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November 16, 2017

Mr. Terry Wahler
Senior Planner
San Luis Obispo Department of Planning and Building
976 Oso Street, Room 300
San Luis Obispo, CA 93408

RE: Project Revisions – Avila Beach Resort DRC 2014-00091

Mr. Wahler,

As you are aware ARB Properties, LP submitted a Development Plan application to the County of San Luis Obispo in February of 2015 to include a variety of hospitality enhancements to serve the existing Avila Beach Golf Resort business. In May 2016 a letter was sent to the County providing an update as to the timing of submitting the information required to deem the application as complete. At that time and until just recently, significant progress on the project was pending the receipt of an Intent to Serve Letter the San Miguelito Mutual Water Company.

ARB Properties, LP received a follow up letter from San Luis Obispo Department of Planning and Building dated August 3rd 2017 notifying them that the County will allow an additional 30 days from the date of the letter to submit the information required to deem the Development Plan application as complete. On August 30th, 2017 the County granted a 75-day extension to submit the information required by the latest information request letter. We were intending to have the updated plans and resource studies completed by November 1, 2017; however, based on further owner refinement on the project components and overall ownership goals, the architectural plan set remains at a conceptual level and does not contain all of the details required for a Development Plan submittal.

That being said, we are submitting a preliminary 'inter-department review' package to enable the County to review the revised project and updated conceptual site plan and provide feedback to the project team as to what information requested in the Incompleteness Letter dated July 10, 2015 is still relevant and will be required for the revised application. We would also appreciate input as to whether or not there are any new requirements that were not contemplated in the 2015 letter.

Included in this preliminary revised project submittal are the following progress plans and documents:

- Proposed Use Table
- Revised Conceptual Site Plan and Floor Plans and Elevations prepared by Lake Flato Architects
- Preliminary Grading and Drainage and Utility Plan prepared by Above Grade Engineering
- San Miguelito Mutual Water Company – Intent-to-Serve Water and Sewer Service, dated August 23, 2017

- Biological Constraints Summary Report prepared by Terra Verde, dated November 13, 2017

Documents to Follow:

- Biological Resources Assessment – Terra Verde
- Archaeological Resource Study Summary Memo – Heritage Discoveries, Inc.
- Noise Analysis – David Lord
- Geotechnical Engineering Investigation Report – Cleath-Harris Geologists
- Geological and Soils Report – GeoSolutions
- Traffic Study – Associated Transportation Engineers
- Hydrogeological Report – Wallace Group
- Air Quality Analysis – Dudek
- Architectural Plan Set – Lake Flato Architects
- Fire Safety Plan – Collings & Associates
- Stormwater Control Plan – Above Grade Engineering
- Civil Engineering Plans – Above Grade Engineering
- Landscape Plan prepared by Cultivate Studios
- Geological Test Pit Observations and Map prepared by Cleath-Harris Geologists
- Water Supply and Demand Analysis prepared by Wallace Group

In the meantime, we have been working with the Tax Collector's office to file a Temporary Commercial Outdoor Entertainment License to refine the logistics associated with the long-standing Concert Series and multi-day Festivals at the Resort. The License was submitted to the Tax Collector's office on November 16th, 2017.

We would appreciate it if you would review the revised conceptual project site plan and project components and provide input as requested. If you have any questions please contact me at (805) 461-5765.

Regards,



Jamie L. Jones

President

KIRK CONSULTING