



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

April 26, 2018

Steve Welton
Suzanne Elledge Planning & Permitting Services
1625 State Street Suite 1
Santa Barbara, CA 93101

Subject: Information Hold Letter – DRC2018-00060

Your application has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the information listed below is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030B of the Land Use Ordinance / Section 23.02.056(a) of the Coastal Zone Land Use Ordinance).

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information. The Environmental Division will contact you if additional information is needed.

Your application is subject to a discretionary review process. A discretionary permit requires the review and approval of the Administrative Hearing Officer, the Subdivision Review Board, the Planning Commission or the Board of Supervisors. A discretionary permit may be approved, approved with conditions or denied. Application for a discretionary permit does not guarantee approval, whether a project complies with all applicable standards or has been recommended for approval. All decisions on discretionary permits can be appealed to the Board of Supervisors, who will then make the final decision on the project.

If you have any questions concerning these requirements, please contact me at (805)781-4374.

Sincerely,
Schani Siong
Project Manager

Items Required for Acceptance

Based upon preliminary review, the County has identified the following items to be further reviewed or clarified before the project can be accepted as **complete for processing**.

Understandably your applicant would like the County to prepare an EIR for this project. The County would like to schedule a meeting to discuss these items. Note that some of this required information to complete the project description will also be further developed and reviewed in the EIR process.

1. Access & Easements

- a. Provide written consent of landowners where off-site access and/or utility improvements are proposed and/or required.
- b. The project description included an intention to obtain an easement west of the site for bike/ped coastal access along Wild Cherry Canyon road. Coastal access is a good design feature that the project should consider, including connection to the Bob Jones Trail. Please provide more information on coastal access and trail proposal.
- c. With item (a & b), the County received a letter from PG&E letter in 2016 (attached) notifying any land use decisions on the Wild Cherry Canyon lots & Diablo Canyon Power Plant (DCPP) lands are subject on the completion of DCPP decommissioning plan. Please provide information on how this project will/ will not be affected by PG&E's position.
- d. Provide written approval from County Fire/Cal Fire on the reduced access road width.

2. **Temporary Events & Public Usage of Amenities** – Please provide more information on the proposed temporary events and its differentiation from the regular hotel dining and banquet operations. This also applies to the pool, spa and gym facilities – are these meant only for the guests or also for public usage via club membership like Avila Bay Athletic Club & Spa? The County ordinance allows for regular restaurant operations and club facilities based on seating capacity and use areas. If these amenities are intended for public usage and the events are *in addition* to the regular restaurant operations (i.e. small wedding held separately outdoor with reception held in the banquet while the restaurant is open to the hotel guests), these are important project components that need to be added to the project description and be analysed in updated reports (parking, noise, traffic, sewer / water analysis etc.).

3. Archeological & Biological Assessment

- a. Please note that all assessments will need to cover the *entire on-site and off-site improvements* such as stormwater drains, trails, road improvements, utility/ water trenching and upgrades as applicable, any proposed vegetation clearing required for fuel modifications per Cal Fire, and construction staging areas.

4. Grading & Stormwater Discharge

- a. Civil drawings showed stormwater drainage over adjacent PG&E parcel and ended on Wild Cherry Canyon road with no further information on plan. Provide more details on the stormwater discharge intended for this project.

- b. Provide information on the cut export i.e. location(s) and the overall staging area(s) for construction materials and/or equipment.
- c. Provide more information on the area disturbance for road and utility improvements i.e total area, slopes, cut depth (particularly for trenching near archeological sites).

5. Slopes & Building Height

- a. Based on the preliminary grading and site plans, it appears there may be grading in areas exceeding 30% slopes. Please provide slope maps in 5' increments and shall include both on and off-site areas where grading, construction or other alterations are proposed. Note that any disturbance in areas exceeding 30% will require a variance application along with this Development Plan.
- b. Provide information on height calculation per Section 23.04.122 to show compliance with 35' height limit.

6. Design & Setbacks

- a. Per the pre-application meeting, an agricultural buffer may be needed due to the adjacent agricultural / grazing land. Please note this may be an issue that will be evaluated during the EIR and may impact the project design.
- b. Per the Coastal Zone Land Use Ordinance Section 23.04.110.a(2), the side setback is 30'. This parcel is in the high fire hazard area within the State Responsibility where fire hazard mitigations are important to be evaluated in the EIR process. Please provide information on how the project meets the setback or a formal request for setback adjustment will be required as part of the project description.

7. Visual Study & Landscape Plan

- a. Given this development is within the coastal visual corridor, a visual analysis shall be prepared by a qualified individual approved by the County per CZLUO 23.02.035. Please find attached list of County approved visual consultants. The visual analysis can be developed as part of the EIR.
- b. A landscape plan will be required per CZLUO Section 23.04.18 Landscape Standards. This also can be developed as part of the visual analysis during the EIR.

8. Signage

- a. Please note directional signage to an offsite business is not allowed in the County per CZLUO 23.04.306. Please review the signage ordinance and its limitations and provide a conceptual signage information to the County.

9. Sewer , Water & Utilities

- a. Per the Intent To Serve Letter, please clarify condition 'SMMWC will not maintain private wastewater facilities' in the will serve letter

- b. Provide information verifying the SMMWC sewer facility has the capacity to incorporate the sewer from the project.
- c. The availability for the overall water/sewer capacity is depended on upgrading certain existing infrastructure for SMMWC. Please confirm the various upgrade(s) and extensions including the evaluation of the abandoned force main that will be converted into a RW transmission main. If this needs to be replaced / upgraded, the scope shall be included into the project description and environmental analyses during the EIR.

10. Traffic

- a. See Public Works comments attached. When resubmitting information, please cc' the Planning Department in all correspondences.

Other Items

The items in the following list are ***not required to find the project complete for processing***, but will need to be resolved prior to and as part of the environmental determination and/or the Department forming a recommendation on the approval or denial of the application:

1. **Cultural Resources:** Under the provisions of AB 52, the project has referred to local tribal contacts. Implementation of the proposed project may have significant effects on tribal cultural resources.
 - a. Several tribes have contacted the County requesting consultations. Please provide information on previous outreach and/or consultations conducted with the Native American tribal groups to help facilitate on-going meetings.
2. **EIR Waiver Form:** Please review and sign the attached waiver and return to our office at your earliest convenience. Given there are additional information needed to complete the project description, revised project description will need to be confirmed prior to NOP and RFP preparation.
3. **Real Time Billing:** We received your signed cost accounting agreement. Please confirm that the County will process this on RTB basis, but not inclusive of the EIR.
4. **Digital copies of all submitted documentation.** Please provide digital copies of all documentations submitted for this project and the EIR.
5. **Additional information may be required.** Additional agencies may still be reviewing the project documents and may request additional information.