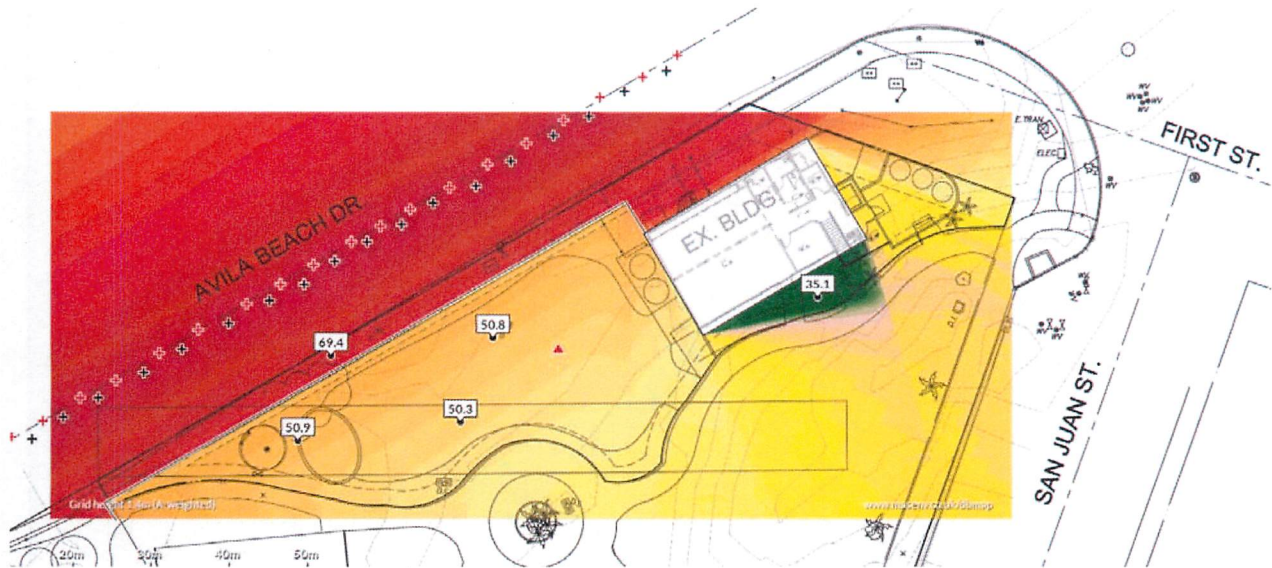


An eight-foot high wall is modeled with the results shown in the figure below. The eight-foot high wall is located four feet south of the property line boundary. Of the three configurations thus far, this configuration gives the most improvement in on-site sound level, providing background sound levels down to 50 dBA.



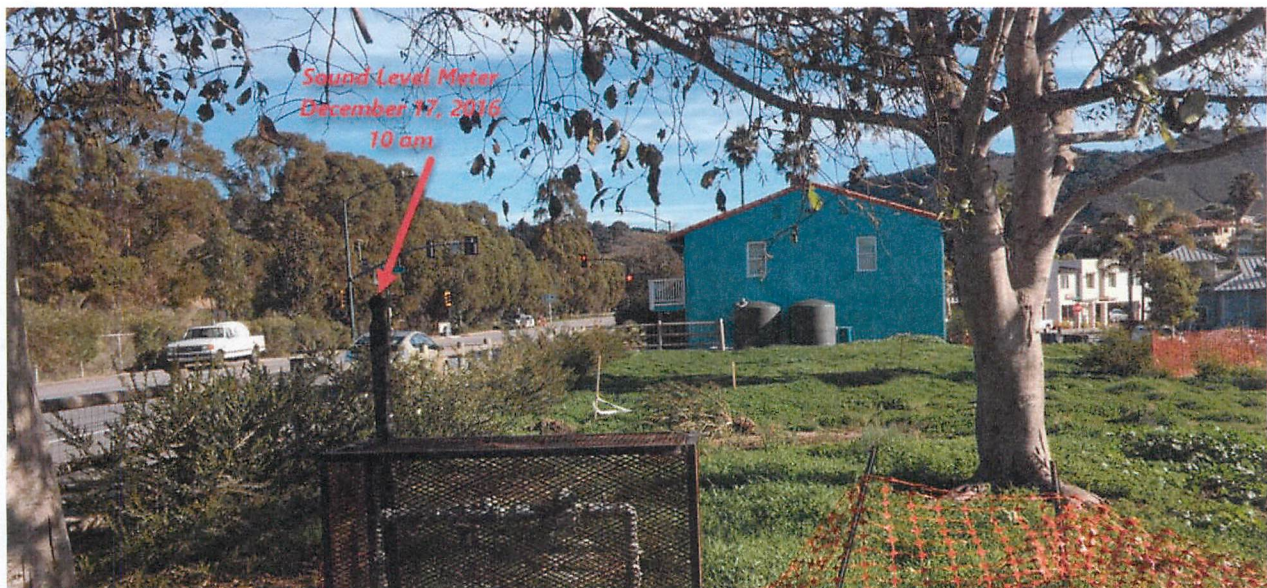


The final acoustic model considers a 6-foot high wall at the sidewalk / property boundary, with the added enhancement of lowering the overall site elevation by two feet. The total effective height of the sound wall is therefore equivalent to an 8 foot wall at the boundary. The resulting sound levels are shown below.



## 4 Sound Level Measurement

Sound level measurement on site shows the transportation noise impact on a Saturday from 10 am to 10 pm. The sound level meter was located at the southwest corner of the activity area and is shown in the figure below. The results from this measurement are used to calibrate the acoustic modeling shown in the previous pages. Both the sound level meter and the acoustic modeling are at 1.4 meters (about 4.6 feet) above existing grade level.

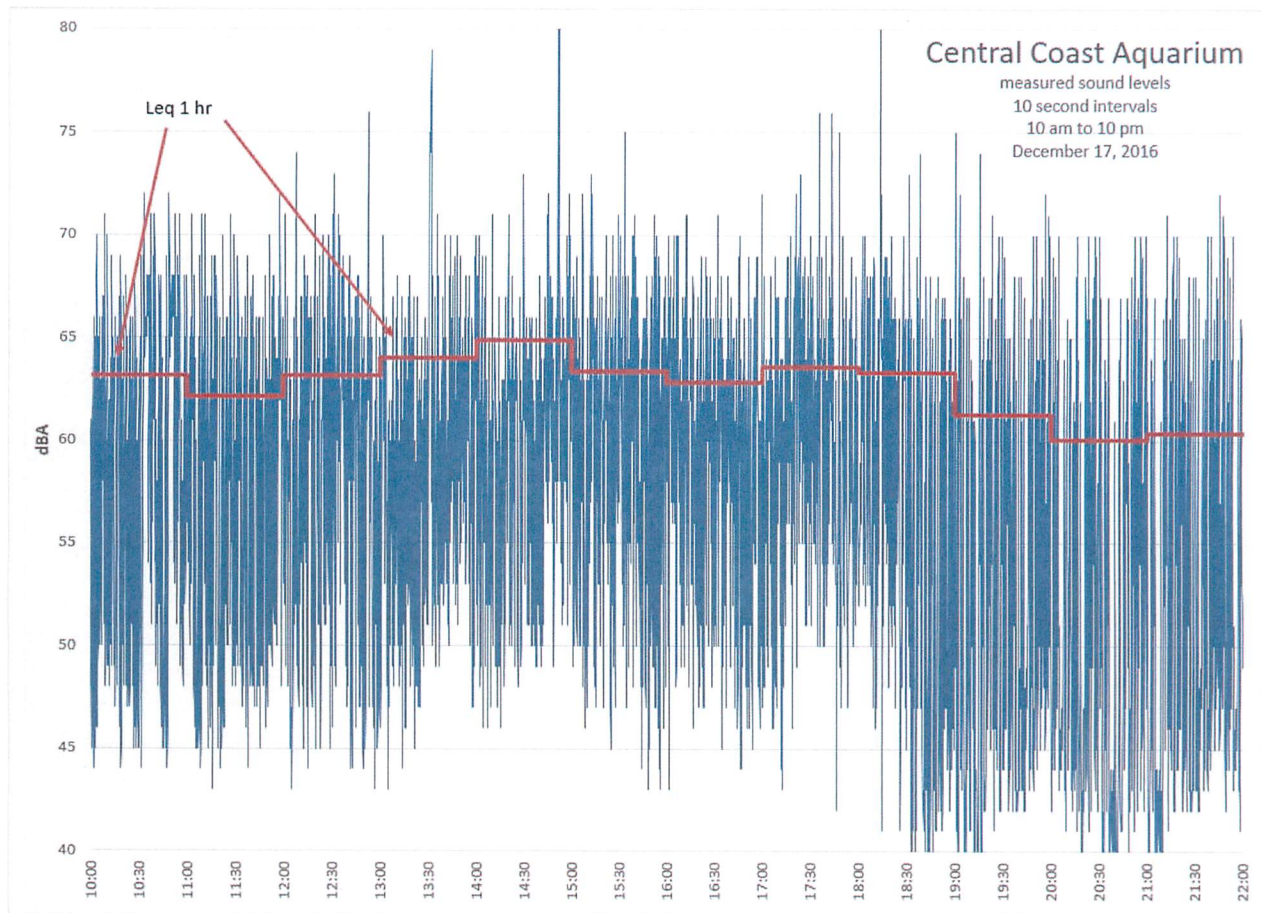




Sound level was measured every 10 seconds over a 12-hour period on Saturday, December 17, 2016. Surprisingly, the flow of traffic is unrelenting and continuous during that time period.

The results of the individual measurements are shown on the graph below.

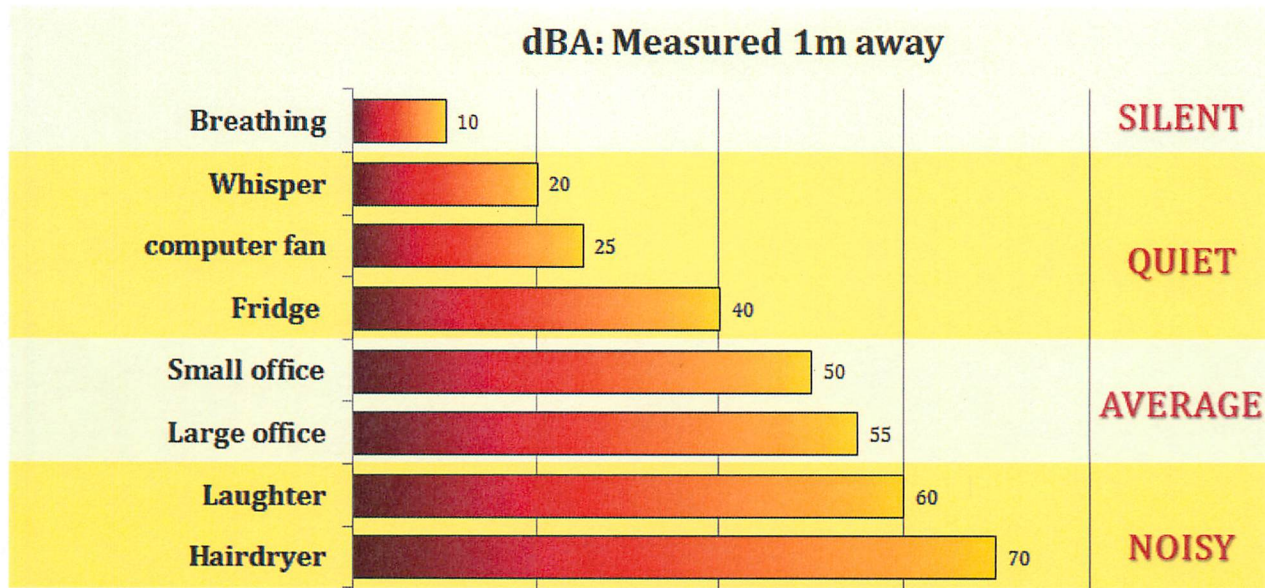
The figure below shows the equivalent sound level for each hour from 10 am to 10 pm.  
Traffic sound level, Leq, begins to decline after 7 pm



## 5 Conclusion

Various configurations, including height and location, of solid masonry sound barrier walls are shown with the resulting effect in reducing on-site sound level at the outdoor activity area of the Central Coast Aquarium.

Normal conversation without raising the voice can take place if background sound level is below 58 dBA. Any of the above proposed solutions except the 4-foot high wall would give an acceptable result if this is the criterion.



45dB Acoustics

David Lord

*David Lord*



VIEW STUDY "B"



Parked cars along the Avila Beach Drive in front of where wall will be

Central Coast Aquarium, Avila Beach

DRC2016-00096

CENTRAL COAST

MINOR USE PERMIT

LAND USE PERMIT FOR A SOUNDWALL AND  
STAGE

SLB/ AVL B

JRC

CA CAZ CSC LCP REC VSA

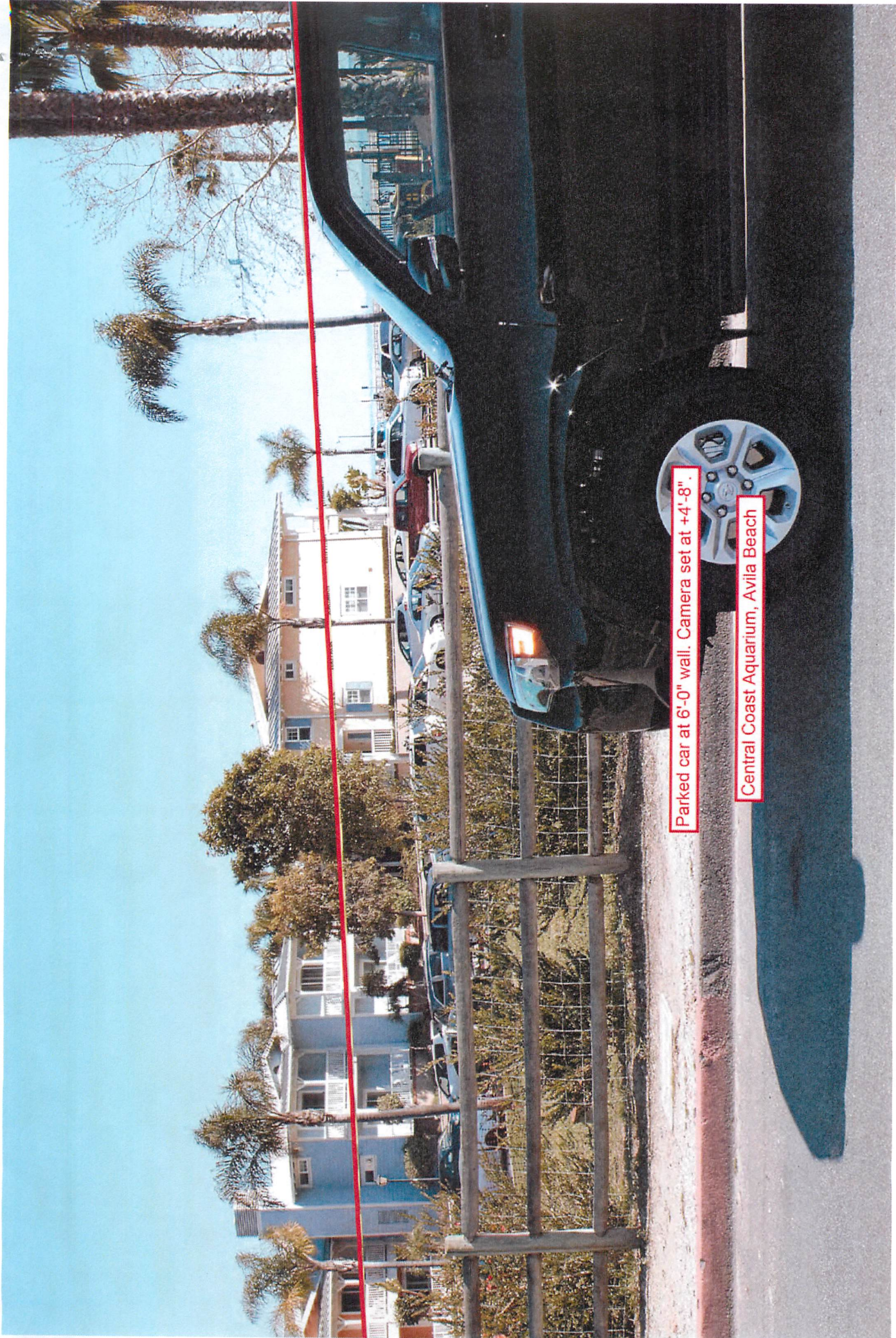




6'-0" tall wall at parked cars. Camera set at +4'-8"

Cental Coast Aquarium, Avila Beach





Parked car at 6'-0" wall. Camera set at +4'-8".

Central Coast Aquarium, Avila Beach





## Parcel Summary Report For Parcel # 076-212-008

4/3/2017  
10:05:01AM

### 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      AVILA BEACH COMMUNITY SERVICES DIST

#### Address Information

<u>Status</u>	<u>Address</u>
P	00050 SAN JUAN ST AVLB

#### Lot Information:

<u>Tract / Twtnshp</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>
076212	008	0001	Avila Beach	San Luis Bay C	CA	LCP	VSA	N	VP	D83101101 / D880278
PL01-	448	0001	Avila Beach	San Luis Bay C	REC	CAZ	CSC	Y		E922790L / D960318D

#### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN AVILA BL 1 PTN LTS 1, 2 & 3

#### 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  
AREA NO. 21  
AVILA BEACH, IMP. NO. 01



## Parcel Summary Report For Parcel # 076-212-008

4/3/2017  
10:05:01AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

#### Case Information

##### Case Number:

##### Case Status:

96915 FNL Primary Parcel

##### Description:

TEMP. CONSTRUCTION TRAILER

96916 FNL Primary Parcel

##### Description:

TEMP CONSTRUCTION TRAILER

96917 FNL Primary Parcel

##### Description:

TEMP CONSTRUCTION TRAILER

98055 FNL Primary Parcel

##### Description:

INSTALL ELECTRICAL PANEL

A9050 FNL Primary Parcel

##### Description:

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

D880278D EXP Primary Parcel

##### Description:

RESID/CONDO/COMMERCIAL OFFICE

D960318D EXP Primary Parcel

##### Description:

PROP MARINE RECREATION EQUIPT RENTAL

DRC2016-00096 REC Primary Parcel

##### Description:

LAND USE PERMIT FOR A SOUNDWALL AND A TEACHING STAGE FOR THE AVILA AQUARIUM

DTM2013-00004 APV Primary Parcel

##### Description:

DETERMINATION OF CONFORMITY WITH THE GENERAL PLAN FOR THE PROPOSED SURPLUS AND SALE OF COUNTY-OWNED REAL PROPERTY (1 PARCEL) LOCATED AT 50 SAN JUAN STREET IN ORDER FOR CENTRAL COAST AQUARIUM TO EXPAND THEIR FACILITY

E970403 RES Primary Parcel

##### Description:

VIOL OF CONDITIONS OF LUP

P960724 WIT Primary Parcel

##### Description:



## Parcel Summary Report For Parcel # 076-212-008

4/3/2017  
10:05:01AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

PMT2009-00332 FNL Primary Parcel

**Description:**

CHANGE A WINDOW OUT AND PUT IN A DOOR FOR BETTER ACCESS AND INSTALLING COVER FOR DOOR

S000390V WIT Primary Parcel

**Description:**

PROP 11 TO 1 MERGER

S010121G CMP Primary Parcel

**Description:**

PROP 2 PARCEL PUBLIC LOT EXEMPTION

S010122V WIT Primary Parcel

**Description:**

PROP 2 TO 1 MERGER TO REC PL01-448

S880171P WIT Primary Parcel

**Description:**

JOINT 4 UNIT RES AND COMMERICAL CONDO

S920066T EXP Primary Parcel

**Description:**

JOINT 4 UNIT RES AND COMMERICAL CONDO

S950117C RDD Primary Parcel

**Description:**

PROP 39 CERT OF COMP

S950126L EXP Primary Parcel

**Description:**

LOT LINE ADJUSTMENT OF THREE PARCELS

SUB2013-00030 EXP Primary Parcel

**Description:**

LOT LINE ADJUSTMENT (COAL 11-103) TO ADJUST LOT LINES BETWEEN 2 PARCELS OF APPROXIMATELY 5,196 S.F. AND 70,381 S.F., RESULTING IN 2 PARCELS OF APPROXIMATELY 12,719 S.F. AND 62,858 S.F.

A0512 FNL Related Parcel

**Description:**

13 WELLS & STILLING PIPES/WEATHER STATION

A5372 FNL Related Parcel

**Description:**

SHEETPILE FOR CELL 1 & REMOVAL



## Parcel Summary Report For Parcel # 076-212-008

4/3/2017  
10:05:01AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

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

S000320G CMP Related Parcel

**Description:**

SUBDIVIDE 2.6 ACRE PARCEL TO PUBLIC LOT



## Parcel Summary Report For Parcel # 076-212-010

4/3/2017  
10:24:56AM

### 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      AVILA BEACH COMMUNITY SERVICES DIST

#### Address Information

##### Status              Address

#### Lot Information:

<u>Tract /</u> <u>Twtnshp</u>	<u>Block /</u> <u>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>
PL01-	448	2P			REC	LCP	VSA	N		
076212	010	0001			COJ	CAZ	CSC	N		

#### Parcel Information

##### Status      Description

Active      TN AVILA BL 1 PTN LTS 2 3 4 & 7 TO 10

#### Notes

COAL 11-103 APPEARS TO HAVE EXPIRED. APN CHANGES FROM THE COUNTY ASSESSOR'S OFFICE INDICATED THAT DEEDS WERE RECORDED IN DECEMBER OF 2014 TO REFLECT THE LOT LINE ADJUSTMENT BONDARIES. CERTIFICATES OF COMPLIANCE DOCUMENTS WERE REQUESTED AND SENT TO PUBLIC WORKS ON 5/29/14. HAVE NEVER SEEN RECORDED CERTS OR A RECORDED MAP. NOTIFIED DOUG RION IN PUBLIC WORKS AROUND JUNE 2014 THAT APNS CHANGED BUT NO RECORD OF CERTS BEING RECORDED TO FINALIZE LLA. HE WAS GOING TO LOOK INTO IT.

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

COUNTY-ZONE NO. 03

COUNTY-ZONE NO. 09

AVILA BEACH

SAN LUIS

NO. 03

AREA NO. 21



## Parcel Summary Report For Parcel # 076-212-010

4/3/2017  
10:24:56AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AVILA BEACH, IMP. NO. 01

#### **Case Information**

##### **Case Number:**

##### **Case Status:**

96915 FNL Related Parcel

##### **Description:**

TEMP. CONSTRUCTION TRAILER

96916 FNL Related Parcel

##### **Description:**

TEMP CONSTRUCTION TRAILER

96917 FNL Related Parcel

##### **Description:**

TEMP CONSTRUCTION TRAILER

98055 FNL Related Parcel

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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/TOGNAZZINI SITE EXCAVATE AFFECTED SOIL & BACKFILL WITH CLEAN

C0395 FNL Related Parcel

##### **Description:**

PARK RESTROOM

D880278D EXP Related Parcel

##### **Description:**

RESID/CONDO/COMMERCIAL OFFICE



## Parcel Summary Report For Parcel # 076-212-010

4/3/2017  
10:24:56AM

### 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

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**Description:**

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G850028N WIT Related Parcel

**Description:**

LU DELETE RAIL ROAD ROW STANDARD

P960724 WIT Related Parcel

**Description:**

PMT2002-14672 FNL Related Parcel

**Description:**

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PMT2004-02414 FNL Related Parcel

**Description:**

FIRESPRINKLERS FOR MARINE INSTITUTE PMT2002-14672

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

S000390V WIT Related Parcel

**Description:**

PROP 11 TO 1 MERGER





## Parcel Summary Report For Parcel # 076-212-010

4/3/2017  
10:24:56AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S010121G                      CMP                      Related Parcel

**Description:**

PROP 2 PARCEL PUBLIC LOT EXEMPTION

S010122V                      WIT                      Related Parcel

**Description:**

PROP 2 TO 1 MERGER TO REC PL01-448

S880171P                      WIT                      Related Parcel

**Description:**

JOINT 4 UNIT RES AND COMMERICAL CONDO

S920066T                      EXP                      Related Parcel

**Description:**

JOINT 4 UNIT RES AND COMMERICAL CONDO

S950117C                      RDD                      Related Parcel

**Description:**

PROP 39 CERT OF COMP

S950126L                      EXP                      Related Parcel

**Description:**

LOT LINE ADJUSTMENT OF THREE PARCELS

SUB2013-00030                      EXP                      Related Parcel

**Description:**

LOT LINE ADJUSTMENT (COAL 11-103) TO ADJUST LOT LINES BETWEEN 2 PARCELS OF APPROXIMATELY 5,196 S.F. AND 70,381 S.F.,  
RESULTING IN 2 PARCLES OF APPROXIMATELY 12,719 S.F. AND 62,858 S.F.

# Interactive Data Viewer



## Legend

### Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

### Community Advisory Groups

- Community Advisory Group Boundary
- Creston Advisory Body Sub Areas

### Land Use Outlines

-752.33      0      376.17      752.33 Feet      1: 4,514







# Interactive Data Viewer

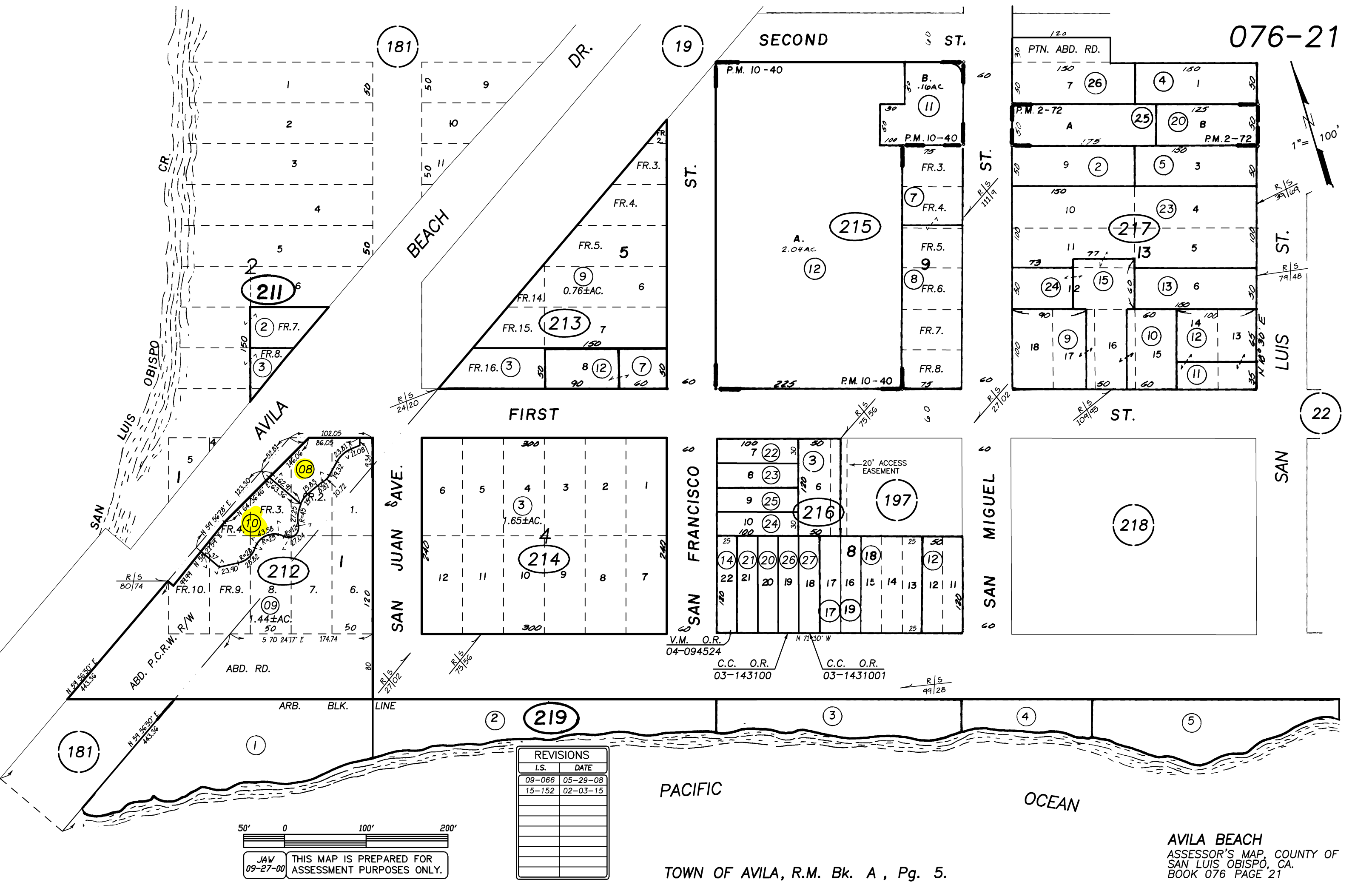


## Legend

- SLO County Parcels
- Roads**
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
- Land Use Outlines

-94.04 0 47.02 94.04 Feet 1: 564





REVISIONS	
I.S.	DATE
09-066	05-29-08
15-152	02-03-15

50' 0 100' 200'

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