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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2018

TO: 3rd District Legislative Assistant, Agricultural Commissioner, Building Division, CAL FIRE / County Fire, Environmental Health, HEAL SLO, Public Works, Sheriff, PG&E, Avila CSD, San Miguelito Water Co., Bicycle Advisory Committee, CA Fish & Wildlife, Coastal Commission, Port San Luis Harbor District, RWQCB, Avila Valley Advisory Council, AB52 / Tribal Administrators

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00033 SOMERA CAPITAL MGMT
PROJECT DESCRIPTION: Proposed Development Plan / Coastal Development Permit / San Luis Bay Estate Master Plan Amendment to develop a 50-room cottage style hotel in the Avila Beach Area.
APN(s): 076-174-009

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 I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.**)**
- ❑ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____	_____	_____
Date	**Name**	**Phone**

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

DRC2018-00033

Development Plan / Coastal Development Permit
076-174-009 /
SOMERA CAPITAL MANAGEMENT
HOTEL

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name Somera Capital Management, TJ Gamble Daytime Phone 805-681-0144 x234
Mailing Address 115 W. Canon Perdido Street, Santa Barbara, CA Zip Code 93101
Email Address:

☒ Applicant Name Somera Capital Management, TJ Gamble Daytime Phone 805-681-0144 x234
Mailing Address 115 W. Canon Perdido Street, Santa Barbara, CA Zip Code 93101
Email Address:

☒ Agent Name Suzanne Elledge Planning & Permitting Services, Steve Welton Daytime Phone 805-966-2758 x111
Mailing Address 1625 State Street, Suite 1, Santa Barbara, CA Zip Code 93101
Email Address: steve@sepps.com

PROPERTY INFORMATION

Total Size of Site: 22.25 acres Assessor Parcel Number(s): 076-174-009
Legal Description: See PTR
Address of the project (if known):
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Avila Beach Dr. to Ana Bay Rd. to unnamed private drive
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant, access road, sparse vegetation, some oaks and sagebrush

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See attached project description

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 Date 1.16.18

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): Amendment of Master Plan

Describe existing and future access to the proposed project site: 20-24' paved access from Ana Bay (proposed) 6-18' unpaved driveway (existing)

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Ag/Marre House South: Avilia Beach Drive/ocean
East: San Luis Bay Inn West: Ag

For all projects, answer the following: See Project Description for the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 61,913 sq. feet 6.4 % 71,067 all floors/structures Landscaping: TBD sq. feet ____ % seed mix for mitigation
Paving: 82,300 sq. feet 8.5 % X Other (specify) pool 1,250 SF, 10,209 SF partially underground garage
Total area of all paving and structures: 145,463 SF footprint (15% of site) ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: ~7 acres ☐ sq. feet ☒ acres
Number of parking spaces proposed: 167 Height of tallest structure: Lodge varies (see elevations)
Number of trees to be removed: none, but 17 possibly impacted Type: primarily oaks, see biological assessment
Setbacks: Front 10' Right 10' Left ____ Back 10'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: SMMWC
Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ 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: 5.98 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: ____ sq. feet

For residential projects, answer the following: N/A
Number of residential units: ____ Number of bedrooms per unit: ____
Total floor area of all structures including upper stories, but not garages and carports: ____ sf
Total of area of the lot(s) minus building footprint and parking spaces: ____ 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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: _____ acres
   Moderate slopes - 10-20%: _____ acres
   20-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: Wild Creek Cherry Canyon
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: Existing access roads, historic railroad
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: Avila Beach Drive in limited areas, see visual simulations

Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☐ Residential ☐ Agricultural - Explain _____
   ☒ Commercial/Office - Explain hotel, cottages, restaurant, laundry, pool
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? see attached analysis
4. How many service connections will be required? one
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?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A

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.
   ☐ 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.
Intent to serve

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No 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: review memo from Dudek Location of connection: see map
2. What is the amount of proposed flow? 3190 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? Restaurant, bar, laundry
2. Name of Solid Waste Disposal Company: San Luis Garbage Co.
3. Where is the waste disposal storage in relation to buildings? _____
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: Outside district boundary - SLO HS, Laguna MS, Smith ES
2. Location of nearest police station: 1000 Bello Street, Pismo Beach, CA 93448
3. Location of nearest fire station: 1551 Sparrow Street, San Luis Obispo, CA 93401
4. Location of nearest public transit stop: Avila Beach Drive at 1st Street, Avila Beach, CA 93424
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: vacant, historic railway
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: see accompanying project descirption, cultural and historic resources reports
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: 365 Hours of Operation: 24
2. How many people will this project employ? _____
3. Will employees work in shifts? ☒ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift TBD
   morning, evening, swing
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☒ No If yes, please explain: see GHG study
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
   If yes, please explain: see noise report
   (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: pool chemicals only
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy. see report
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. 84 Between 4:00 to 6:00 p.m. 63

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: carpooling will be encouraged. Shuttle for guests
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: site distance, see transporation study

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production. N/A

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
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: CC&Rs from HOA, see Title Report

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: See Green Features List, attached and shown in air quality report

   *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:
   See Green Features List, attached
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: Chapparal Ragwort, but not withing develelopment area

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): ED80-90

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Army Corps of Engineers approved Jurisdictional Determination. See attached.

   (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

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PARCEL SUMMARY REPORT FOR APN 076-174-009
PRINTED ON 04/12/2018

OVERVIEW

PARCEL STATUS	Active
TAX CODE	000
PRIMARY OWNER	SCM AVILA BEACH PARTNERS LLC 115 WEST CANON PERDIDO SANTA BARBARA, CA 93101-3210
SECONDARY OWNERS	SCM AVILA BEACH PARTNERS LLC A CA LLC
PARCEL ADDRESS(ES)	,
COMMUNITY	Avila Beach
ADVISORY COUNCIL	Avila Valley Advisory Council
LEGAL DESCRIPTION	RHO SAN MIG PTN LT Y
PLANNING AREA(S)	San Luis Bay Coastal Planning Area
LAND USE	Recreation
COMBINING DESIGNATIONS	Archaeologically Sensitive Area, Geologic Study Area, Local Coastal Program, Sensitive Resource Area
PLANNING AREA STANDARDS	22.106.010, 22.106.010 A3, 22.14.070, 22.14.100, T23 SLBay
PARCEL FLAGS	AS - Archeaologically Sensitive Area, CAZ - Coastal Appealable Zone, GS - Geologic Study Area, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, RD1 - Road Fee Area - Avila, REC - Recreation, SRA - Sensitive Resource Area, STM - Stormwater Management Area, VSA - Visitor-Serving Area

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
03/15/1979	Lot (C)	1979-R-C10802
12/30/1986	Lot (O)	1986-R-087366
04/28/1989	Lot (O)	1989-R-026121
07/06/1990	Lot (O)	1990-R-045138
10/05/1990	Lot (T)	1990-R-068507
02/21/1992	Lot (O)	1992-R-011124
02/21/1992	Lot (O)	1992-R-011125
02/16/1993	Lot (O)	1993-R-008072
03/30/1994	Lot (T)	1994-R-020245
06/09/1994	Lot (T)	1994-R-035571
02/07/1995	Lot (T)	1995-R-005376
06/18/1999	Lot (T)	1999-R-044251
06/18/1999	Lot (O)	1999-R-044252
09/03/1999	Lot (O)	1999-R-064350
09/03/1999	Lot (T)	1999-R-064351

RECORDED LOTS

Lot Number	Lot Flags
T-AL80-008-0001-Y	

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
03/27/2018	DRC2018-00033	Land Use	Submitted
HOTEL			
03/27/2018	DRC2018-00032	Land Use	Void
OPENNED AS MUP - SHOULD HAVE BEEN CUP			
10/17/2016	PRE2016-00016	Pre-Application	Completed
CONSTRUCTION OF 50 COTTAGES - HOSPITALITY AREA WITH CHANGES TO RESTAURANT/SPA/POOL/GIFT SHOP.			
08/20/2007	PRE2007-00027	Pre-Application	Submitted
22.6 ACRE SITE			
04/29/2005	PRE2004-00242	Pre-Application	Submitted
ON-SITE PRE-APP MTG			
05/21/2004	ZON2003-00629	Zoning Clearance	Denied
CONCERTS/FESTIVALS/LIVE ENTERTAINMENT			
04/23/1997	D890545D	Land Use	Withdrawn
CONDOS			
08/29/1990	82986	PMTR - Residential Permit	Permit Finaled
INSTALL AG. WELL 10HP PUMP			

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance
- Community Advisory Groups
  - Community Advisory Group Boundary
  - Cayucos Citizens Advisory Council Subarea
  - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028

The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

WGS_1984_Web_Mercator_Auxiliary_Sphere

© County of San Luis Obispo Planning and Building Department

Department of Planning & Building

Interactive Data Viewer

Legend

- SLO County Parcels
- Roads
  - CalTrans
  - Maintained by SLO CO
  - Private Maintenance
  - Federal or State Maintenance

WGS_1984_Web_Mercator_Auxiliary_Sphere

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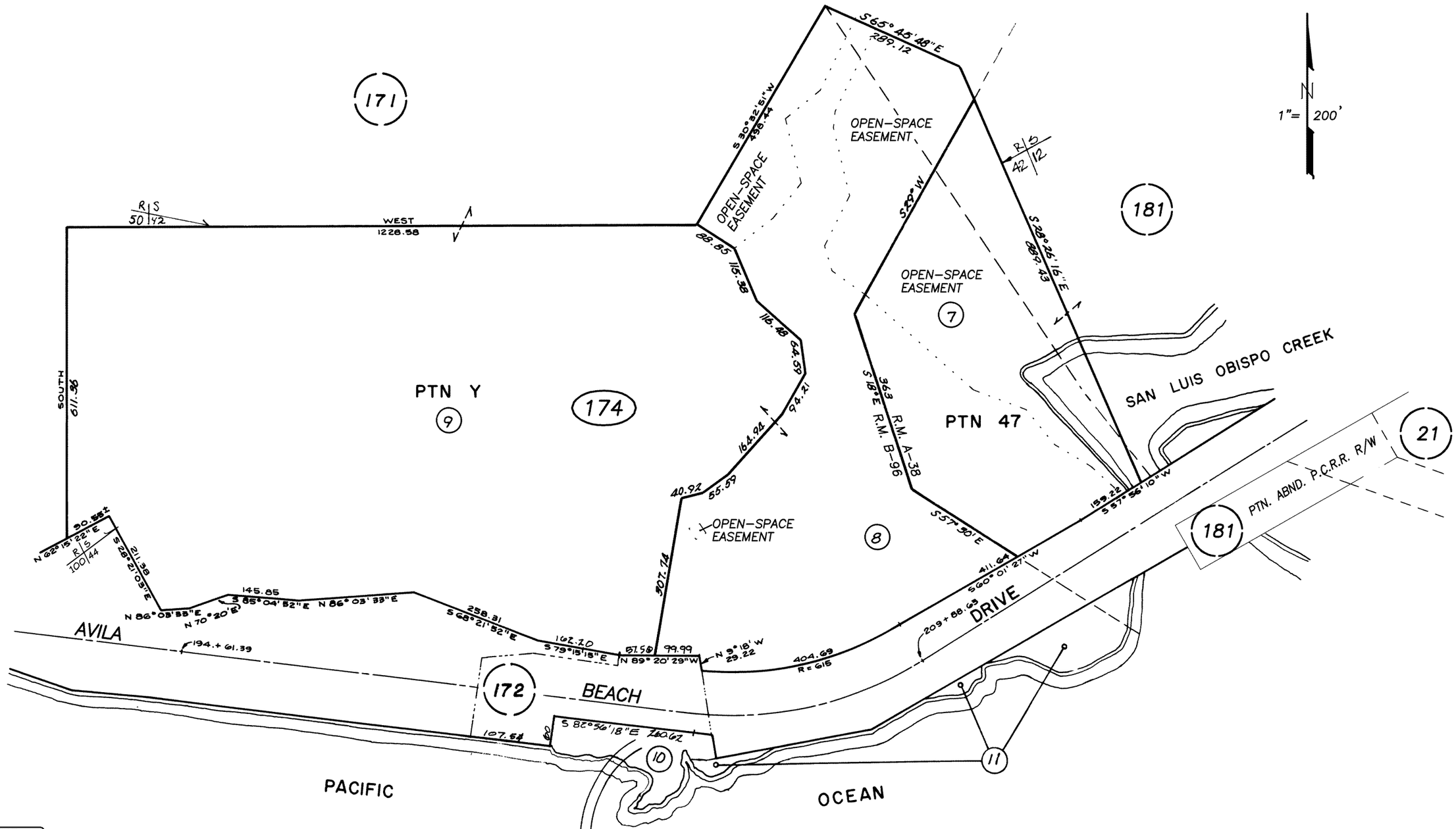
Map for Reference Purposes Only



REVISIONS	
TECH	DATE
GM	05-01-98
JAW	03-26-99
JAW	02-29-00
JAW	06-20-02

100 0 200 400

GM 05-01-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

A MAP OF A PART OF RANCHO SAN MIGUELITO, R.M. Bk. B , Pg. 96
SUBDIVISIONS OF THE RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38

AVILA VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 174

Cottages at Avila Beach

Project Description

March 2018

1.0 PROJECT REQUEST

SCM Avila Beach Partners, LLC ("the applicant") is requesting County approval of its application for a Development Plan, Coastal Development Permit and San Luis Bay Estate Master Plan Amendment to develop a 50-room cottage style hotel in the Avila Beach area. The accompanying project description describes in detail the request and how its components will be incorporated into the surrounding environment.

2.0 SETTING AND OVERVIEW

The subject property is identified as APN 076-174-009 and located on 22.25 acres west of the San Luis Bay Inn and the community of Avila Beach, north of Avila Beach Drive:

Project Area.

The property generally slopes down to the southwest and southeast corners, and there is a knoll in the center-northern area of the property. The southern boundary of the property terminates in a bluff top. Vegetation is sparse, consisting primarily of grasslands with sparse shrubs and occasional trees, including a few oak trees.

Typical onsite vegetation. Marre house visible at upper left.

Typical onsite vegetation. Avila State Beach and Port of San Luis beyond.

San Luis Bay Estates Master Plan was approved by the County in 1981 and consisted of multiple phases of residential development, a golf course, and the subject parcel. Development of the Plan has proceeded in phases. Many aspects have been approved and developed, and there have been previous amendments to the Master Plan as the phases have proceeded.

The subject parcel was identified as the site for 50 hotel cottages, as an adjunct to the San Luis Bay Inn, which would provide auxiliary hospitality services. Subsequent to the Master Plan approval, the Estates have been divided into multiple ownerships and the subject parcel is not affiliated with the San Luis Bay Inn. As a result, the project request includes a proposal to amend the San Luis Bay Estates Master Plan to provide hospitality (e.g. reception, restaurant, pool) services on the subject parcel.

Community Outreach

The applicants embrace the community outreach philosophy and realize that a hotel on the subject parcel would be an important part of the Avila Beach area. As such, the applicants recognize and take seriously the potential benefits and impacts that the hotel may have on the surrounding communities.

Therefore, the proposed operations are mindful of its surrounding neighbors and they have been considered in the preparation of the Development Plan, as well as the siting of proposed structures and parking. The applicants will strive to keep its neighbors informed of all substantive changes to the plan via direct communication with affected neighbors, community members and neighborhood associations.

The applicants have engaged in meetings and consultations with the San Luis Bay Estates Master Homeowner's Association and San Miguelito Mutual Water Company board. They have also met with and shared plans and the results of cultural resource investigations with representatives of the Northern Chumash tribes.

Management and the design team have also presented its concepts to a variety of other stakeholders including Cal Fire, the Agricultural Commissioner's office, PG&E and community members. The resulting plans that have been submitted to the County for review reflect changes to the plans that incorporate the comments that were received during those meetings. Following application submittal, the team will also engage with the Avila Valley Advisory Council.

3.0 PROJECT DESCRIPTION

Zoning and Other Designations

The subject property is located with the San Luis Bay Coastal Planning Area, and within the urban reserve line of the Avila Community Plan. The property is zoned Recreation (REC) with a Visitor Serving (V) combining designation.

In addition, the following designations are indicated on various County maps as being potentially associated with the property or nearby areas:

- Archaeological Study Area (ASA)
- Geologic Study Area (GSA)
- Sensitive Resource Area (SRA)
- Streambeds and Riparian Vegetation (on Wild Cherry Canyon Creek to the east)
- Agricultural (parcels north and west)

The proposed Hotel use is a permitted use within the REC Zone with the discretionary approval of a Development Plan and Master Plan Amendment. A discussion of the Master Plan is provided further below.

Development Summary

The development proposed for The Cottages at Avila Beach includes the following:

- Fifty (50) single-story cottages totaling 26,402 SF (Net, averaging ~528 SF each)
    - Clustered on the west portion of the property
    - Each cottage will have a porch and/or a deck totaling 11,115 SF
    - Developed in 6 different configurations ranging from 415 SF to 845 SF (net)

- 28,323 Net SF Lodge with the following amenities:

- 5,331 SF Restaurant (~95 seats), Bar (~40 seats) and support facilities (Kitchen) that would be open to the public and guests of the hotel
- 429 SF Pool Bar
- 1,679 SF Spa (3 treatment rooms) open to guests and the public
- 566 SF fitness center
- 2,046 SF conference and banquet space
- 1,032 SF Lobby/Reception
- 299 SF Gift shop
- 11,218 SF Partially Subterranean Parking and Valet area
- Other Employee, Service, Mechanical and Restroom spaces

- 4,600 SF Pool Deck

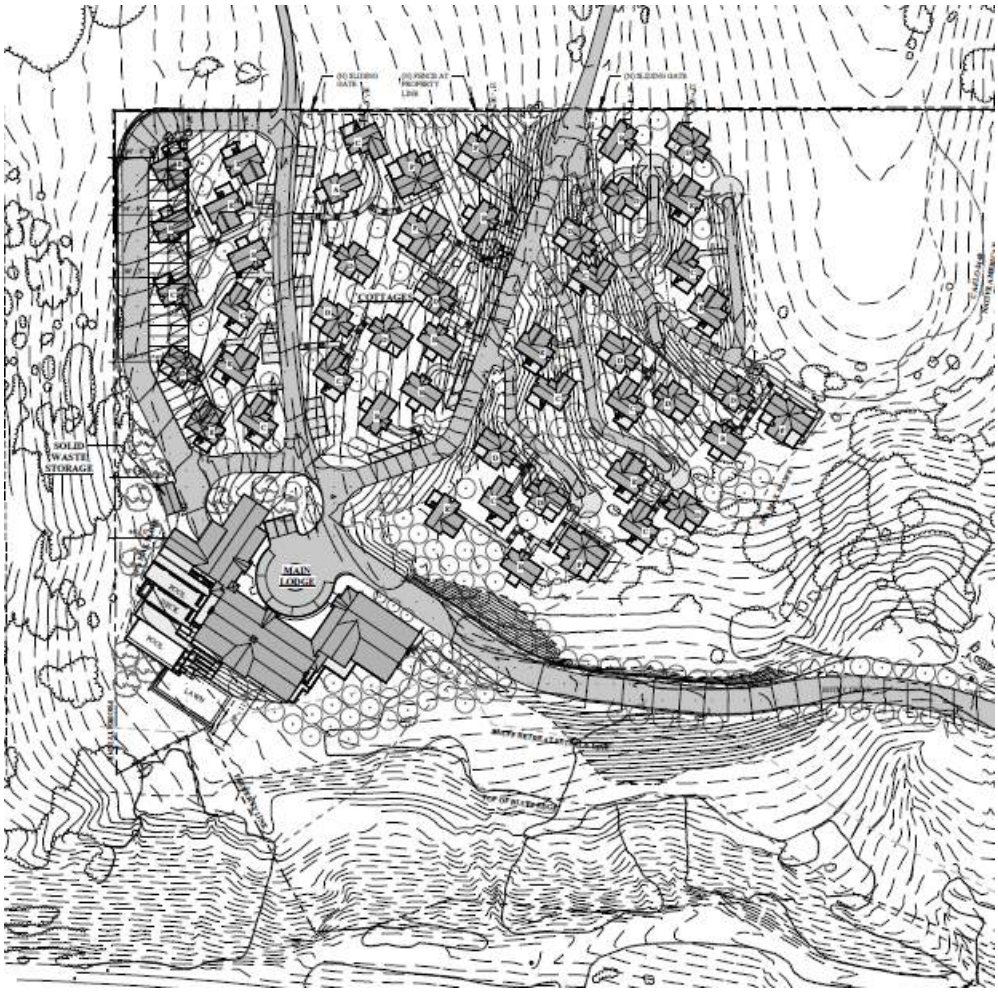
- 288 SF Waste/recycling storage

- 1,250 SF pool

- 24 SF Valet Stand at Main Lodge

- 167 Parking spaces
  - 32 above ground spaces dispersed in pods near cottages
  - 8 in the main lodge within the motor-court
  - 127 below ground spaces using a valet stacking system
    - 43 spaces below Lodge using parking lift system
    - 84 spaces partially below ground in 10,209 SF West Parking structure using parking lift system

- Supporting infrastructure
  - Access roads per Cal Fire requirements
  - Fire hydrants and stand pipes
  - Water, sewer, dry utilities



Partial Site Plan for proposed development (cottages and lodge)

Total building development, including underground parking area, is estimated to be 65,026 SF (net, excluding cottage decks). Overall impervious footprint[1]of the lodge and cottages will be 61,913 SF or 6.4% of the 22.25-acre site. After including the pool deck, pools, roads and other pathways, the total impervious area will be approximately 15% of the project site.

The development envelope for the project, including grading to support structures, is expected to be 6.46 acres. The remaining acreage (excepting the access road) will be dedicated to open space per the requirements of the Master Plan. The applicant will work with the County as necessary regarding any requirements for easements within the open space.

Proposed Structural Development

[1] Gross SF, including cottage decks but not including subterranean areas.

The following table provides a summary of the proposed structural development, not including hardscape, roads and accessory structures such as the pool and solid waste storage.

Table 3.2

Building Type/Name	Gross SF	Net SF	Above Ground (Net SF)	All or Partly Subterranean (Net SF)
Lodge	29,838	28,323	8,909	19,414
Cottages (50)	30,114	26,402	26,402	0
Cottage Porches	11,115	0	0	0
West Parking	10,209	10,209	5,105	5,105
TOTAL	81,276	64,934	40,416	24,519

Please see the accompanying statistics sheet on A0.0 from Appleton Partners for further information and cottage breakdown.

Master Plan Amendment

On August 27, 1981, the San Luis Obispo Planning Commission approved an EIR (ED 80-90) and Master Plan for the San Luis Bay Estates Development Plan. According to the EIR, the Master Plan encompassed 1,187 acres and included phased development of 823 dwelling units, in addition to an existing approved 162-unit mobile home park. This approval was preceded by and modified a 1967 CUP for development of 1,000 dwelling units, in addition to a hotel, golf course and other uses. The hotel, golf course and 162-unit mobile park were constructed prior to and then incorporated into the 1981 Master Plan.

The Master Plan also contemplated a 68-room expansion of the existing hotel, a golf course maintenance area, and fifty (50) "Hotel Cottage Units" on the subject parcel, as individual guest accommodations.

The plan included the following further description for the Hotel Cottage Unit parcel:

- Units to be attached or detached no higher than 35'
- Units may have efficiency kitchen units
- Units will be operated in conjunction with the (existing San Luis Bay Inn) hotel facilities
- Vehicular access will be through the existing hotel entrance
- Development within the cottage parcel will be limited to a maximum of four (4) acres with the balance committed to permanent open space.
- Development Standards will conform to all Land Use ordinance standards unless waivers are granted in the development plan approval (note: this application is the aforementioned "development plan approval" request)

Several phases of the Master plan have been completed. Many of these phases included Amendments to the Master Plan to reflect changes necessary to effectuate the development.

The applicants engaged LSA, Inc to prepare the accompanying Amendment and Policy Consistency Analysis (provided in the application) to the Master Plan that includes the following changes:

Development envelope limited to 7.0 acres (or as necessary). This change is necessary because in 1980 the hotel and the subject parcels had similar owners. And, at that time, it was projected that hospitality services (check in, meals, etc.) would be provided by the San Luis Bay Inn. However, the properties in the Master Plan are now separately held and hospitality services would be provided by the aforementioned lodge. In order to accommodate this, the applicant is requesting a larger development envelope to accommodate the cottages and lodge. It is perhaps worth noting that a previous draft of this Master Plan contemplated 6 acres in the development envelope.

Units will be operated as hotel rooms in conjunction with the *onsite* hotel facilities. As explained above, the subject parcel no longer has a relation to the existing San Luis Bay Inn and cannot use those facilities to provide services for the cottages. A new lodge is proposed that will provide guest services. The cottages will not have individual kitchens but will use the lodge for meals.

Primary access to the hotel will be through the existing easement through the San Luis Bay Inn. Alternative emergency egress will be via Ana Bay Road/Blue Heron Drive as discussed in more detail later.

Pre-Application

A pre-application with the County of SLO was filed in late 2016 so that the applicant could obtain early feedback on the proposed project. Notes and recommendations were provided by various department representatives (e.g. Public Works, Ag Commissioner, Cal Fire) and the current project was reviewed and revised in response to some of these comments.

Site Improvements and Utilities

Apart from new buildings, the following site improvements are proposed as part of the project:

- **Driveway.** Widen and improve the existing 16-18' wide gravel access from Ana Bay road pursuant to County requirements. The applicant is proposing a 20-24' wide access road from Ana Bay to serve the subject property. The 24' width is specified in SLO County Public Works standards for driveway access to a commercial property.
- **Circulation**. Additional roads for interior circulation and cottage access.

- **Utilities**. Extend utilities to the project site as shown on the conceptual civil plans.
    - Wet utilities (e.g. water, sewer) will be brought to the site under Ana Bay Road, where an existing water main terminates.
    - At the request of San Miguelito Mutual Water Company (SMMWC), the applicants agreed to construct a return water line that will be extended north of the property to connect to other service lines, forming a loop which will improve water quality for SMMWC customers.
    - Other utilities (e.g. power, gas) routes will be determined in coordination with service planners (e.g. PG&E)
    - Infrastructure will be provided for a reclaimed water line at such time as SMMWC can provide this service.
- **Signage**. Proposed locations for entry and directional signage are indicated on page A1.1. Specifics on signage design and lettering will be developed later.
- **Fire Suppression**. Construct fire hydrants, standpipes and sprinkler systems as required by Cal Fire. See the Master Fire Protection Plan in the accompanying plan set.
- **Water Conservation**. A grey water system will be developed to provide supplemental water for onsite landscaping. At such time as it becomes available, the hotel will also connect with SMWWC reclaimed water.

Grading

Proposed grading for all phases of the project is expected to total approximately 18,225 cubic yards of cut and 14,055 cubic yards of fill. Approximately 4,170 cubic yards of export is expected before accounting for shrinkage.

It should be noted that much of the proposed grading is not the result of reshaping the property topography but is necessary to widen roads to meet fire code, provide underground parking, and to place the proposed cottages and pathways to the site in a way that meets code requirements (e.g. ADA). To the extent feasible, excess cut will be redistributed on-site in an attempt to reduce net export. The following table provides a further breakdown of estimated cut and fill sources:

AREA	CUT	FILL	IMPORT	EXPORT
ROADS (ONSITE)	6,700	7,790	0	-1,090
ROAD (DRIVEWAY - OFFSITE)	265	390	0	-125
MAIN LODGE	5,845	2,385	0	3460
WEST PARKING	3,415	1,000	0	2415
COTTAGES	1,630	2,490	0	-860
UTILITIES	370	0	0	370
TOTAL	18,225	14,055	0	4,170

Maximum slopes reached 2:1 in some locations near the entry drive. Road profiles are provided within the civil drawings showing proposed slope percentages. A ~220' long bridge is proposed in order to span an erosional feature along the main driveway. Please see the civil plans for more detail.

Walls, Fences and Gates

In order to minimize grading, retaining walls will used in strategic areas within the development envelope and adjacent to the access road. Maximum retaining wall heights are expected to be 8' as further shown on the civil plans.

Because of adjacent agricultural grading land, a vernacular style of fencing that will not inhibit small animal migration is proposed along portions of the western and northern development envelope to discourage trespassing and harassment of cattle. Guard rails will be required along some portions of the access road where it abuts steeper slopes.

A split rail or similar vernacular style gate is proposed at the main entry to the property. It will be manned by staff in a small gatehouse who will direct guests, visitors and deliveries.

Open Space and Trails

Section III.C.5 of the approved Master Development Plan states that the balance of the project area not used for development will be dedicated to permanent open space and given credit in project-wide open space calculations. As noted earlier, the applicants have proposed to amend the Master Plan to expand the development envelope to ~6.5 acres. The remaining acreage (except that required for access) would be thus be dedicated as permanent open space.

The applicant will work with County staff and any designated agency or non-profit to plan for management of the open space and to accommodate on-site trails that may be required in order to comply with County policies. However, it is our understanding from representatives of the Northern Chumash that public trails in the vicinity of sensitive archaeological resources would not be welcomed.

4.0 OPERATIONS

Guests of The Cottages at Avila Beach will arrive via the main driveway and Ana Bay Road and will be directed to the main lodge for check-in.

All vehicles will be valet-parked in one of the underground garages located on the property. In order to minimize parking impacts from the hotel on the neighboring community, the hotel will offer courtesy shuttle service to guests from the hotel to nearby commercial areas and local beaches.

The hotel will operate 50 single-key cottages and guests will be able to choose among five (5) different floor plans. On-site services will include access to a pool, fitness area and small spa.

Hotel Employees

The hotel will be staffed with a variety of personnel to enhance the guest experience including: reception, entertainment, food service, retail, management, security, housekeeping and maintenance staff. As the hotel is a 24-hour operation, employees would work in 3-4 shifts, with some workers being part-time. Ample parking will be available for hotel employees.

Special Events

Within the main lodge, a banquet and conference space will be available as a meeting and dining area for business and local non-profit organizations. These are anticipated to make up the vast majority of special events at the hotel and would have little or no impact on hotel operations or the surrounding community.

Rarely, there will be occasions where the entire hotel is booked for a special event (typically, a wedding). In these cases, up to 200 visitors and guests may attend. On-site valet parking has been specifically designed to handle the parking requirements for these larger events using the underground garages and small pockets of above ground parking that would otherwise not be used.

Except wedding ceremonies, events (and wedding receptions) would be held indoors, or within the pool area. In no case would exterior amplified sound be allowed after 10 PM or before 9 AM.

Access

Primary Access

Guests, employees and deliveries will access the hotel via Ana Bay Road to a private drive. The road will be widened and improved as necessary to meet Cal Fire and SLO County Public Works standards. Because of the possibility of archaeological resources in this area, the applicant will work with the project archaeologist, engineer and County to minimize soil disturbance to the maximum extent feasible. The applicant is proposing to size portions of the access road to 20’ (rather than 24’ as typically prescribed) in order to minimize impacts on sensitive resources. All soil disturbance in sensitive areas will be monitored by an archeologist and Native American observer.

Secondary emergency ingress and egress

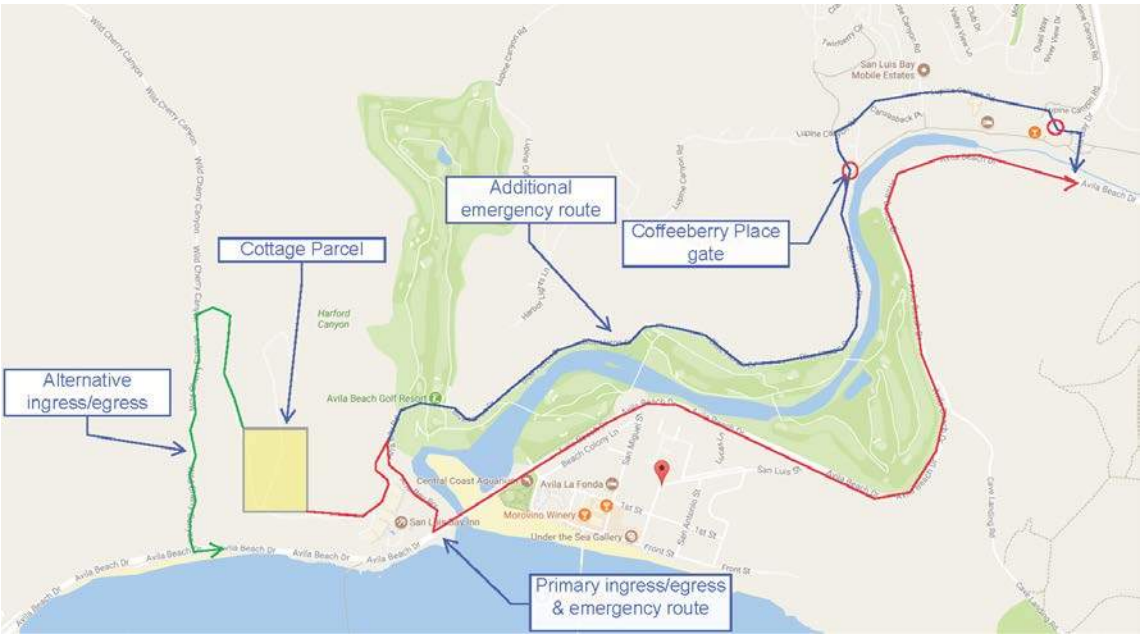
At the request of Cal Fire during the pre-application phase, the applicants have explored a secondary emergency egress which does not involve cross over the bridge on Avila Beach Drive. This route will provide an alternative means of escaping the project site during a fire or other serious emergency.

In such an emergency, guests and employees will exit the site via the main driveway and proceed north on Ana Bay Road through the golf course and onto Blue Heron Road. Blue Heron terminates near the Bob Jones Trail at a gate which leads to Coffeeberry Place. The gate will be opened for egress by hotel staff (there will be multiple methods available to open the gate in the event of serious emergency) allowing access to San Luis Bay Drive without crossing a bridge or going through downtown Avila Beach.

As a member of the Master Home Owners Association (HOA) for San Luis Bay Estates, the hotel has the access rights for emergency purposes to HOA roads including Blue Heron Road, Coffeeberry Place and Lupine Canyon Road. The applicant will work with Cal Fire and the HOA to improve the gate at Coffeeberry Place and adjust the width of Blue Heron Road as needed to provide satisfactory emergency egress.

<u>Wild Creek Cherry Canyon</u>

An existing ~16’ wide unpaved road links the property to Wild Creek Cherry Canyon. The applicants may pursue a reciprocal easement with PG&E over this road and Wild Creek Cherry Canyon for an alternative ingress and egress. However, there is no intention to use this as a primary hotel access. If an access easement is obtained, it is possible that hotel guests may use Wild Creek Cherry Canyon as a biking or walking path for alternative access to the beach.



Hotel access plan

5.0 ENVIRONMENTAL CONSIDERATIONS

In considering the Development Plan, the design team recognized that key issue areas needed further study and retained professionals to assist them in assessing potential impacts. Where necessary, the applicants have implemented pro-active measures to reduce potential impacts to levels of insignificance. After reviewing the results of the various reports, which are cited below, it is not anticipated that there will be any adverse impacts (as defined by CEQA) as a result of the project request that cannot be effectively mitigated to a level below significance. Nevertheless, the applicants are requesting that the County prepare an Environmental Impact Report to study the project.

The following reports were prepared on behalf of the applicants and have been submitted with this application:

- Biological Resources Assessment and Tree Survey (LSA)
- Transportation Impact Study (Central Coast Transportation Consulting)
- Cultural Resource Study – SLO-056 and SLO-2440 (2015 Applied Earthworks)
- Phase II Archaeological Evaluation of SLO-2440 (2017 Applied Earthworks)
- Paleontological Resource Assessment (Applied Earthworks)
- Environmental Noise Study (45dB)
- Historic Resources Study (Preservation Planning Associates)
- Water Use Analysis (Dudek)
- Storm Water Control Report (Flowers & Associates)
- Coastal Bluff Evaluation – (GeoSolutions)
- Soils Engineering Report (GeoSolutions)
- Air Quality Impacts Analysis (LSA)
- Visual Simulations (Appleton Partners)
- Phase I Environmental Site Assessment (AEI Consultants)

Additionally, the material below was compiled by the applicants and has been supplied with the application (a detailed listing of the Attachments is included at the end of this document):

- Architectural Drawings (Appleton Partners)
- Concept Landscape Plans (Appleton Partners)
- Civil Drawings (Flowers & Associates)
- Site Statistics Summary (Appleton Partners) – provided on plans
- Request for Jurisdictional Determination to ACOE (LSA) shown in Bio Assessment
- Intent to Serve Letter from SMMWC
- Preliminary Title Report (First American Title)

A summary discussion of each environmental issue area follows.

A. AGRICULTURAL RESOURCES

The project site is located adjacent to periodically used grazing lands to the north and west. In order to minimize impacts to the adjacent lands and reduce the likelihood of harassment of cattle, the project will incorporate the following components:

- The olive trees shown on the concept landscape plans that are proposed to be scattered among the cottages will be of the fruitless variety. This will prevent inadvertent migration of the olives onto the agricultural land and reduce or eliminate the need for herbicide/pesticide to control volunteers.
- Fencing and appropriate signage will be placed along portions of the north and west property boundaries near the development envelope, to discourage trespassing into the agricultural areas.
- Upon arrival, guests will be provided information about the adjacent agricultural areas and advised not to trespass, nor harass cattle. Guests in units adjacent to the agricultural areas that wish to be relocated will be accommodated.

In addition, a proposed 100' fuel management buffer on the adjacent property will serve as a de facto agricultural buffer as cattle (if present) will be less likely to graze in these maintained areas.

B. AIR QUALITY

An air quality impact analysis was performed by LSA, Inc. (see memo dated February 2018). The design team does not project any long-term impacts to air quality as a result of the proposed project.

As discussed in the traffic analysis, regional traffic is not expected to increase significantly as a result of the project request and thus no additional air quality impacts are expected as result of automobile traffic. The proposed project would be consistent with applicable land use and transportation control measures outlined in the Clean Air Plan (CAP) and would therefore be considered consistent with the CAP.

Short-term impacts from construction could occur as a result of earth movement. In order to mitigate this, the applicants propose to implement standard mitigation measures as recommended by the Air Pollution Control District (APCD) to control airborne particles. Construction emissions were estimated for the project using CalEEMod. Specific construction details are not yet known; therefore, default assumptions (e.g., construction duration and fleet activities) from CalEEMod were used. For purposes of this analysis, the construction schedule for all improvements was assumed to be approximately 13 months. The results were then compared to the SLO County APCD's established thresholds of significance for construction impacts

Under this scenario, unmitigated project emissions would not exceed the significance threshold for criteria pollutants. Therefore, construction of the project would result in less-than-significant impacts and would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Naturally Occurring Asbestos

A geologic evaluation for the proposed project was performed by GeoSolutions in October 2016. The evaluation determined that due to the depth of ultra-basic type rocks that occur near the property, there would be a low potential for the presence of naturally occurring asbestos.

Additionally, the project would not modify or disturb the base of the bluff or the underlying basaltic type rock. Therefore, it is anticipated that the project is subject to NOA requirements but would not be disturbing NOA and thus an exemption to APCD regulations would apply.

Operational Emissions

Long-term air emission impacts are those associated with area sources and mobile sources involving any change related to the project, such as changes in the type of permanent use of the project site.

These long-term emissions are primarily mobile source emissions that would result from vehicle trips associated with the project. Area sources, such as natural gas heaters, landscape equipment, and use of consumer products, would also result in pollutant emissions during the operation of the project.

As shown in the report, the emissions associated with the operations of the project would be well below the significance thresholds set by the SLO County APCD. Therefore, impacts associated with project operation would be less than significant and the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Mitigation would not be required.

Cumulative Impacts

As shown in Tables 6 and 7 in the memorandum, implementation of the proposed project would generate less than significant construction and operational emissions. Therefore, the project would not make a cumulatively considerable contribution to regional air quality impacts.

Greenhouse Gas Emissions

According to the SLO County APCD, a project would have less-than-significant GHG emissions if it would meet one or more of the following criteria: be consistent with a qualified GHG reduction plan, result in operational-related GHG emissions of less than 1,150 metric tons of CO2e a year, or result in operational-related GHG emissions of less than 4.9 metric tons of CO2e per service population (residents plus employees).

The County does not have a qualified GHG reduction plan. Therefore, the determination of significance is based on the emission estimates. Based on the analysis results, the project would generate approximately 1,115 metric tons of CO2e which is below the SLO County APCD's numeric threshold of 1,150 metric tons CO2e. Therefore, the project would not have a significant effect on the environment related to GHG emissions.

Mitigations

The SLO County APCD has specified several emission reduction measures that would be applicable to the project. These emission reduction measures, which are identified in the air quality memorandum, when incorporated into construction specifications, would meet the SLO County APCD's requirements for fugitive dust and asbestos control.

Summary

As identified above, the proposed project would be consistent with applicable land use and transportation control measures outlined in the CAP and would therefore be considered consistent with the CAP. In addition, based on the analysis presented above, construction and operation of the project would not result in the generation of criteria air pollutants that would exceed SLO County APCD thresholds. Implementation of the SLO County APCD's construction emission reduction measures would further reduce construction dust impacts.

The project would not make a cumulatively considerable contribution to regional air quality impacts. The project is not expected to expose future guests to significant TAC emissions or produce significant TAC emissions that would affect nearby sensitive receptors. The project would not result in objectionable odors affecting a substantial number of people. GHG emissions during construction and operation of the project are estimated to be lower than significance thresholds, and would not be cumulatively considerable.

Sustainability measures included in the project plans would not conflict with the County's EnergyWise Plan. Therefore, with implementation of the SLO County APCD's construction emission reduction measures, the project would result in less-than-significant air quality and GHG emissions and mitigation would not be required.

C. ARCHAEOLOGY

The project site is associated with two (2) known archaeological study areas: SLO-056 and SLO-2440. As a result, the applicants engaged Applied Earthworks (AE) to provide further Phase I and Phase II analysis of the cultural resources in these areas and the possible impacts of development. Copies of these reports were supplied to representatives of the Northern Chumash in the summer of 2017.

SLO-056

Located on the adjacent parcel to the east, SLO-056 is an important cultural resource. Following previous studies, the applicants engaged AE to study the onsite extent of SLO-056 and a report was prepared in January 2015. Due to the sensitivity of the onsite resources, AE recommended avoiding development in this area. After reviewing the report and recommendations, the applicants revised their project design to relocate an above-ground parking lot and storage building that was previously proposed in this location. As a result, the only remaining development proposed within the identified boundaries of SLO-056 would be:

- Fire Department required widening and improvement of the access road from the current ~16'-18' to approximately 24'
- Extension of utilities under the existing road[2].
- A small 72 SF gate house at the entry to the property

The applicants are coordinating with Cal Fire and representatives of the Northern Chumash to limit road widening improvements to the minimum necessary to meet life safety standards.

Regardless, the applicants will work with the County and Northern Chumash to select appropriate mitigations and will engage an archaeologist and Native American to monitor all earth disturbance within sensitive cultural areas.

SLO-2440

Based on the above referenced Phase I investigations concluded in 2015 and, due to proposed development, AE recommended a Phase 2 investigation at CA-SLO-2440. The Phase 2 investigation at this smaller ridge top site was undertaken in October 2016 and included consultation with members of the YTT and the Northern Chumash Tribal Council. These investigations and consultation resulted in the determination that CA-SLO-2440 is eligible for listing on the CRHR under Criterion 1 due to its association with Chumash life on San Luis Obispo Bay during the Late Period.

[2] According to our records, a water main is currently under a portion of the driveway on the off-site driveway easement. The historic report by PHA concludes that the driveway is likely the site of an abandoned horse-drawn rail line.

A portion of the proposed development envelope and a few of the proposed cottages extend into the survey area for SLO-2440. The archaeology team have suggested possible mitigation measures that could be considered in order to reduce impacts below the level of significance. From the report:

"*Mitigation measures that could reduce Project effects on CA-SLO-2440 to a less than significant level could entail additional research (off site) to develop a more comprehensive picture of how the Late Period Avila Beach Chumash village complex operated as a social-cultural-network. This research might include any or all of the following:*

1. Preparing a comprehensive synthesis of previous archaeological investigations for sites along San Luis Obispo Bay that may be associated with the Chumash village complex;
2. Employing current analytic methods to re-analyze artifacts and faunal remains that were recovered from CA-SLO-56 during previous excavations (e.g., Klar 1977, Conway 1998, Gibson 2012, Jones 2012) and now reside in museum collections, as well as artifacts and faunal remains recovered from other prehistoric sites along the shoreline of San Luis Obispo Bay;
3. Scanning previous collections in 3D to develop a virtual assemblage that would be available to the Northern Chumash and researchers;
4. Developing educational/interpretive displays on Chumash use of the marine environment as well as the surrounding landscape, and providing artistic portrayals of village life. Placing displays along sidewalks in Avila Beach, at the pier, and in areas that receive significant public use, would raise public awareness of Chumash contributions to the history of the region. Such displays and exhibits should be developed in close consultation with the Northern Chumash, and could be presented in Chumash, English, and Spanish.

There are many creative ways to mitigate Project effects on CA-SLO-2440 to a less than significant level. Identification of appropriate mitigation measures must be developed in close consultation with representatives of the Northern Chumash, as this resource is directly linked to their ancestors.

The County may consider preparation of a Historic Properties Treatment Plan (HPTP), developed in close consultation with the Northern Chumash, as means to identify mitigation measures that will reduce Project effects on CA-SLO-2440 to a less than significant level."

As with SLO-056, the applicants will work with the County and Northern Chumash to select appropriate mitigations and will engage an archaeologist and native American to monitor all earth disturbance within sensitive cultural areas.

Paleontology

In order to evaluate consistency with SLO County General Plan Policies (CR 4.5.1 and 4.5.2), Applied Earthworks was engaged to performed a paleontological resource assessment. The study consisted of a museum records search, a comprehensive literature and geologic map review, and a field reconnaissance survey.

AE found that the project overlies the Squire member of the Pismo Formation, a geologic unit known to contain significant vertebrate fossils. As such, Project related grading and trenching were determined to have the potential to adversely affect paleontological resources. The following management recommendations were identified to minimize impacts on fossil resources:

- Workers Environmental Awareness Training
- Monitoring of all ground disturbing activities by a qualified paleontologist.
- Curation of all fossils collected during ground disturbance with a final report and donation to a appropriate repository.

D. BIOLOGY

Biological Assessment

A Biological Assessment was completed by LSA Associates Inc. in March 2018. The survey area is flanked by two jurisdictional waterways: the mouth of San Luis Obispo Creek to the east and the creek associated with Wild Cherry Canyon Creek to the west and included the 22.5-acre subject parcel as well as a 100' corridor along the proposed entry access and Wild Cherry Canyon Road, totaling 35.7 acres.

LSA biologists conducted a total of five (5) field surveys between January 28 and July 29, 2015. A wildlife survey was conducted on January 29, 2018. A tree inventory was conducted in May 2015 and a jurisdictional delineation was conducted in August 2017. These survey efforts included focused botanical surveys, vegetation community mapping, a wildlife survey, and a habitat assessment for California red-legged frog (CRLF; *Rana draytonii*), a federally listed threatened species and California species of special concern.

Four natural vegetation communities and three anthropogenic areas were documented within the survey area. One potentially jurisdictional feature occurs along the southern portion of the project area, but no wetland or riparian habitat is present within the development envelope. Based on direct observation, no special-status natural communities occur within the survey area. One special-status plant, chaparral ragwort was observed along the southern portion of the survey area; however, it is located outside of the development envelope.

Table B: Vegetation Community Acreages Within the Survey Area

Vegetation Community	Acreage
Annual Brome Grassland	14.84
California Sagebrush Scrub	8.60
Coast Live Oak Woodland	4.88
Coast Live Oak Riparian Woodland	1.28
Developed Areas and Roads	4.25
Ornamental Landscape	0.70
Bare Ground / Bluff Slope	1.15
Total	**35.70**

By conducting vegetation removal or trimming and initial site grading outside the nesting bird season, the proposed project is not expected to have an adverse effect on special-status plants or animals. By implementing BMPs such as a silt fence along the disturbance limits, erosion and off-site sedimentation will be kept out of riparian areas. Additionally, the fence will act as a barrier for CRLF, minimizing the potential for CRLF to enter work areas during construction. With implementation of Mitigation Measures listed in the BA, the biologist concludes that the proposed project would result in no direct or indirect impacts to special-status plant or wildlife species and potential impacts to other biological and aquatic resources would be effectively minimized or avoided.

Measures identified in the Resource Assessment regarding revegetation, restoration. tree protection/replacement and nesting birds, fencing and pre-construction surveys will be incorporated into the project.

Erosional Feature and Other Agencies

A formal jurisdictional delineation report prepared for the proposed project (LSA 2017) did not identify waters of the United States that meet ACOE jurisdictional status definitions within the study area. However, the ACOE reserves the right to make the final determination as to whether any jurisdictional features exist on a given property. As such, a jurisdictional determination request was submitted to the ACOE pursuant to Regulatory Guidance Letter 16-01 (ACOE 2016).

Pursuant to USACE Regulatory Guidance Letter (RGL) 16-01 (USACE 2016), the results of the jurisdictional delineation were submitted in a request to the USACE for an Approved Jurisdictional Determination in September 2017. A field verification survey was conducted by Corps Regulatory Division (North Coast Branch) Project Manager Gerardo Hidalgo and LSA Biologist Bo Gould on January 29, 2018. The Corps issued an Approved Jurisdictional Determination for the project on February 7, 2018 (Attachment C of Appendix F). The USACE Approved Jurisdictional Determination for the project concludes that there are no waters of the United States within Clean Water Act (CWA) jurisdiction present on the project site.

The State Regional Water Quality Control Board (RWQCB) may assert authority over waters of the State pursuant to the Porter-Cologne Water Quality Control Act, which would require compliance with applicable waste discharge requirements.

Although CWA jurisdiction has been determined to be absent by the USACE, the Regional Water Quality Control Board may assert authority over waters of the State pursuant to the Porter- Cologne Water Quality Control Act, which would require compliance with applicable waste discharge requirements.

The project may also require a California Fish and Game Code Section 1602 Streambed Alteration Agreement from the CDFW, although the delineated erosion features do not support riparian vegetation or resources typically associated with rivers or streams. The CDFW may choose not to assert jurisdiction due to the ecological similarities of the erosional features with their immediately surrounding upland habitat and lack of importance to fish and wildlife resources that are normally associated with streams. Regardless, the applicant will submit a Notification of Streambed Alteration to the CDFW to ascertain whether a Streambed Alteration Agreement is required for any slope stabilization work in this area.

San Luis Obispo Creek, a jurisdictional waterway, was determined to be outside the survey area, and the development limits of the proposed project. The ephemeral creek associated with Wild Cherry Canyon would also be considered a jurisdictional waterway. Although portions of the creek are located within the survey area, as with San Luis Obispo Creek, Wild Cherry Canyon is outside the development limits of the proposed project and would not be affected.

Tree Protection

The applicant proposes to implement the standard tree protection measures to protect trees from damage during construction. For example, during construction, trees that are not proposed for removal will be protected by temporary fencing designed to prevent equipment from operating within sensitive root areas, and compacting the soils. Any oak or other native trees that are significantly impacted as a result of the project will be mitigated with replacement trees as discussed in the Assessment. 17 oak trees will need trimming and could be impacted by the proposed development.

Open Space and Trails

Pursuant to the Master Plan, any areas not specifically part of the development area or the access to the development area will be dedicated to permanent open space. The applicants will work with County of San Luis Obispo Planning and Parks staff to prepare the appropriate plans and documents for dedicating and managing the open space and to accommodate any trails that may be required pursuant to the Master Plan or other County document.

Bird Nesting

The applicants will engage a qualified biologist to conduct bird nesting surveys prior to commencing proposed grading and development operations, pursuant to the recommendations of the biologist and/or any conditions imposed on the project and as identified in the Assessment.

E. TRAFFIC AND CIRCULATION

Transportation/Traffic

Central Coast Transportation Consulting (CCTC) was engaged to prepare a Transportation Impact Study. Ten intersections were evaluated during the weekday afternoon (4-6 PM) and summer Saturday midday (11 AM-1 PM) time period, and five roadway segments were evaluated using ADT thresholds for County operated facilities and during the PM peak hour for Caltrans facilities.

The following deficiencies and recommended improvements were noted under Existing Plus Project conditions:

- Avila Beach Drive/Ontario Road (#9): The addition of project traffic degrades conditions on the southbound approach, which operates at LOS D during the weekday PM peak hour and LOS E during the Saturday MD peak hour under Existing Plus Project conditions. This intersection meets the peak hour signal warrant. Signalization of this intersection would result in acceptable operations and is included in the County's Roadway Impact Fee program.

- Avila Beach Drive/US 101 SB Ramps/Shell Beach Road (#10): The addition of project traffic worsens delay on the side street approaches, with the worst approach continuing to operate at LOS D during the weekday PM peak hour and degrading to LOS F during the Saturday MD peak hour under Existing Plus Project conditions. This intersection meets the peak hour signal warrant. Caltrans approved a Project Study Report-Project Development Support document in May 2016 and the County is proceeding with the Project Approval and Environmental Document phase for interchange improvements at this location. The Intersection Control Evaluation for this intersection recommends a single lane roundabout, which would result in acceptable operations. These improvements are included in the County's Roadway Impact Fee program.

Cumulative conditions reflect buildout of land uses in the area and include roadway improvements funded in the County's Roadway Impact Fee program. No improvements are recommended to address Cumulative deficiencies.

Parking

An ordinance-based analysis of the parking requirements was also prepared by Central Coast Transportation and found that the proposed parking is adequate:

Chapter 22.18 of the County's Land Use Ordinance specifies parking requirements for the project. Table 9 summarizes the code-required parking.

Table 9: Code Required Parking Summary[1]

Use		Rate	Size	Spaces
Restaurant	Customer Spaces	1 space per 60 sf of customer area plus	4,499	75.0
	Employee Spaces	1 space per 360 sf of customer area plus	4,499	12.5
	Employee Spaces	1 space per 100 sf of kitchen (active food prep)	2,084	20.8
			Restaurant Subtotal	*108.3*
Hotel		2 spaces, plus		2
		1 per unit, plus	50	50
		1 per 10 units		5
			Hotel Subtotal	*57*
			Total Code-Required Spaces	**166**

1. Source: County of SLO Parking Standards defined in Chapter 22.18 of the Land Use Ordinance.

Table 9 shows 166 parking spaces required for the site. No reductions have been applied for shared parking on site. The proposed parking supply is adequate.

Internal Circulation

In addition to their report, CCTC was also consulted on specifications for internal circulation to ensure vehicles, fire trucks, service and delivery vehicles would be able to efficiently navigate the property.

The following recommendations were provided to improve site access and on-site circulation:

- Turning radius for vehicles entering and exiting the project driveway is constrained. Reconstruct the driveway to ensure vehicles can turn in and turn out without encroaching on opposing traffic.
- Restripe centerline on Avila Bay Drive as a no-passing lane wherever adequate site distance is not available.
- Vegetation should be trimmed in some locations to ensure vehicles traveling northbound have adequate stopping site distance.

The applicants will engage the owner(s) of the adjacent property to discuss adjusting the easement and implementing these suggestions. As mentioned previously, the hotel

will provide courtesy transportation via electric shuttle to guests of the hotel. Two (2) shuttles will be made available to guests wishing to visit Avila, the beach or pier.

F. DESIGN

The designs and architecture for the proposed Cottages at Avila Beach were prepared by Appleton Partners, Inc. In addition to creating an experience that will be enjoyable to future guests of the hotel and meets the vision of the applicants, the plans are a result of time spent studying numerous factors, some of the described in this project description and including site topography, soils, bluff setbacks, biological habitat, archaeology, fire safety, and more.

The results and conclusions of this research were then integrated with the design and functionality goals of the community, and further influenced by comments received at meetings with the remainder of the design team, and community stakeholders.

Neighborhood Compatibility

The proposed lodge and cottages will not be visible from Avila Beach due to intervening topography. However, there will be glimpses of the lodge and other buildings from portions of Avila Beach drive and some areas of the State Beach.

One of Appleton's primary goals is to ensure that the design of the future additions and new structures is compatible with the land and its surroundings. In order to achieve this goal, the architects have utilized a variety of information such as the Historic Resources report prepared by Post Hazeltine, as well as their own analysis of surrounding topography, nearby buildings, coastal landscape architecture and the character of Avila Beach.

The design of the cottages and lodge are vernacular in type and the small scale and massing of the buildings and their position in the landscape will therefore not significantly impact the setting of the nearby Marre House (see Historic Resources).

Architecture and landscape

The architecture for all buildings proposed draws from the tradition of vernacular rural California barns, with weathered wood siding and shake roofs.

A series of 50 small, single-story private guest Cottages ranging from 480 to 950 SF will be located on the west portion of the property. Fruitless olive trees are proposed to be planted between the Cottages to provide a combination of screening, as well as a sense of agricultural history, suggesting that part of the site may have once been an orchard.

At this early stage, the concept landscape plan divides the property into zones and prescribes a recommended palette for each zone. Additionally, a seed mix would be used to help mitigate loss to sage scrub.

Some fragrant drought-tolerant and low-water shrubs and ground cover will be used around and adjacent to the buildings, but the majority of the site will be California native planting (Live Oak, Coastal Sage Scrub, and Native Meadow Grasses) to tie in with existing trees and plants.

G. FIRE SAFETY

The applicants have met several times with Cal Fire personnel to discuss fire safety on the project site. The areas of primary interest include emergency ingress and egress, fuel management, fire access, fire hydrants and standpipes.

A fire safety specialist has been engaged by the design team and a fire safety exhibit has been included in the project plans. These plans show the proposed entry drive. The applicants are working with Cal Fire to reduce the width of the access road where possible from the typical 24' wide access road in order to reduce potential impacts on sensitive archaeological resources.

In order to provide the necessary fuel modification buffer, the applicants are working with the adjacent property owner to obtain a 100' fuel management easement that will allow the hotel to periodically maintain the buffer area to reduce fuels.

As stated earlier in this document, the applicants are a member of the San Luis Bay Estates and have the rights to access HOA roads in the case of an emergency. The applicants have met with Cal Fire to discuss the use of Blue Heron and other HOA roads to provide a secondary means of egress. An existing gate at Coffeeberry Place will be modified to allow it to be remotely opened in the event of emergency. Existing encroachments (e.g. potted flowers) on Blue Heron near the golf course clubhouse area will be removed and the road widened as necessary to meet Cal Fire requirements.

In an emergency where access across the bridge to Avila is compromised, guests and employees of the hotel will be directed to leave the property via Blue Heron Road to Coffeeberry Place to Lupine Canyon Road and San Luis Bay Drive as shown in the egress exhibit earlier in this document. Hotel staff will be able to remotely open the gate at Coffeeberry Place to allow egress. In the event of power loss, hotel staff will have a key and/or remote entry device that will allow them to open the gate.

The applicants will continue to work with Cal Fire on other items that may be necessary for fire safety including preparation of a disaster procedures manual.

H. GEOLOGY

Soils

GeoSolutions was engaged by the applicants to prepare an analysis of the suitability of the on-site soils for development. Their Soils Engineer Report (2016) included a Seismic Hazard Analysis, Analysis of Structural Design Parameters, Liquefaction Potential, and general foundation analysis.

The primary geotechnical concerns for the property were identified as follows:

- The presence of loose surface soils.
- The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as soil and rock.
- The proximity to a steep and tall bluff face.

Foundation recommendation were supplied to address these, and the applicants will consult with GeoSolutions during the preparation of working drawings.

Coastal Bluff Evaluation

Due to the proximity to coastal bluff and previous slide activity, a Geologic Coastal Bluff Evaluation was also prepared by GeoSolutions, in order to ensure that the proposed hotel facilities were adequately set back from the top of bluff.

2015 Photograph of the Site showing bluff

Recent background

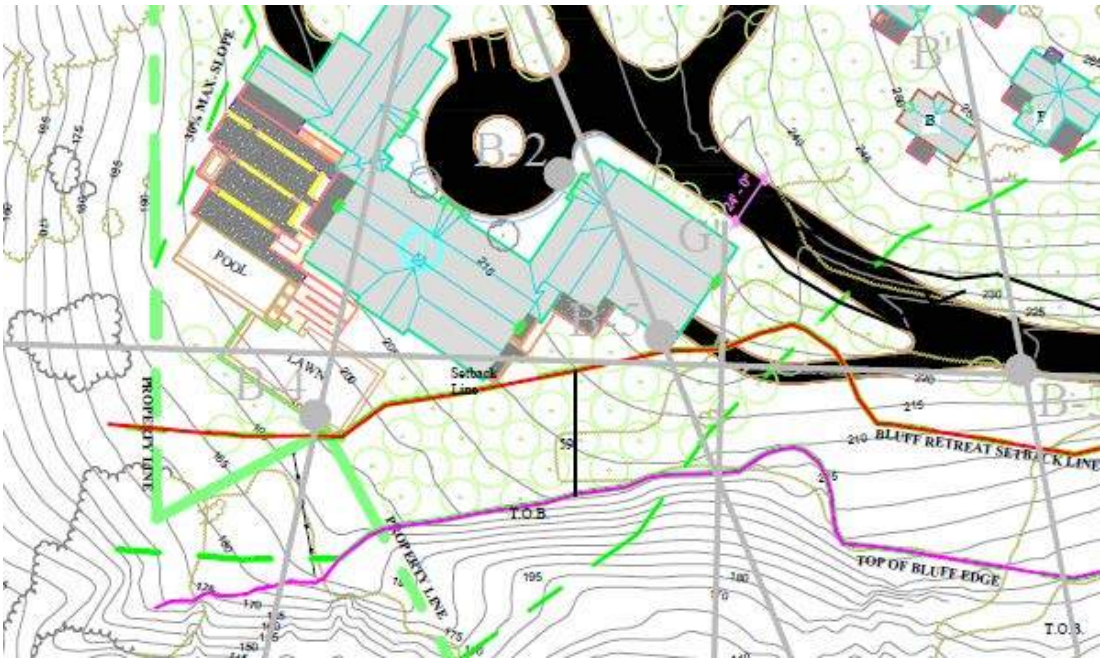
In 2011, removal and re-grading of the bluff was performed by the County of San Luis Obispo due to slope failures from intense storms in 2010. Kane GeoTech performed a visual assessment of the slope and made the following statement:

"*Approximately 1500-yds of material translated downslope in the two storm events … and formed a debris fan at the base of the slope*."

The Kane Geotech report also stated that "*A marginally stable mass estimated to be approximately 2600-yds remain near the top of the slope. The mass is over-steepened and unsupported and will likely fail in the near future*."

Grading was performed by the County of San Luis Obispo, which included removal of the aforementioned marginally stable mass at the top of bluff and construction of a 1:1 buttress fill slope along the base of the slope.

Bluff Retreat and Setbacks



Depiction of recommended bluff setback

A bluff retreat rate was determined during the previous Geologic Coastal Bluff Evaluation (GeoSolutions, May 30, 2008). While the top of bluff has been altered during removal of the unstable mass along the bluff performed by the County of San Luis Obispo in 2011, the remainder of the bluff top has not been altered since the original investigation. Therefore, the bluff retreat rate is anticipated to be the same as

determined in the referenced report. However, the top of bluff has been relocated due to the previous grading. The original bluff retreat analysis is described below.

The bluff within the study area is actively eroding and is expected to continue to retreat. A historic bluff retreat rate for the Site based upon a reliable aerial photograph evaluation was completed. The evaluation required site-specific research, with an established rate based upon the actual data interpretation by a Certified Engineering Geologist with experience and knowledge of coastal processes and local bluff conditions.

An aerial photogrammetric investigation was conducted to determine the long-term retreat rate of the bluff. A residence is apparent north of the subject property in a 1939 aerial image; aerial photography was determined to be the best option to determine bluff erosion through time.

Based on this analysis, GeoSolutions prepared recommendations for conservative bluff setbacks (including the potential for sea level rise) which have been incorporated into the project plans. All proposed development is located inward of the recommended 59' bluff setback in the vicinity of the proposed lodge.

I. HISTORIC RESOURCES

In order to evaluate project impacts to significant or potentially significant historic resources located on or adjacent to the project site, the applicants engaged Post Hazeltine Associates (PHA) to prepare a Historic Resources Report. Their research identified two (2) possible historic resources: The nearby Marre Ranch House and evidence that the project site once supported the Right-Of-Way for a horse-drawn railway.

Photo from PHA historic report

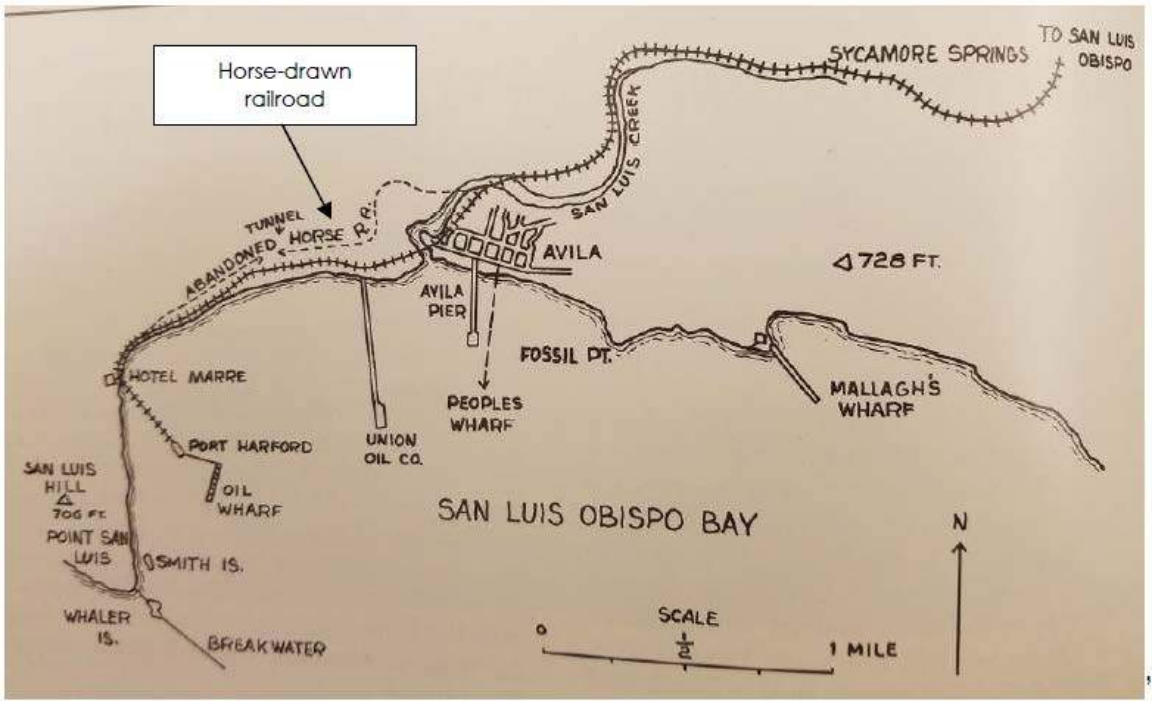
PHA conducted an evaluation of the railway and Marre House, based on criteria established by the National Register of Historic Places, California Register of Historic

Resources and CEQA. Based on the results of their analysis, each of these resources were found eligible for listing (see table below excerpted from their report)

Table 1 Eligibility of Surveyed Resources					
Address	**Building, Structure or Feature and Date**	**Type**	**Eligible for listing on the California Register**	**Eligible for listing on the National Register**	**Notes**
Project Parcel			Criteria 1, 2 and 3	Criteria A and B	
APN 076-171-009					
	Right-of-Way for the horse-drawn railway		Yes	Yes	
	Rural/agricultural Landscape		No	No	
Adjacent Parcels					
APN 076-174-022 & 076-174-026	Marre House parcel and its surroundings				
	Marre Ranch House	Spanish Colonial Revival	Yes, 3D	Yes	
	Rural/agricultural Landscape	Vernacular landscape	No	No	

In consideration of these resources, the project has or will include the following:

1. Implement the proposed vernacular design for the lodge and cottages, and coordinate with the project historian to ensure that scale and massing of the development does not unduly impact the setting of the Marre House.
2. Engage the project historian and archaeologist to more clearly delineate the likely route of the horse-drawn railroad and minimize impacts on any remnants of the railroad.
3. Design the access driveway to maintain a semi-rural setting through appropriate paving and curbing types appropriate to the rural setting.
4. Photo-document the subject site, particularly the likely route of the horse-drawn railroad and include in a written report to be donated to a suitable repository.
5. Request permission to photo document the Marre House and setting and prepare a written report prepared by a county-approved historian. Donate the subsequent materials to the SLO County Historical Society or similar suitable repository.
6. Commemorate the history of Marre Ranch with a display (prepared by a county-approved architectural historian) highlighting the Marre Ranch and horse-drawn rail by John Harford.



Map of abandoned horse-drawn railroad.

J. LIGHTING

Exterior lighting will be used as sparingly as possible, while still providing security and safety for the guests of the hotel. In general, proposed lighting will be hooded and directed downwards. Site lighting along pathways shall be low-level and directed downwards.

The applicant proposes to implement the "Dark Sky and LZ-1" lighting standards with respect to all external lighting installed on or near the bluff edge and adjacent to the area subject to the Open Space Easement.

K. NOISE

45dB Acoustics was engaged to review the regulatory noise requirements of the San Luis Obispo County General Plan Noise Element for the proposed project.

The existing and future transportation noise impact and the potential noise impacts of on-site operations were acoustically modeled and documented according to three scenarios:

1. Project site with no future development
2. Project site with the built project.
3. Project site with the built project in the year 2037

Noise modeling of the site was based on sound level measurements and average daily traffic volumes on Avila Beach Drive and interior roads. Existing sound level near residential uses in the development are in the range of daytime Leq = 35 dBA to 45 dBA.

The proposed project was found to meet applicable state and local noise restrictions and regulations.

Because of the distance of the site from nearby receptors and because construction noise levels would be less than 75 dBA Leq (8 hours) at all occupied residential / hotel properties, there would be less than significant impact from Project construction. However, to minimize disturbances from construction activity, the following measures will be considered and adopted where deemed feasible:

- Build the structures closest to residential sensitive receptors first. This will then act as a noise barrier for subsequent construction further away.
- Select equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic line-of-sight height possible.
- Implement alternatives to the standard backup alarms as feasible. These alternatives include strobe lights or products such as the Brigade Electronics, Inc. Broadband Sound system, which is equally effective while generating a lower noise level.
- Use specially-quieted equipment, such as quieted and enclosed air compressors and properly-working manufacturer-recommended mufflers on all engines.
- Construct enclosures around noise-producing stationary sources such as generators used for night lighting.
- Perform construction vehicle maintenance off site or between 7:00 a.m. and 7:00p.m.
- Place the laydown area as far as possible from the closest noise sensitive receptors.
- Limit the delivery of material (with the exception of concrete) to the hours between 7:00a.m. and 7:00 p.m.

L. WATER AND WASTEWATER

In 1993, the Cottage parcel executed an Agreement with SMMWC to reserve 14-AFY of State Water Project water for future development of the parcel. The applicants have been paying a pro-rata share for the costs of 14 AFY of non-delivered State Water Project (SWP) water.

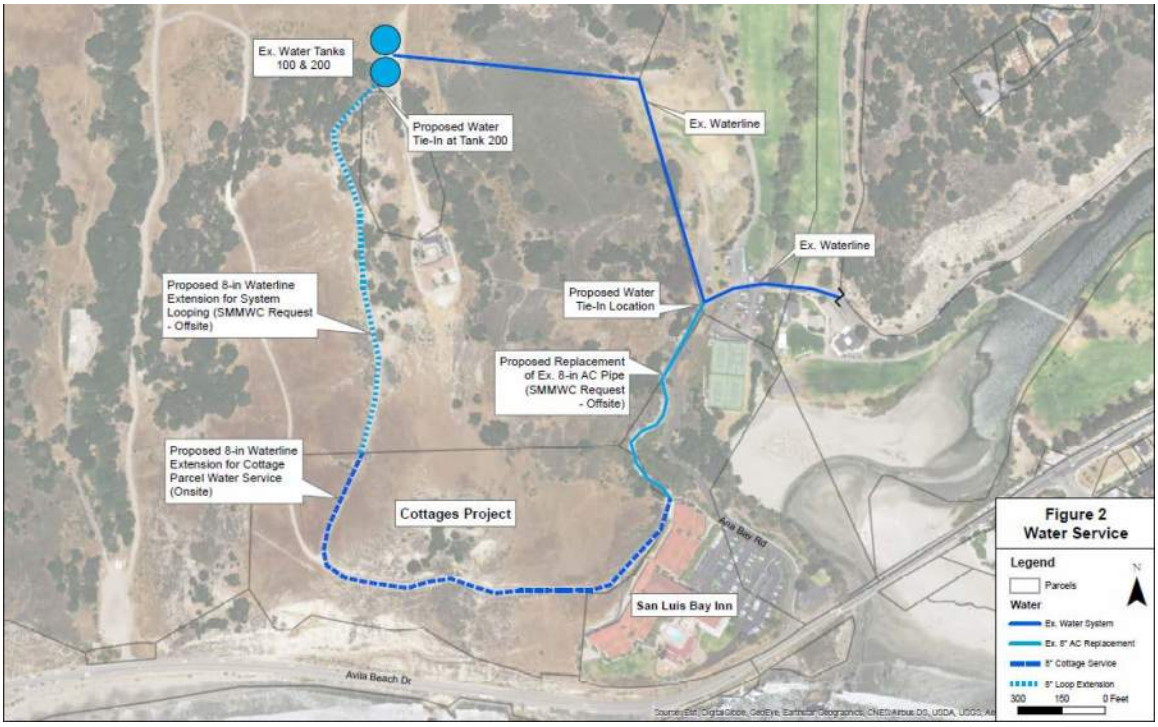
In preparation for the application to San Luis Obispo County, the applicants engaged Dudek & Associates to work with San Miguelito Mutual Water Company (SMMWC)

and provide them with the information necessary to determine that the project could be adequately served.

Dudek subsequently prepared a Water Consumption Analysis which projected that the project would use approximately 11.3 Acre-Feet per Year (AFY) of water, when using a grey-water system that would provide ~2.6 AFY of irrigation water. Dudek then prepared a technical memorandum and exhibits which provides specifics on connections to SMMWC water, sewer and (future) reclaimed water lines.

Potable Water Quality

Due to the projected low water use at the site, a looped system was proposed by SMMWC and will be incorporated into the project. The loop will tie in near a parking lot for the nearby golf course, and replace an existing 8" pipe that runs from that location to the property boundary along Ana Bay Road. From there, the line will continue on the proposed driveway and then head north offsite along an existing access road, connecting to existing line near water tanks located north of the Marre House (see inset).



Proposed water line loop

Sewer Service

The Cottage Parcel would convey sewage flows east and north through the existing access road via an 8- inch PVC line to the existing SMMWC collection system in

Ana Bay Road. The Cottage Parcel sewer line would tie-in to an existing 8-inch sewer line just upstream of Pump Station Number 2.

Recycled Water Service

The SMMWC would prefer the Cottage Parcel project to use recycled water, rather than grey water, for the irrigation of onsite landscaping. However, the existing wastewater treatment plant does not currently produce recycled water and, as such, there is no existing transmission main in place. The applicants have committed to SMMWC that, when production and distribution of recycled water appears feasible, they will contribute an appropriate amount of money to that effort, reflecting their impact on the system.

After review the Water Analysis and accompanying technical memorandum, SMMWC issued an Intent to Serve in August 2017.

Storm Water Quality

The project will include sustainable water quality control methods such as bio-swales, and, where possible, porous surfaces which help promote bio-remediation.

Standards from the Regional Water Quality Control Board (RWQCB) require that projects that exceed one (1) acre of exposed earth submit a Storm Water Pollution Prevention Plan (SWPPP). Therefore, a SWPPP will be prepared and kept on-site during grading operations with the goal of minimizing impacts to water quality due to soil erosion and run-off during storm events.

Per the requirements of the RWQCB, a Notice of Intent (NOI) will be filed with the state in conjunction with the application for a grading permit from the County.

A Preliminary Storm Water Control Plan (SWCP) has been prepared by Flowers & Associates with the intention of meeting current requirements for storm water flows. The new requirements stress breaking up storm flows into discrete drainage management areas (DMAs) of a similar type (e.g. porous, non-porous, roof, parking lot) and attempting to bring the water from these DMA's in contact with earth as soon as possible, rather than collecting flows into a drainage pipe. Please see the accompanying SWCP for details on proposed BMPs and information on storm water flows.

Impervious

Total impervious surfaces at the site including building and porch footprints, pool deck, roads, cart and pedestrian paths and the access road is expected to total 147,317 SF which comprises approximately 15% of the project site. Above ground parking spaces are proposed to use permeable pavers.

6.0 FINDINGS AND CONCLUSIONS

The applicants have carefully considered the proposed Development Plan and are proud to present the accompanying application. Significant efforts have been made to ensure that the project will mitigate significant impacts to the on-site and surrounding resources and the community of Avila Beach, while still providing a first-rate experience for guests and visitors of the hotel.

Professional analysis and reports from a variety of consultants were utilized in the design of the plan with respect to architecture, archaeology, paleontology, biology, geology, soils, traffic and circulation, parking, noise, historical resources, soils and storm water drainage.

The proposed hotel is consistent with the intent of the Plan in providing 50 cottage units. From most populated areas, the development will be screened by existing topography. Where views of the development are available, the size, bulk and scale are compatible with the property and, where there are views of structures, they will be framed and accented by proposed landscaping.

The project will utilize progressive construction techniques and BMPs to minimize runoff and erosion and to protect water quality. Monitoring will be in effect during earth movement to protect historic, cultural and paleontological resources.

As the application proceeds forward, the applicant looks forward to productive further engagement with residents of Avila Beach and consultation with representatives of the Northern Chumash.

After analysis of County policies, it is clear to the applicants that the proposed Development Plan can be considered consistent with the goals, policies and intent of the County's General Plan and LCP.

Required Findings

(i) The proposed project or use is consistent with the Local Coastal Program and the Land Use Element of the General Plan;

The applicants are firmly convinced that the application meets the goals, policies, and intent of the San Luis Bay Area Plan. Please see the accompany Policy Consistency Analysis.

(ii) The proposed project or use satisfies all applicable provisions of this title; and

The proposed development is consistent with the existing zoning and with the stated intent for the parcel within the existing Master Plan for the San Luis Bay Estates. Any

substantial impacts have been or will be been mitigated through the project design and/or conditions of approval via recommendations from licensed professionals.

(iii) The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and

Operation of a hotel is consistent with the intent of the General Plan and Local Coastal Plan for this property and its zoning designation. Traffic impacts from the project have been assumed in the analysis of future traffic buildout. The use will be visitor serving which is consistent with the goals and intent of the Coastal Act. The proposed project has been designed to minimize negative impacts on the surrounding community while providing guests and residents with another opportunity to enjoy the California Coast.

(iv) The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and

The hotel will consist primarily of single-story small bungalows that will meander up the hillsides. Views of these cottages will be screened in many places by existing topography and, where visible, filtered through the proposed landscaping (e.g. an olive grove). The main lodge is also of a modest scale for a resort hotel and its vernacular design will be compatible with the surrounding topography and will not detract from the Marre house. Hotel cottages were considered and approved for this parcel under the Master Plan for the San Luis Bay Estates Master Plan.

(v) The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

As hotel cottages have been contemplated in this location for decades, traffic for the cottages has been factored into most estimates of future congestion. Further, the applicant has supplied a traffic circulation analysis which recommends certain mitigations to ensure that the project will not have a significant impact on surrounding traffic volume and capacity.

(vi) The proposed use or land division (if located between the first public road and the sea or the shoreline of any body of water), is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

This project lies north of Avila Beach road and the Pacific Ocean. Nevertheless, the applicant has studied the Local Coastal Plan with respect to the proposed project and has shown it can be found consistent with the LCP and, by extension, the Coastal Act.

(vii) Any additional findings required by planning area standards (Part II of the Land Use Element), combining designation (Chapter 23.07), or special use (Chapter 23.08).

This will be provided later.

Policy Consistency

Please see the accompany Amendment and Policy Consistency Analysis which follows this project description.

Cottages at Avila Beach
Development Plan and Master Plan Amendment

List of Attachments and Reports:

- Attachment A: Project Plans (Architectural, Landscaping, Civil)
- Attachment B: Historical Resources Report
- Attachment C: Transportation Impact Study
- Attachment D: Environmental Noise Study
- Attachment E: Biological Resource Assessment/Tree Inventory
- Attachment F: Utilities Technical Memorandum
- Attachment G: Soils Engineering Report
- Attachment H: Phase I Environmental Site Assessment
- Attachment I: Water Use Analysis
- Attachment J: 2015 Cultural Resource Study
- Attachment K: 2017 Phase II Archaeological Evaluation
- Attachment L: Paleontological Resource Report
- Attachment M: Title Report dated October 2017
- Attachment N: Intent to Serve from SMMWC dated September 2017
- Attachment O: preliminary Storm Water Control Plan
- Attachment P: Jurisdictional Determination from ACOE
- Attachment Q: Visual Simulations
- Attachment R: Air Quality Impact Analysis - Greenhouse Gas Analysis
- Attachment S: Geologic Coastal Bluff Evaluation Update October 2016
- Attachment T: Design Booklet from Appleton Partners

SOMERA
CAPITAL MANAGEMENT

The Cottages at Point San Luis

Avila Beach, California

APPLETON PARTNERS LLP
Architects

0' 60' 120' 240' 480'

SCALE : 1" = 120'-0"

SOMERA
CAPITAL MANAGEMENT

Site Plan

The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

0' 500' 1,000' 2,000' 4,000'

SCALE : 1" = 1,000'-0"

SOMERA
CAPITAL MANAGEMENT

Site Plan

The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

View of Project Site from West

SOMERA CAPITAL MANAGEMENT

Site Photos
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

View of Project Site from Northeast

SOMERA CAPITAL MANAGEMENT

Site Photos
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

PACIFIC COAST RAILWAY AND HOTEL MARRE IN THE 1890's

PORT SAN LUIS LIGHT HOUSE IN THE 1930's. (LIGHT HOUSE WAS BUILT IN 1890, SHOWN HERE)

SAN LUIS BAY, PAC. COAST RAILWAY & HOTEL MARRE IN THE 1890's

AVILA PIER IN THE 1890's

FIGURE 59. The County Pier and the town of Avila. *Photograph by R. D. Collyer, April, 1949.*

AVILA's FRONT STREET CIRCU 1920's

PORT SAN LUIS LIGHTHOUSE AND OUT BUILDINGS IN 1894

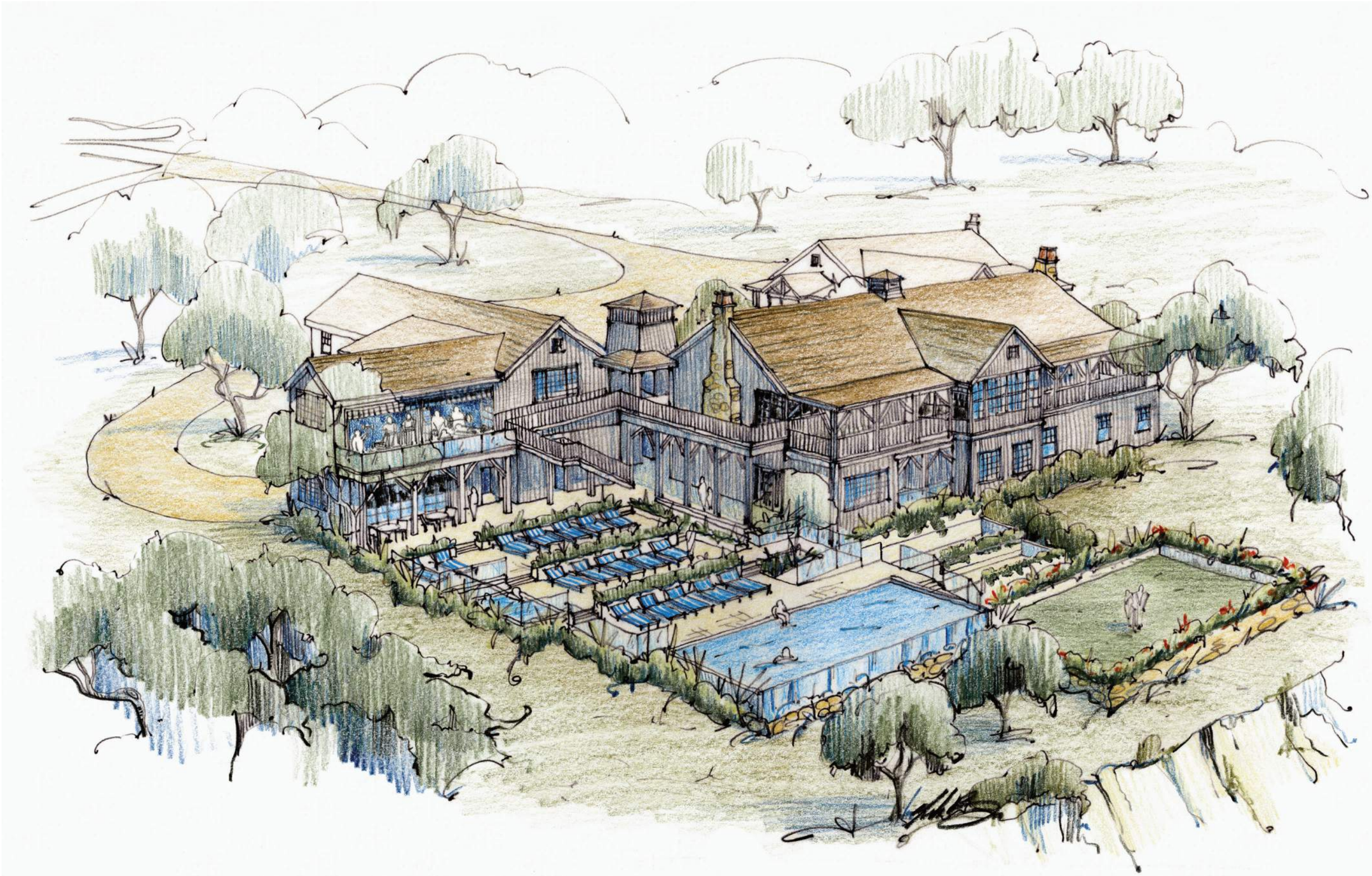
HOTEL MARRE BUILT IN 1885, BURNED IN 1934

SOMERA CAPITAL MANAGEMENT

Historic Photos

The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



SOMERA
CAPITAL MANAGEMENT

Main Lodge
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

SOMERA
CAPITAL MANAGEMENT

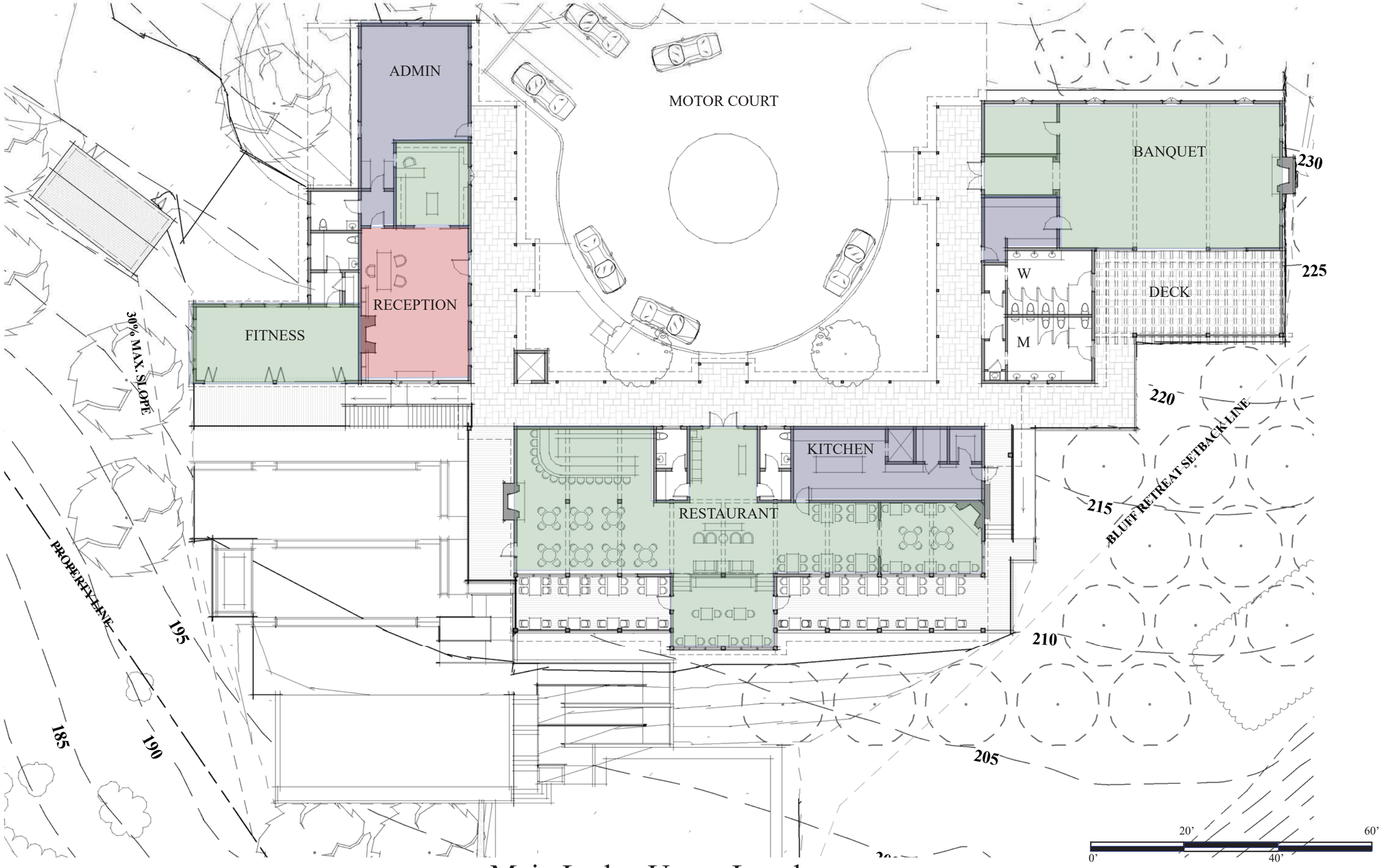
Main Lodge
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

SOMERA
CAPITAL MANAGEMENT

Main Lodge
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects



SOMERA CAPITAL MANAGEMENT

Main Lodge Upper Level

The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

SOMERA CAPITAL MANAGEMENT

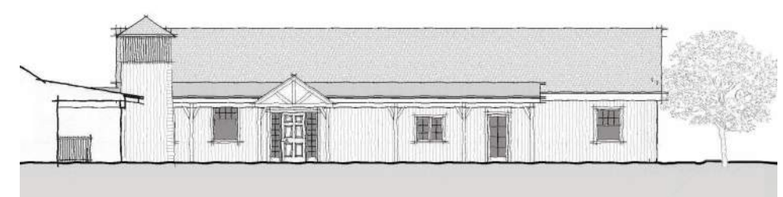
Main Lodge Lower Level

The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

RESTAURANT ENTRY

BANQUET ENTRY



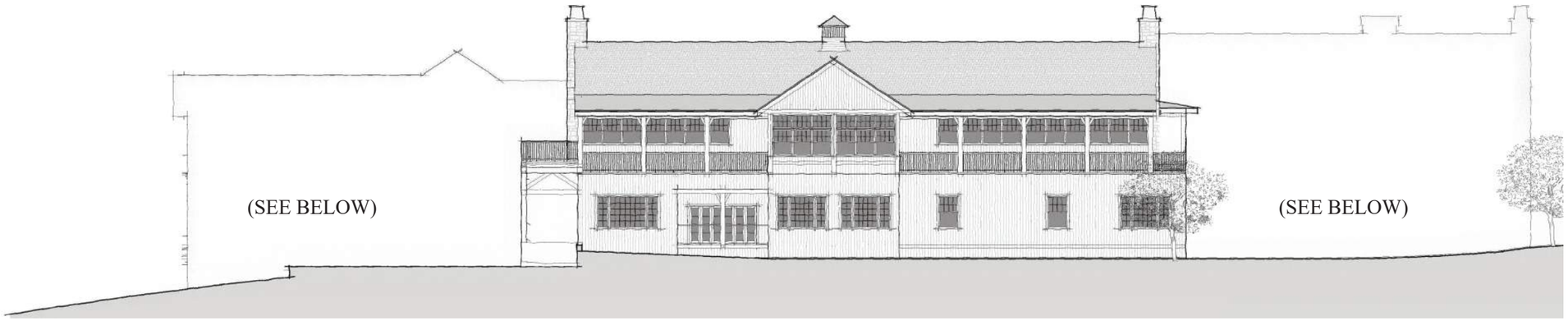
LOBBY ENTRY

SOMERA
CAPITAL MANAGEMENT

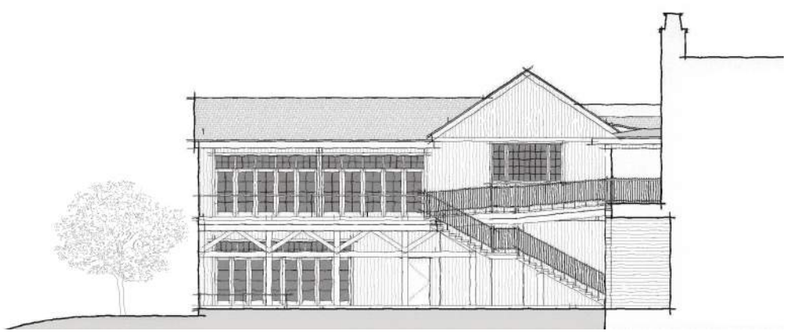
Main Lodge Elevations
The Cottages at Point San Luis

20’ 60’
0’ 40’

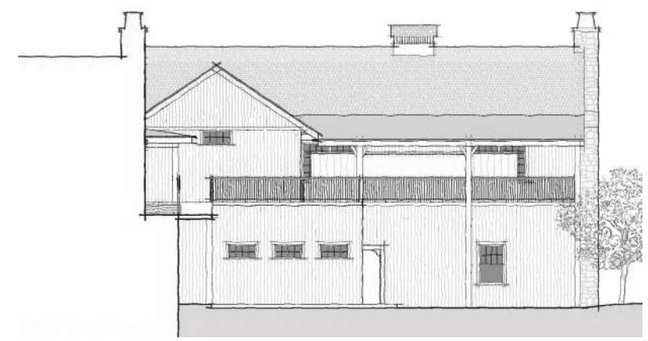
APPLETON PARTNERS LLP
Architects



OCEAN ELEVATION AT RESTAURANT



OCEAN ELEVATION AT POOL DECK



OCEAN ELEVATION AT BANQUET HALL

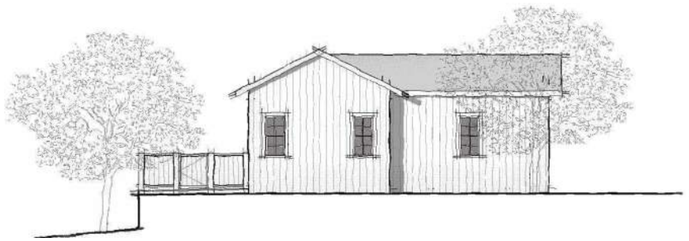
SOMERA CAPITAL MANAGEMENT

Main Lodge Elevations
The Cottages at Point San Luis

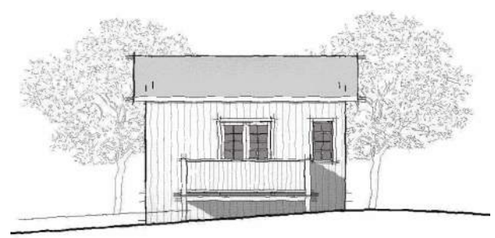
0’ 20’ 40’ 60’

APPLETON PARTNERS LLP
Architects

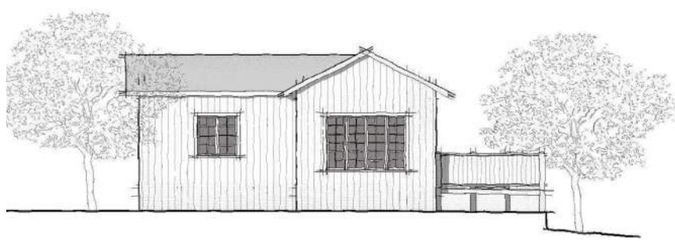
Cottage Type ‘A’



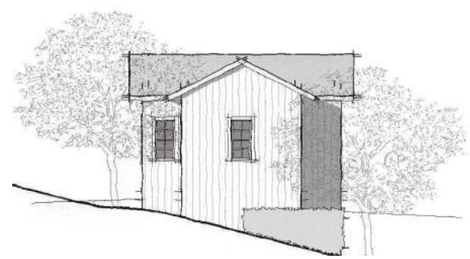
UP HILL ELEVATION



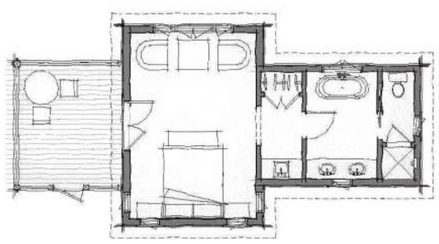
SIDE ELEVATION



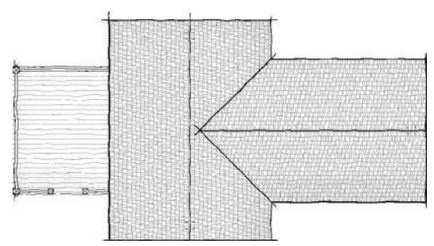
DOWN HILL ELEVATION



SIDE ELEVATION

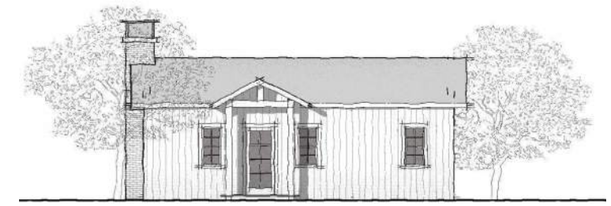


FLOOR PLAN

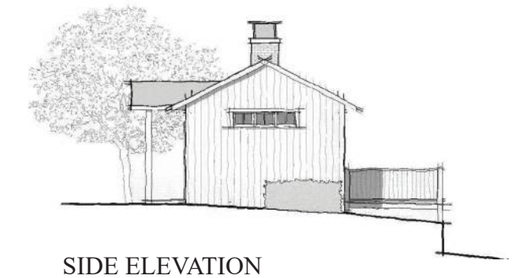


ROOF PLAN

Cottage Type ‘B’



UP HILL ELEVATION



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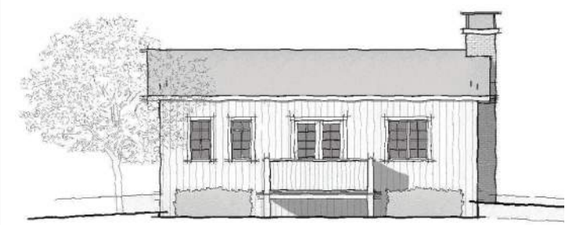

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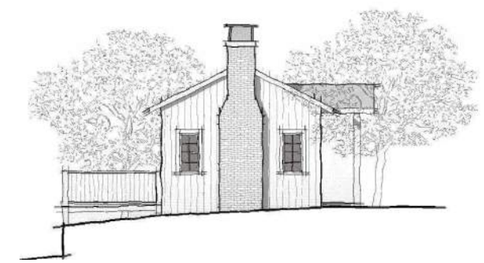

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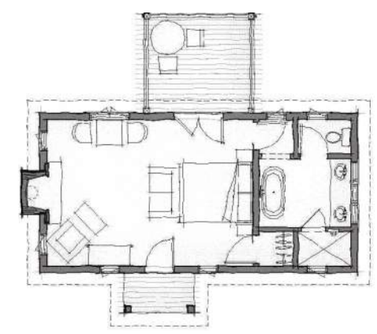

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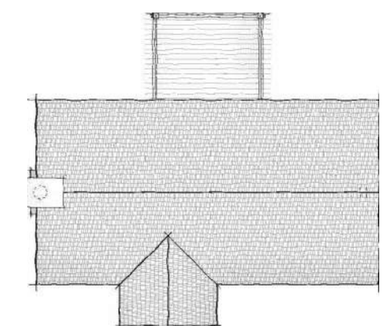
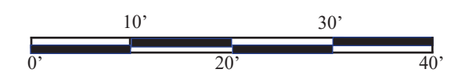


ROOF PLAN

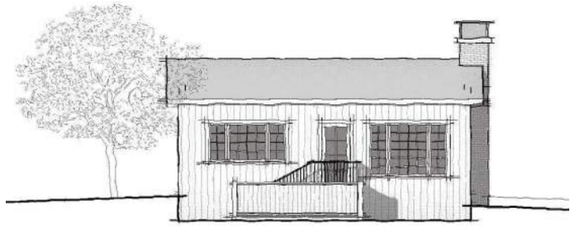


SOMERA CAPITAL MANAGEMENT

The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

Cottage Type ‘C’



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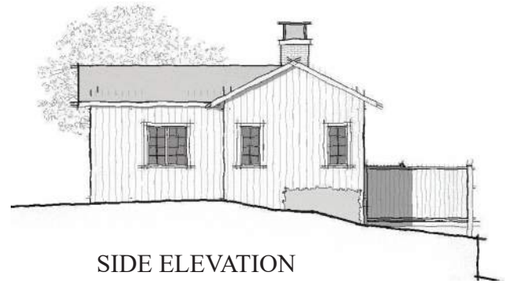

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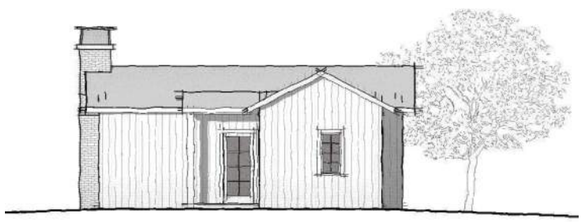

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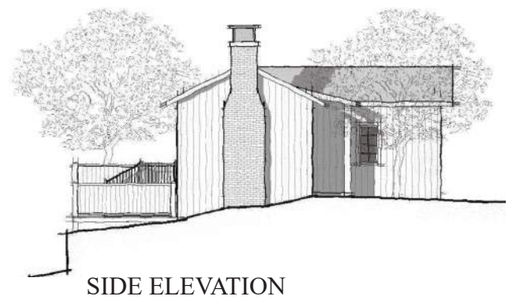

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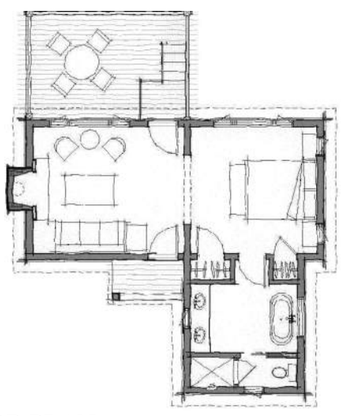
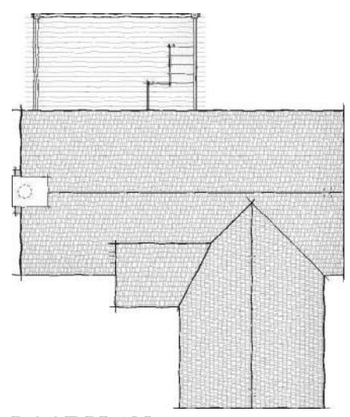
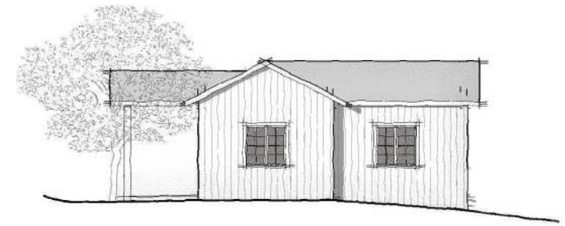


FLOOR PLAN



ROOF PLAN

Cottage Type ‘D’



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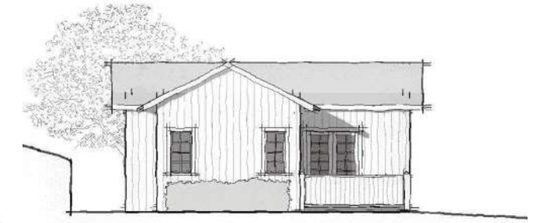

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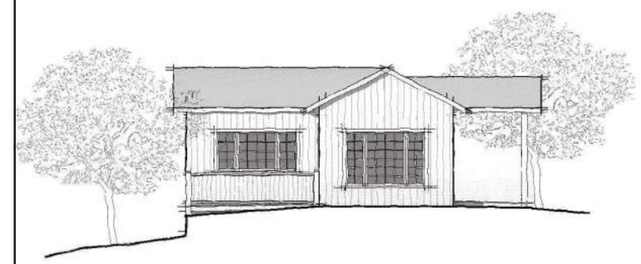
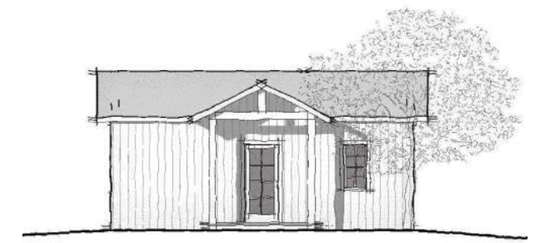


DOWN HILL ELEVATION



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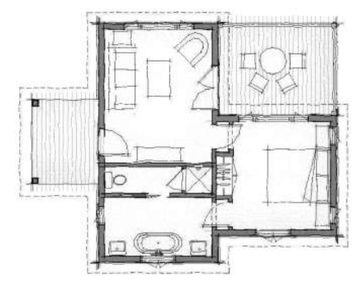

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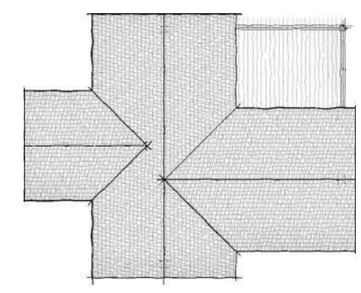

ROOF PLAN

10’ 30’
0’ 20’ 40’

SOMERA CAPITAL MANAGEMENT

The Cottages at Point San Luis

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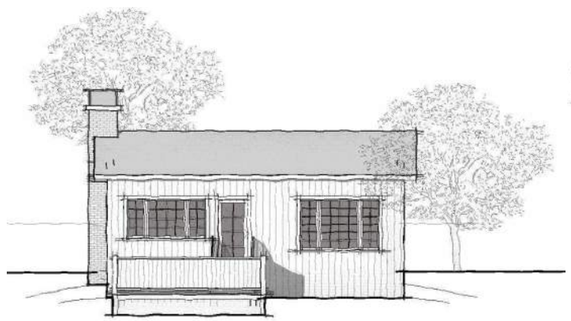
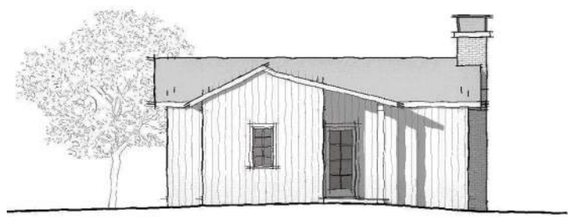
Cottage Type ‘E’



UP HILL ELEVATION

SIDE ELEVATION



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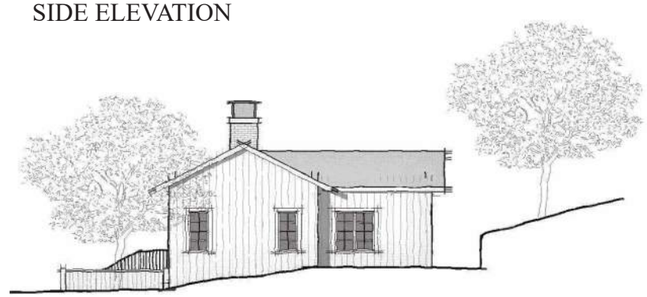

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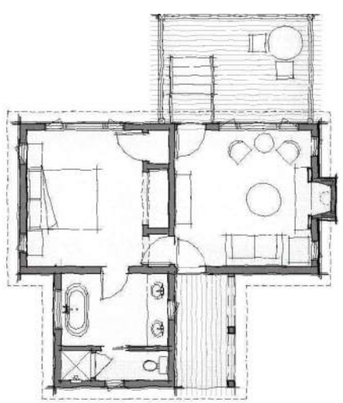

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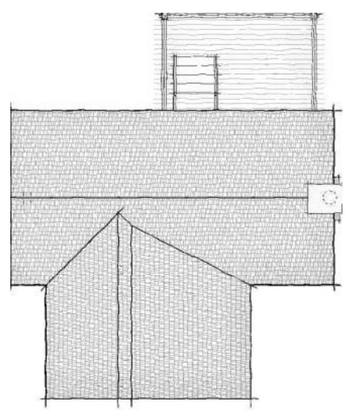
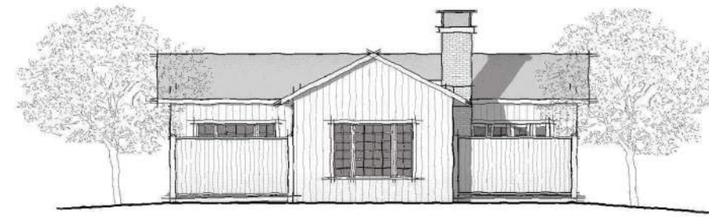


ROOF PLAN

Cottage Type ‘F’



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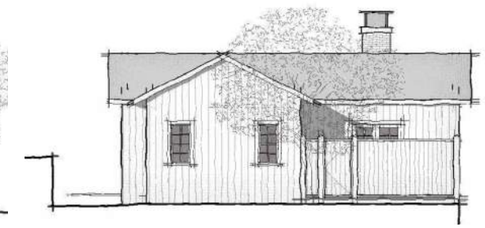

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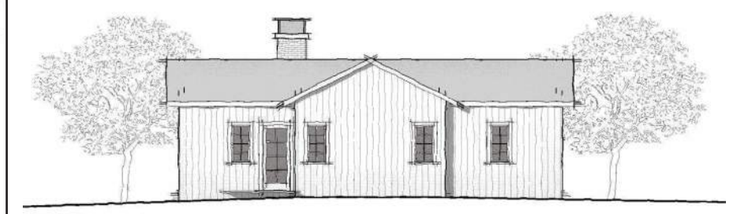

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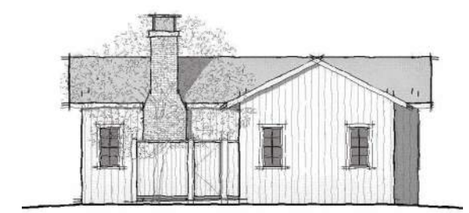

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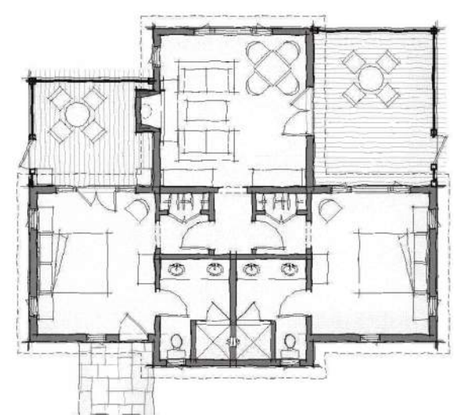
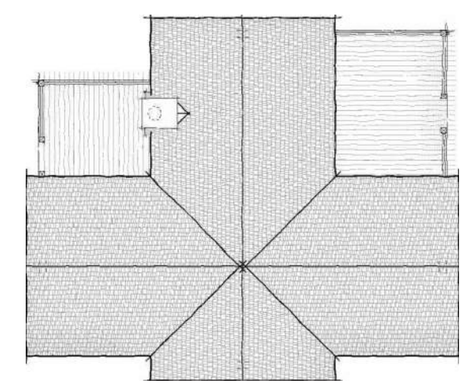
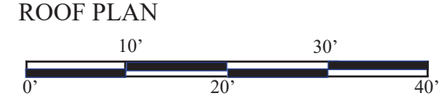


FLOOR PLAN



ROOF PLAN

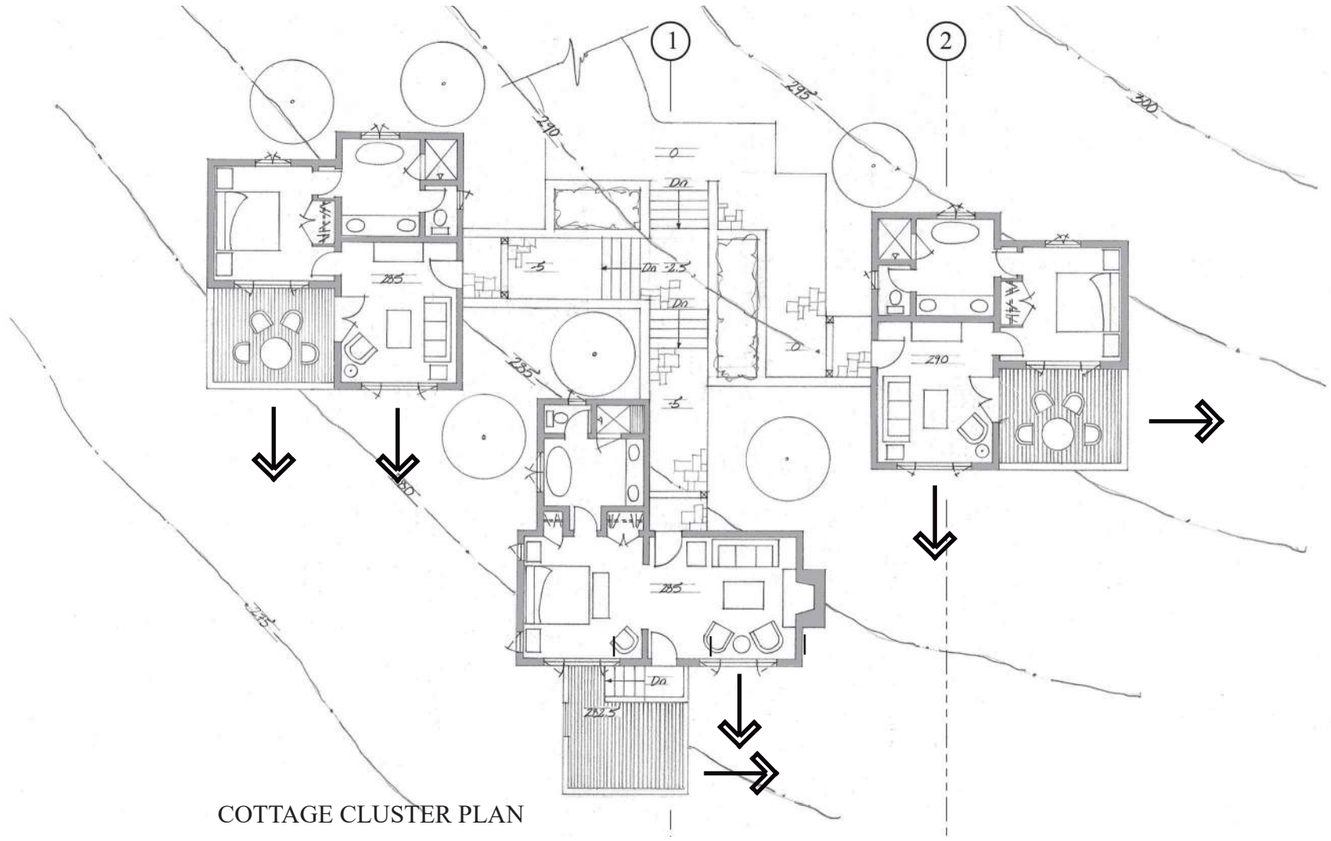


SOMERA CAPITAL MANAGEMENT

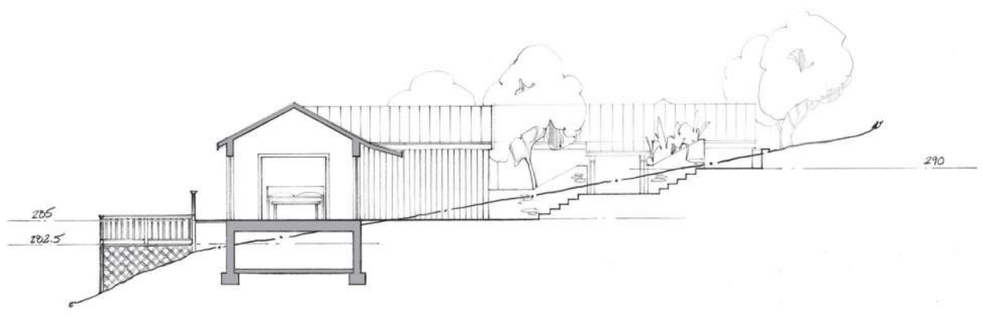
The Cottages at Point San Luis

APPLETON PARTNERS LLP
Architects

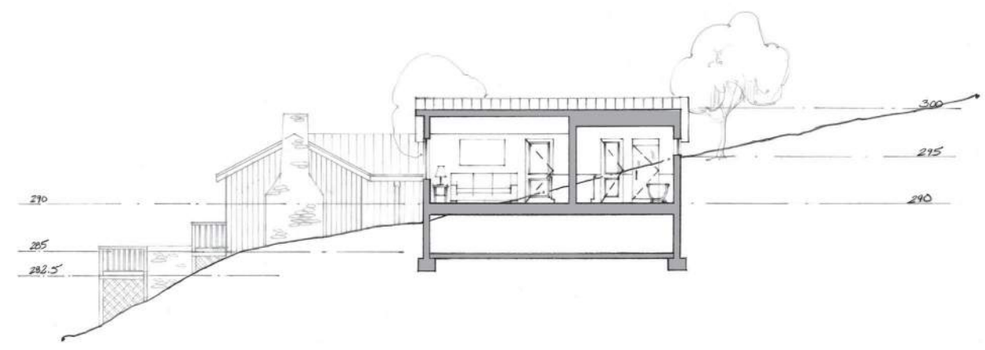
PRIMARY VIEWS



COTTAGE CLUSTER PLAN



COTTAGE CLUSTER SECTION 1



COTTAGE CLUSTER SECTION 2

10' 30'
0' 20' 40'

SOMERA CAPITAL MANAGEMENT

Cottages Typical Grouping

The Cottages at Point San Luis

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KEY MAP

SOMERA
CAPITAL MANAGEMENT

Critical Views

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VIEW 1 FROM 101 FWY

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VIEW 2 FROM AVILA BEACH CITY BEACH

VIEW 3 FROM AVILA BEACH DRIVE AND PARK

VIEW 4 FROM AVILA BEACH, DRIVE SOUTH OF SITE
(MOST OF THE SITE ABOVE IS NOT VISIBLE IN THIS VIEW)

VIEW 5 FROM OLDE PORT BEACH

SOMERA CAPITAL MANAGEMENT

The Cottages at Point San Luis

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The Cottages at Point San Luis

San Luis Obispo County, California

NEW SITE DEVELOPMENT AREAS

Main Building Lodge	NET SQ. FT.	GROSS SQ. FT.
Main Level	8,909	9,491
Lower Level-Below Ground (31%)	6,018	6,308
Lower Level-Above Ground (69%)	13,396	14,039
TOTAL	**28,323**	**29,838**
Site Percentage (Above Ground Only)	0.92%	0.98%

West Parking Structure	SQ. FT.
Below Ground (50%)	5,105
Above Ground (50%)	5,105
TOTAL	**10,209**

Solid Waste Storage	NET SQ. FT.	GROSS SQ. FT.
Building	**288**	**337**

Cottage "A"	NET SQ. FT.	GROSS SQ. FT.
Building	415	480
Porches & Decks	-	143
TOTAL	-	**623**
Total for All Cottage "B" Types		
Quantity of Cottage Type	1	
Percentage of Cottage Type	2%	
Building	415	480
Porches & Decks	-	143
TOTAL (Building, Porches, &Decks)	-	**623**

Cottage "B"	NET SQ. FT.	GROSS SQ. FT.
Building	456	517
Porches & Decks	-	140
TOTAL	-	**657**
Total for All Cottage "B" Types		
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,104	4,653
Porches & Decks	-	1,260
TOTAL (Building, Porches, &Decks)	-	**5,913**

Cottage "C"	NET SQ. FT.	GROSS SQ. FT.
Building	516	593
Porches & Decks	-	211
TOTAL	-	**804**
Total for All Cottage "C" Types		
Quantity of Cottage Type	11	
Percentage of Cottage Type	22%	
Building	5,676	6,523
Porches & Decks	-	2,321
TOTAL (Building, Porches, &Decks)	-	**8,844**

Cottage "D"	NET SQ. FT.	GROSS SQ. FT.
Building	485	556
Porches & Decks	-	215
TOTAL	-	**771**
Total for All Cottage "D" Types		
Quantity of Cottage Type	15	
Percentage of Cottage Type	30%	
Building	7,275	8,340
Porches & Decks	-	3,225
TOTAL (Building, Porches, &Decks)	-	**11,565**

Cottage "E"	NET SQ. FT.	GROSS SQ. FT.
Building	523	597
Porches & Decks	-	244
TOTAL	-	**841**
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,707	5,373
Porches & Decks	-	2,196
TOTAL (Building, Porches, &Decks)	-	**7,569**

Cottage "F"	NET SQ. FT.	GROSS SQ. FT.
Building	845	949
Porches & Decks	-	394
TOTAL	-	**1,343**
Total for All Cottage "F" Types		
Quantity of Cottage Type	5	
Percentage of Cottage Type	10%	
Building	4,225	4,745
Porches & Decks	-	1,970
TOTAL (Building, Porches, &Decks)	-	**6,715**

TOTAL Cottages on Site	NET SQ. FT.	GROSS SQ. FT.
Total Quantity of Cottages	50	
Building	26,402	30,114
Porches & Decks	-	11,115
TOTAL	26,402	41,229
Site Percentage (Buildings Only)	2.72%	3.11%
Site Percentage (Buildings, Porches, & Decks)		4.25%

TOTAL All Building on Site	NET SQ. FT.	GROSS SQ. FT.
TOTAL Above Grade	35,599	39.942
Site Percentage (Above Grade Only)	3.67%	4.12%
TOTAL Above & Below Grade	55,013	60,289

Lot Size	ACRES	SQ. FT.
	22.25	**969,212**

Development Envelope Size	ACRES	SQ. FT.
	6.46	281,400

Proposed Parking	
Above Ground Parking	37
Below Ground at Lodge	43
West Parking Structure	87
Total	**167**

Earthwork	Cut (CY)	Fill (CY)
Roads (Onsite)	6,700	7,790
Road (Diveway-Offsite)	265	390
Main Lodge	5,845	2,385
West Parking	3,415	1,000
Cottages	1,630	2,490
Utilities	370	0
TOTAL Earthwork	**18,225**	**14,055**
	Import (C. Y.)	**Export (C. Y.)**
	0	**4,170**

Impervious	AREA IN SQ. FT.
Bldg Footprint - Main Building	20,347.00
Bldg Footprint - Solid Waste Storage	337.00
Bldg Footprint - Cottages	41,229.00
TOTAL Bldgs Footprint	**61,913.00**
Pool Deck	4,600.00
Pool	1,250.00
Roads	59,550.00
Cart Path	9,650.00
Pedestrian Path	8,500.00
TOTAL Impervious Area	**145,463.00**
Total Site Percentage	15.01%

Agency	
Proposed Water Source	San Miguelito Mutual
Proposed Sewer Disposal	San Miguelito Mutual
Fire Agency	CalFire

PROJECT DIRECTORY

Owner & Owner Consultants

OWNER

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Contact Person
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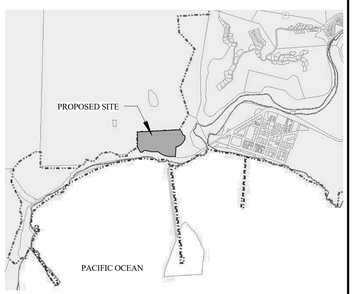
KMineau@Appleton-Architects.com

VICINITY MAP



PROJECT DESCRIPTION

A resort consisting of a Main Lodge (29,838 SF), which includes check-in, guest services (e.g. gift shop, fitness center, spa services), a restaurtant and bar, a 1,250 sf pool, underground valet parking, and offices for the resort staff. A series of (50) small, single-story Cottages, ranging from 480 SF to 949 SF. A partially underground valet Parking Structure. Scope of work includes associated site work, roads, parking spaces, and landscaping.

PROJECT MATERIALS & COLORS

1) ROOF:	FIRE PROOF SHAKE
2) EXTERIOR WALLS:	WOOD SIDING
3) DOORS:	WOOD
4) WINDOWS:	WOOD
5) GUTTERS & DOWNSPOUTS:	COPPER

INDEX OF DRAWINGS

GENERAL CONDITIONS
A0.0 COVERSHEET
A0.1 SURVEY

ARCHITECTURAL
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A1.2 CONCEPTUAL ILLUSTRATIVE (1/50) & LANDSCAPE NOTES
A1.3 CONCEPTUAL ILLUSTRATIVE (1/100)
A1.4 CONCEPTUAL ILLUSTRATIVE (1/500)
A2.1 MAIN LODGE UPPER LEVEL PLAN
A2.2 MAIN LODGE LOWER LEVEL PLAN
A2.3 MAIN LODGE ROOF PLAN
A3.1 MAIN LODGE ELEVATIONS
A3.2 MAIN LODGE ELEVATIONS
A4.1 COTTAGE TYPES "A" & "B"
A4.2 COTTAGE TYPES "C" & "D"
A4.3 COTTAGE TYPES "E" & "F"
A5.0 SITE PLAN - PARKING
A5.1 CRITICAL VIEWS

CIVIL
G-1 CIVIL - TITLE SHEET
C-1 PRELIMINARY GRADING PLAN
C-2 PRELIMINARY GRADING PLAN
C-3 PRELIMINARY GRADING PLAN
U-1 PRELIMINARY UTILITY PLAN
CD-1 PRELIMINARY ROADWAY PROFILES
CD-2 PRELIMINARY ROADWAY PROFILES

MASTER FIRE PROTECTION PLAN
MFPP-1 MASTER FIRE PROTECTION PLAN, OVERALL SITE PLAN
MFPP-2 MASTER FIRE PROTECTION PLAN, COTTAGES
MFPP-3 MASTER FIRE PROTECTION PLAN, MAIN LODGE

PROJECT INFORMATION

Legal Description
RHO SAN MIG PTN LT Y
A.P.N. 076-174-009

Location
Avila Beach
San Luis Obispo, CA

Zoning Code 1
REC

Lot Area
22.25 Acres

Zoning Code 2
Coastal Zone

Parking Spaces
167

Sup. District
3

ISSUE DATES

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COVERSHEET

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: As indicated
Drawn: PR
Job Number: 1505.00
Sheet
A0.0

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SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS MAP BETWEEN NGS CONTROL POINTS UNION AND VALLEY VIEW 2 BEARING N 89°12' 57" W. BEARINGS AND DISTANCES ARE ON STATE PLANE GRID, ZONE 5 NAD 83.

NORMAL BLUEPRINTING METHODS AND/OR HUMIDITY VARIATIONS WILL USUALLY ALTER THE EXACT SCALE OF ANY MAP SOMEWHAT. BEFORE USING PRINTS OF THIS MAP FOR ANY PURPOSE IN WHICH SCALE IS IMPORTANT, VERIFY THE SCALE FIRST.

LOCATION OF UTILITIES IS LIMITED TO ABOVE GROUND INDICATIONS OF EXISTING UTILITIES SUCH AS CATCH BASINS, WATER VALVES, POLES, GUYS, TRANSFORMERS, METERS, MANHOLES, ET CETERA. UTILITY WARNING: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPERTY COMMONLY KNOWN AS: NO PHYSICAL ADDRESS ASSIGNED

LICENSED LAND SURVEYOR
MICHAEL B. STANTON
L.C. NO. 5702
STATE OF CALIFORNIA

WE COMPLY WITH MAP ACCURACY STANDARDS FROM ASPRS AND AMERICAN CONGRESS ON SURVEYING AND MAPPING PRINTED BY U.S. DEPARTMENT OF THE INTERIOR, EXCEPT WHERE GROUND IS NOT VISIBLE, LIKE AREAS OF HEAVY TREES, CLEAR AREAS IN-BETWEEN TREES WITH NO STEREO IMAGES, HEAVY BRUSH, HEAVY SHADOW, OR BLIND AREAS IN THE BACK OF SOME STRUCTURES.

GOLDEN STATE AERIAL SURVEYS — PHOTOGRAPHY DATE: 1-2-08

TOPOGRAPHIC UPDATE 2015
CENTRAL COAST AERIAL MAPPING — PHOTOGRAPHY DATE: 11-16-2015

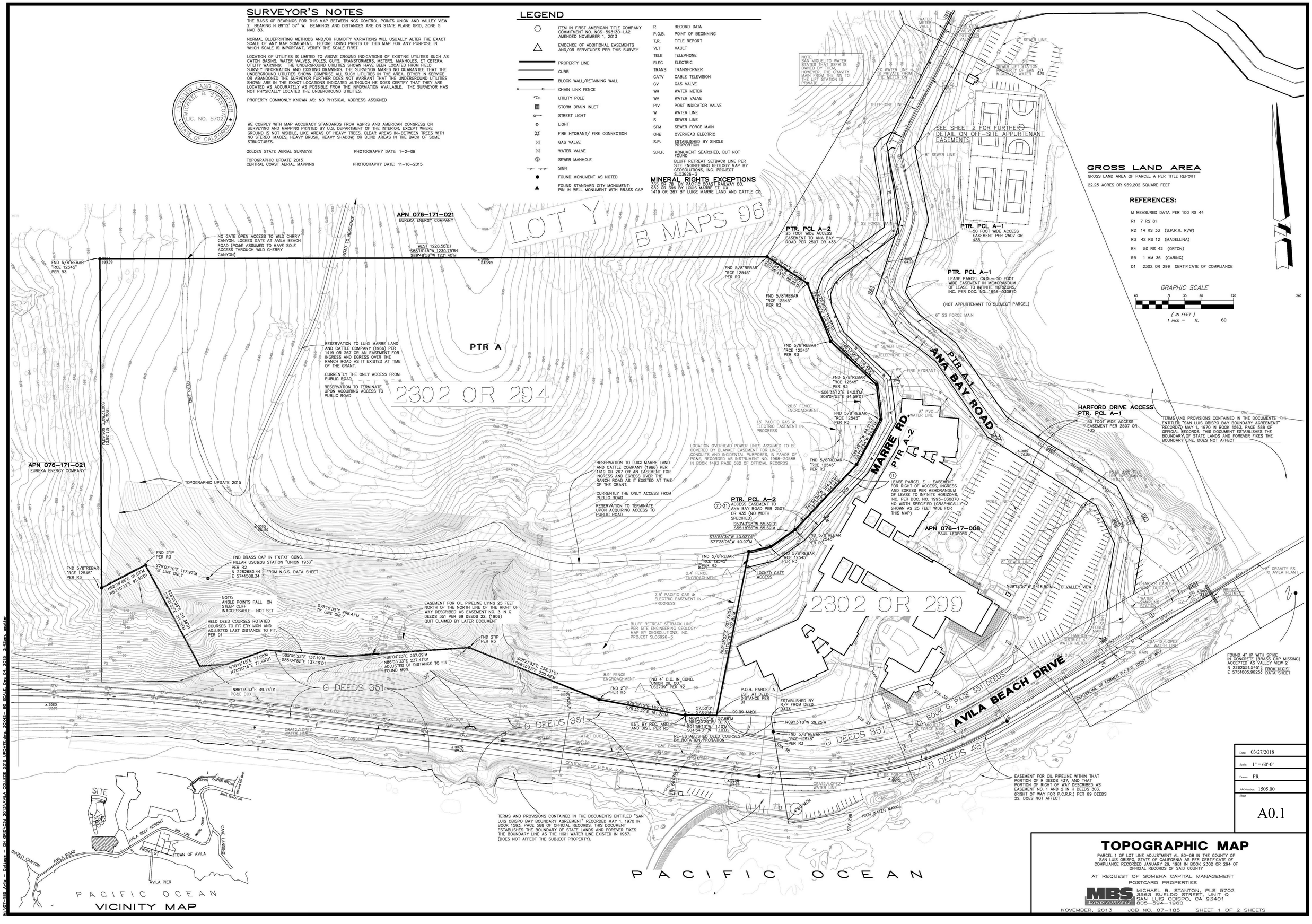
LEGEND

- ITEM IN FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-593130-LA2 AMENDED NOVEMBER 1, 2013
- EVIDENCE OF ADDITIONAL EASEMENTS AND/OR SERVITUDES PER THIS SURVEY
- PROPERTY LINE
- CURB
- BLOCK WALL/RETAINING WALL
- CHAIN LINK FENCE
- UTILITY POLE
- STORM DRAIN INLET
- STREET LIGHT
- LIGHT
- FIRE HYDRANT/ FIRE CONNECTION
- GAS VALVE
- WATER VALVE
- SEWER MANHOLE
- SIGN
- FOUND MONUMENT AS NOTED
- FOUND STANDARD CITY MONUMENT: PIN IN WELL MONUMENT WITH BRASS CAP

R	RECORD DATA
P.O.B.	POINT OF BEGINNING
T,R,	TITLE REPORT
VLT	VAULT
TELE	TELEPHONE
ELEC	ELECTRIC
TRANS	TRANSFORMER
CATV	CABLE TELEVISION
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
PIV	POST INDICATOR VALVE
W	WATER LINE
S	SEWER LINE
SFM	SEWER FORCE MAIN
OHE	OVERHEAD ELECTRIC
S.P.	ESTABLISHED BY SINGLE PROPORTION
S.N.F.	MONUMENT SEARCHED, BUT NOT FOUND
	BLUFF RETREAT SETBACK LINE PER SITE ENGINEERING GEOLOGY MAP BY GEOSOLUTIONS, INC. PROJECT SLO3926-3

MINERAL RIGHTS EXCEPTIONS

335 OR 78 BY PACIFIC COAST RAILWAY CO.
982 OR 396 BY LOUIS MARRE ET. UX
1419 OR 267 BY LUIGE MARRE LAND AND CATTLE CO.



GROSS LAND AREA

GROSS LAND AREA OF PARCEL A PER TITLE REPORT

22.25 ACRES OR 969,202 SQUARE FEET

REFERENCES:

- M MEASURED DATA PER 100 RS 44
- R1 7 RS 81
- R2 14 RS 33 (S.P.R.R. R/W)
- R3 42 RS 12 (MADELLINA)
- R4 50 RS 42 (ORTON)
- R5 1 MM 36 (GARING)
- D1 2302 OR 299 CERTIFICATE OF COMPLIANCE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = ft. 60

Date:	03/27/2018
Scale:	1" = 60'-0"
Drawn:	PR
Job Number:	1505.00
Sheet	A0.1

TOPOGRAPHIC MAP

PARCEL 1 OF LOT LINE ADJUSTMENT AL 80-08 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS PER CERTIFICATE OF COMPLIANCE RECORDED JANUARY 29, 1981 IN BOOK 2302 OR 294 OF OFFICIAL RECORDS OF SAID COUNTY

AT REQUEST OF SOMERA CAPITAL MANAGEMENT
POSTCARD PROPERTIES

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO STREET, UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

NOVEMBER, 2013 JOB NO. 07-185 SHEET 1 OF 2 SHEETS

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OVER

(N) SLIDING GATE

(N) FENCE AT PROPERTY LINE

(N) SLIDING GATE

PROPERTY LINE

CA-SLO-056

DENSE TREE COVER

ANA BAY ROAD

WEST PARKING STRUCTURE
(WITH 84 UNDERGROUND VALET PARKING SPACES)

COTTAGES

CA-SLO-2440

SOLID WASTE STORAGE

30% MAX. SLOPE

MAIN LODGE

POOL

DECK

POOL

LAWN

ENTRY DRIVE

BLUFF RETREAT SETBACK LINE

TOP OF BLUFF EDGE

PROPERTY LINE

CA-SLO-056

PROPERTY LINE

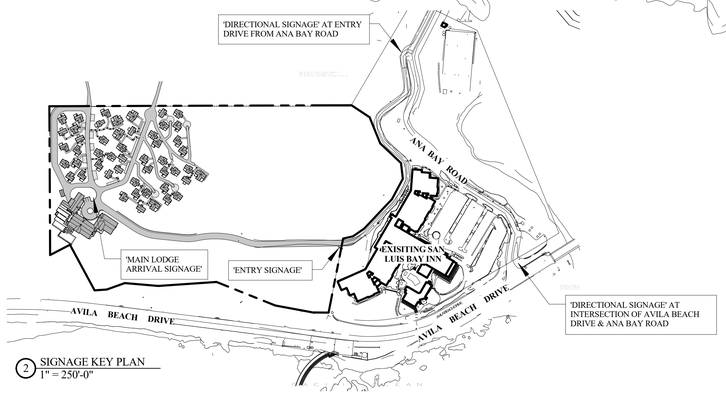
EXISITING SAN LUIS BAY INN

AVILA BEACH DRIVE

CENTERLINE OF S.P.R.R. R/W

CAL POLY PIER

1 PROPOSED SITE PLAN
1" = 50'-0"



2 SIGNAGE KEY PLAN
1" = 250'-0"

COTTAGE

TYPE	SIZE	QTY.	PERCENTAGE
A - STUDIO	COTTAGE: 480 S.F.; PORCH: 143 S.F.	1	2%
B - STUDIO	COTTAGE: 517 S.F.; PORCHES: 28 S.F. & 112 S.F.	9	18%
C - ONE BEDROOM	COTTAGE: 593 S.F.; PORCHES: 30 S.F. & 181 S.F.	11	22%
D - ONE BEDROOM	COTTAGE: 556 S.F.; PORCHES: 73 S.F. & 142 S.F.	15	30%
E - ONE BEDROOM	COTTAGE: 597 S.F.; PORCHES: 70 S.F. & 174 S.F.	9	18%
F - TWO BEDROOM	COTTAGE: 949 S.F.; PORCHES: 56 S.F., 200 S.F., & 138 S.F.	5	10%

GRAND TOTAL: 50

0' 25' 50' 100' 200'
SCALE : 1" = 50'-0"

TRUE NORTH

3/22/2018 10:25:01 AM

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OVERALL SITE PLAN

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: As indicated
Drawn: PR
Job Number: 1505.00
Sheet

A1.1

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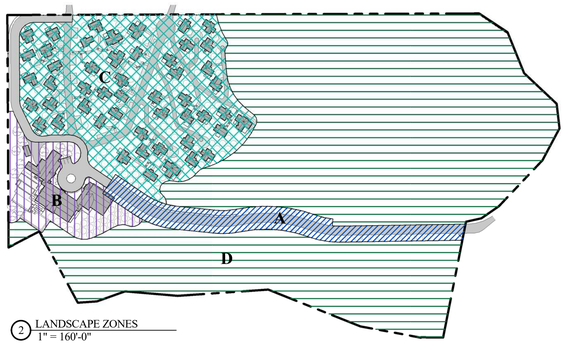

2 LANDSCAPE ZONES
1" = 160'-0"

A - ENTRY DRIVE:

- *AN ALLÉE OF FRUITLESS OLIVE TREES LINES THE DRIVE, WITH OPENINGS THAT ALLOW A VIEW OF THE OCEAN ALONG THE SOUTH SIDE.*

B - MAIN LODGE:

- *A GROVE OF FRUITLESS OLIVE TREES, WITH A LAYOUT THAT RESEMBLES AN ORCHARD.*
- *NATIVE CALIFORNIA LIVE OAKS SET AMONG THE EXISTING OAKS ,TO PROVIDE SCREENING OF THE LODGE ALONG THE SOUTHWEST CORNER.*

C - COTTAGES:

- *A GROVE OF FRUITLESS OLIVE TREES DISPERSED THROUGHOUT THE COTTAGES.*
- *COLORFUL, FRAGRANT, DROUGHT TOLERANT MEDITERRANEAN SHRUBS AND GROUND COVERS.*

D - SITE PERIPHERY:

- *CALIFORNIA NATIVE PLANTINGS TO RESTORE THE PERIPHERY OF THE SITE.*
- *COASTAL SAGE SCRUB AND OTHER PLANTS MATCHING THE EXISTING HABITAT.*

NOTE: LOW WATER USAGE AND DEFENSIBLE SPACE SHALL BE UTILIZED IN THE LAYOUT OF ALL PLANTING AREAS.

1 CONCEPTUAL ILLUSTRATIVE (1:50)
1" = 50'-0"

0' 25' 50' 100' 200'
SCALE : 1" = 50'-0"

TRUE NORTH

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CONCEPTUAL ILLUSTRATIVE (1/50) & LANDSCAPE NOTES

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: As indicated
Drawn: MW; PR
Job Number: 1505.00
Sheet: A1.2

3/22/2018 10:34:24 AM

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1 CONCEPTUAL ILLUSTRATIVE (1:100)
1" = 100'-0"

0' 50' 100' 200' 400'
SCALE : 1" = 100'-0"

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CONCEPTUAL ILLUSTRATIVE
(1/100)

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1" = 100'-0"
Drawn: MW; PR
Job Number: 1505.00
Sheet
A1.3

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1 AERIAL SITE PLAN
1" = 500'-0"

0' 500' 1,000' 2,000' 4,000'
SCALE : 1" = 500'-0"

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CONCEPTUAL ILLUSTRATIVE
(1/500)

The Cottages at
Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1" = 500'-0"
Drawn: MW; PR
Job Number: 1505.00
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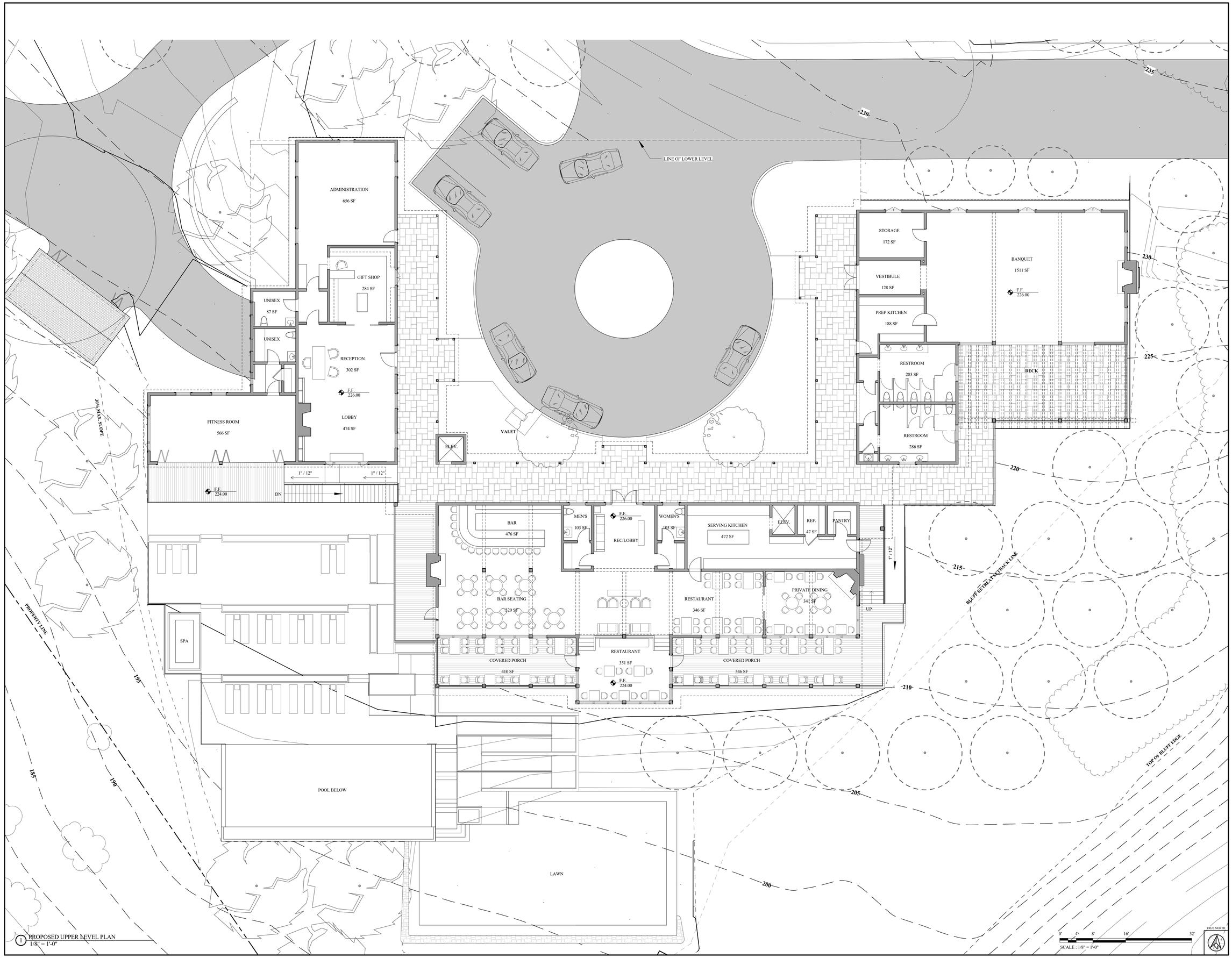

1 PROPOSED UPPER LEVEL PLAN
1/8" = 1'-0"

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MAIN LODGE - UPPER LEVEL

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
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Sheet
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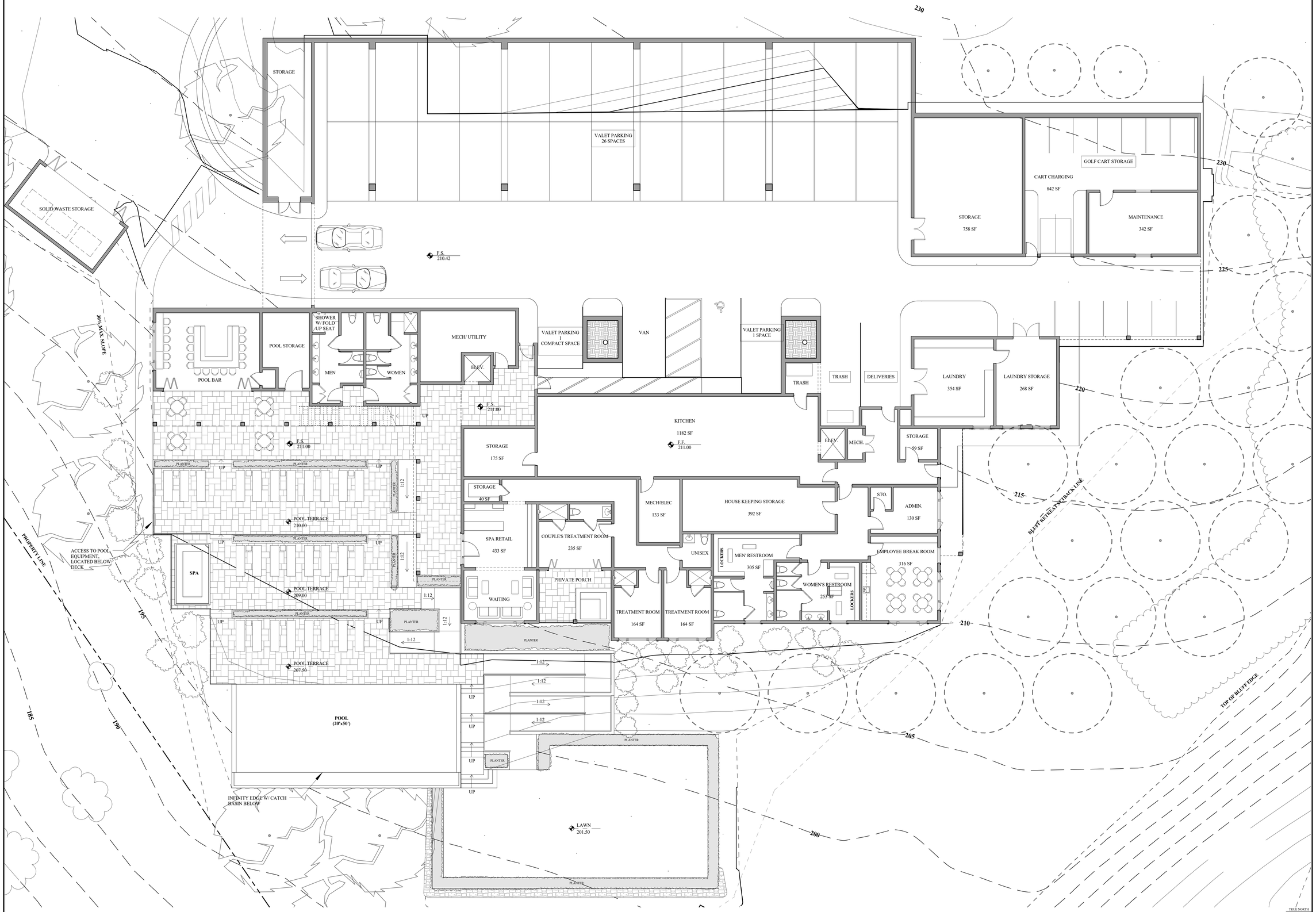

1 PROPOSED LOWER LEVEL PLAN
1/8" = 1'-0"

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MAIN LODGE - LOWER LEVEL

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
Sheet
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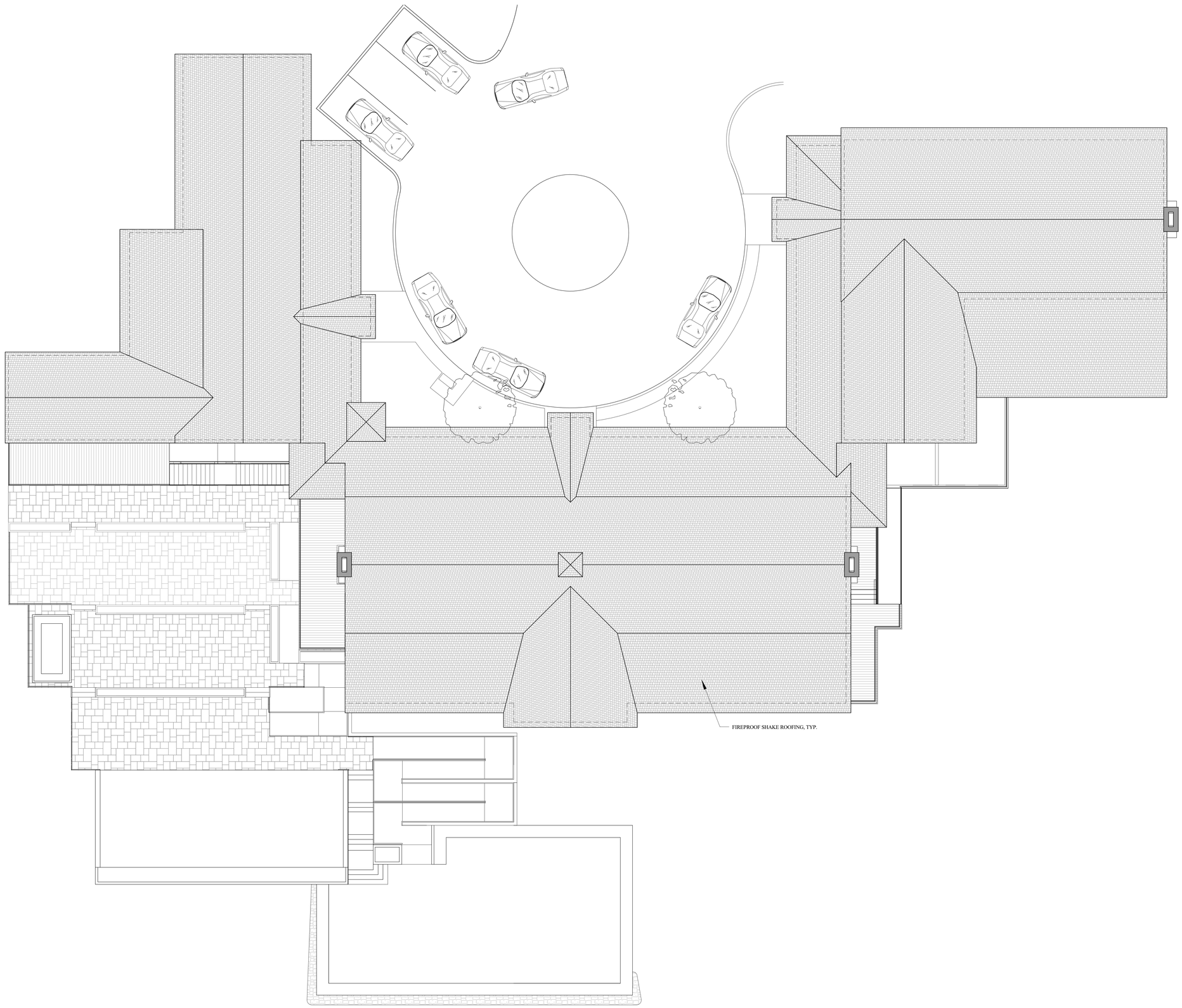

1 PROPOSED ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE : 1/8" = 1'-0"

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MAIN LODGE - ROOF PLAN

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
Sheet
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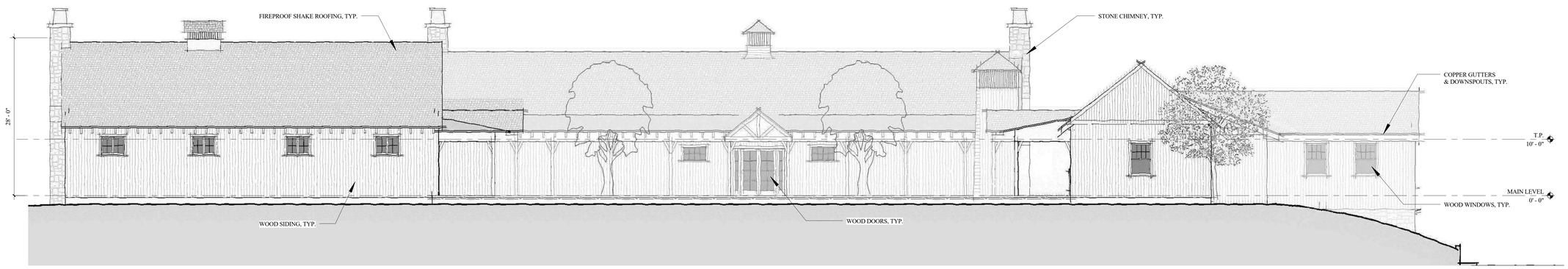
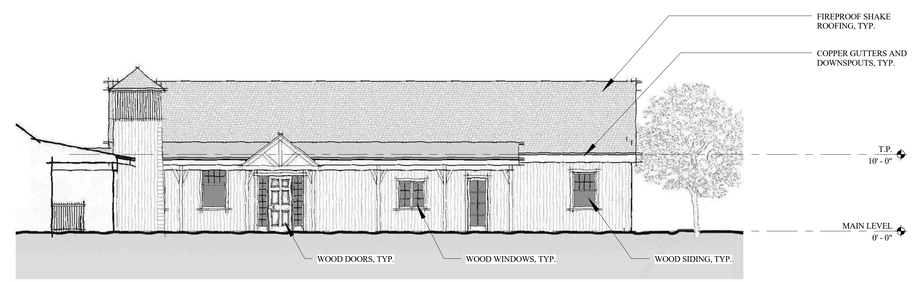


1 NORTH ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION AT COURTYARD
1/8" = 1'-0"



3 EAST ELEVATION AT COURTYARD
1/8" = 1'-0"

0' 4' 8' 16' 32"
SCALE : 1/8" = 1'-0"

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MAIN LODGE - ELEVATIONS

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
Sheet
A3.1

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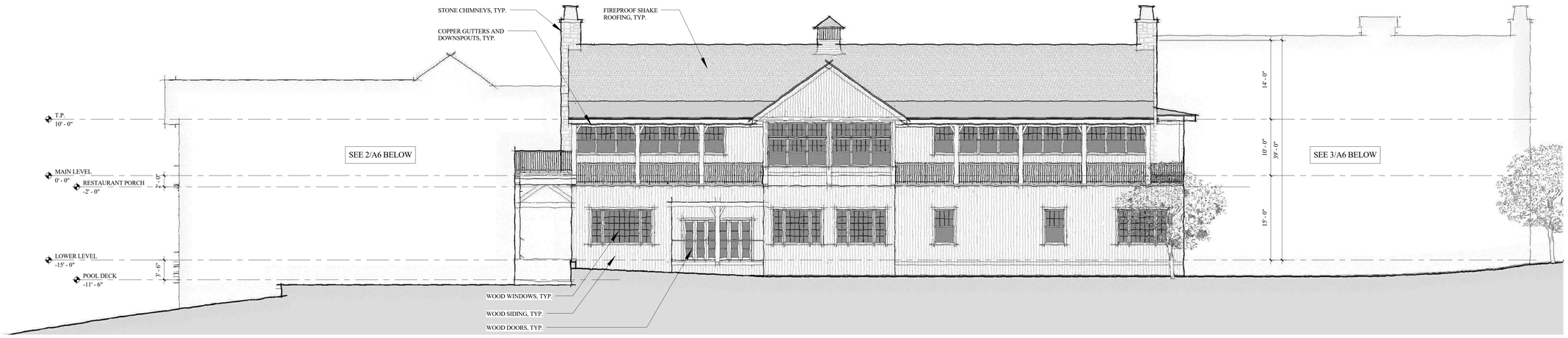
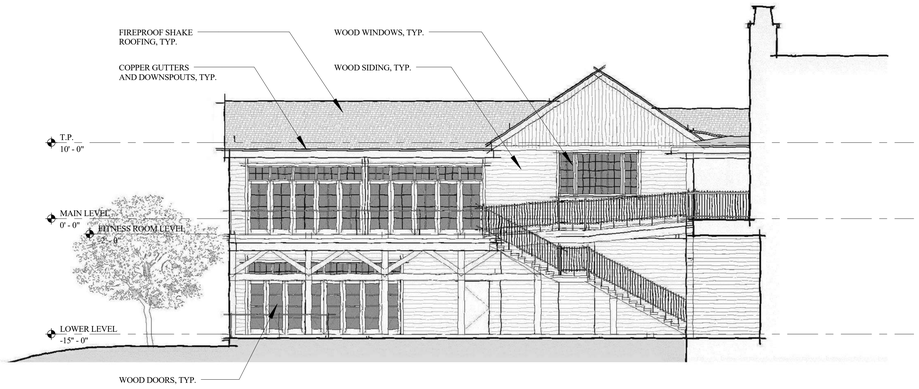
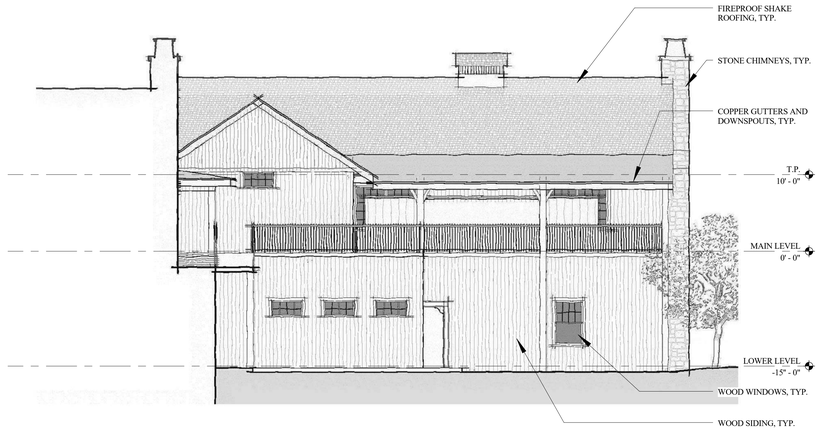


1 SOUTH ELEVATION AT RESTAURANT
1/8" = 1'-0"



2 SOUTH ELEVATION AT POOL DECK
1/8" = 1'-0"



3 SOUTH ELEVATION AT BANQUET HALL
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE : 1/8" = 1'-0"

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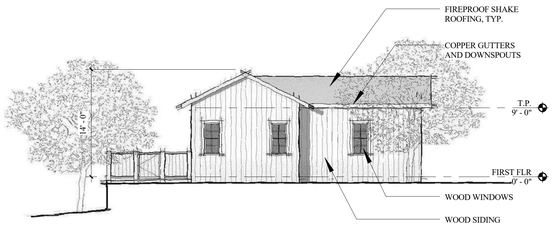
MAIN LODGE - ELEVATIONS

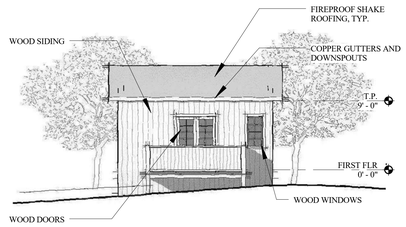
The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
Sheet
A3.2

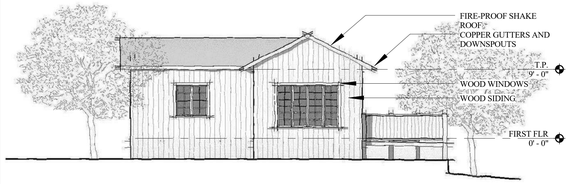
COTTAGE TYPE "A"



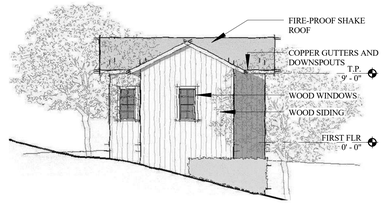
1 UP HILL ELEVATION
1/8" = 1'-0"



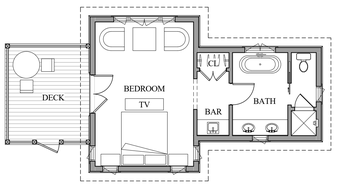
2 SIDE ELEVATION
1/8" = 1'-0"



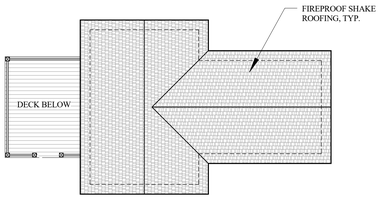
3 DOWN HILL ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

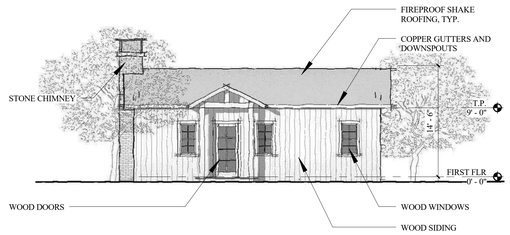


5 FLOOR PLAN
1/8" = 1'-0"

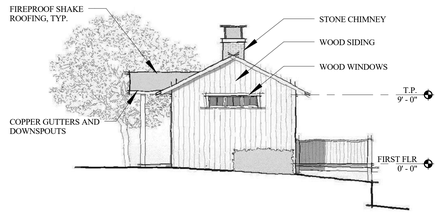


6 ROOF PLAN
1/8" = 1'-0"

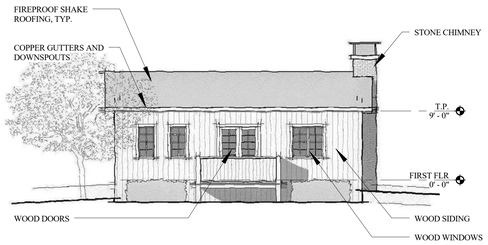
COTTAGE TYPE "B"



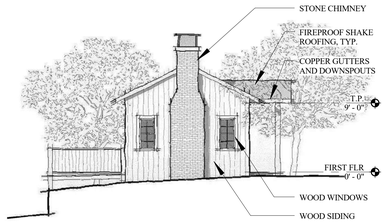
7 UP HILL ELEVATION
1/8" = 1'-0"



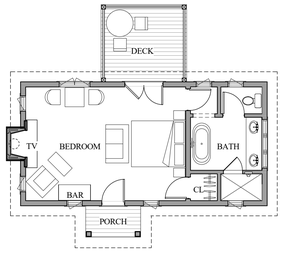
8 SIDE ELEVATION
1/8" = 1'-0"



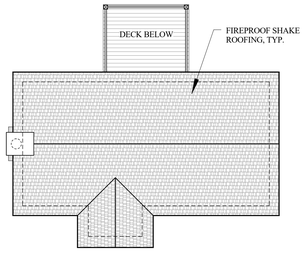
9 DOWN HILL ELEVATION
1/8" = 1'-0"



10 SIDE ELEVATION
1/8" = 1'-0"



11 FLOOR PLAN
1/8" = 1'-0"



12 ROOF PLAN
1/8" = 1'-0"

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COTTAGE TYPES "A" & "B"

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
Drawn: PR
Job Number: 1505.00
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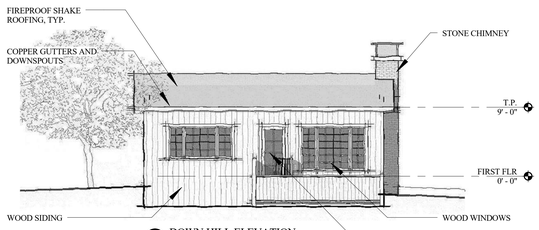
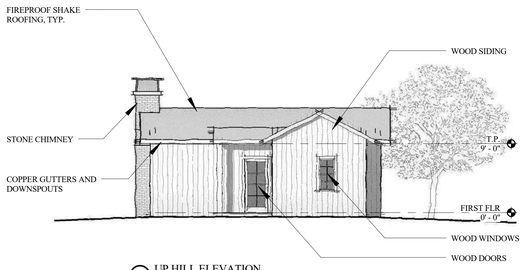
COTTAGE TYPE "C"

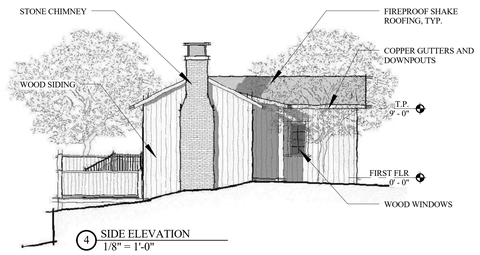


1 DOWN HILL ELEVATION
1/8" = 1'-0"

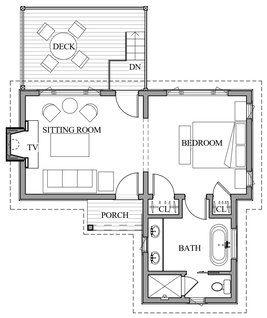
2 SIDE ELEVATION
1/8" = 1'-0"



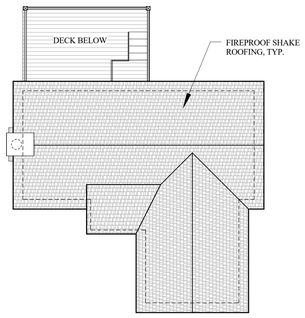
3 UP HILL ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

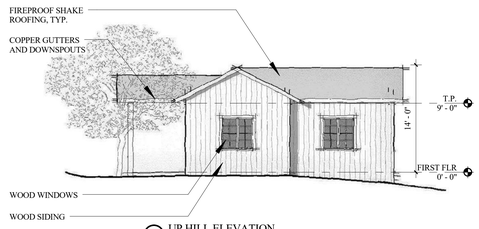


5 COTTAGE "C" - PLAN
1/8" = 1'-0"

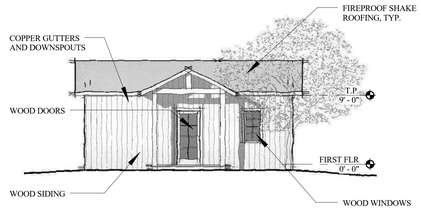


6 COTTAGE "C" - ROOF PLAN
1/8" = 1'-0"

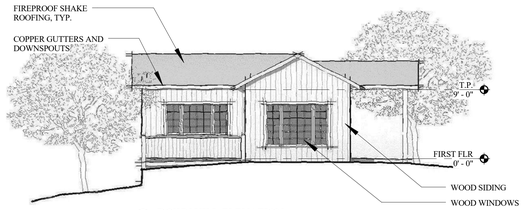
COTTAGE TYPE "D"



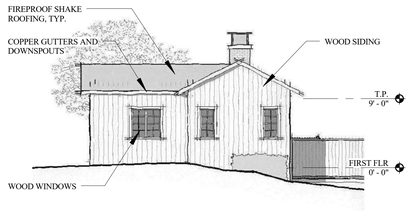
7 UP HILL ELEVATION
1/8" = 1'-0"



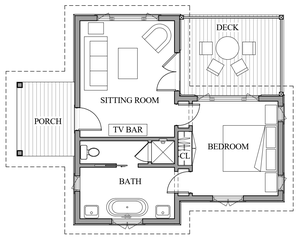
8 SIDE ELEVATION
1/8" = 1'-0"



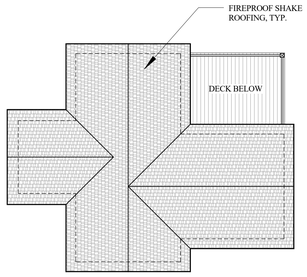
9 DOWN HILL ELEVATION
1/8" = 1'-0"



10 SIDE ELEVATION
1/8" = 1'-0"



11 COTTAGE "D" - PLAN
1/8" = 1'-0"



12 COTTAGE "D" - ROOF PLAN
1/8" = 1'-0"

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COTTAGE TYPES "C" & "D"

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
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Job Number: 1505.00
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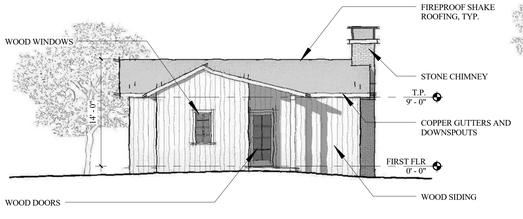
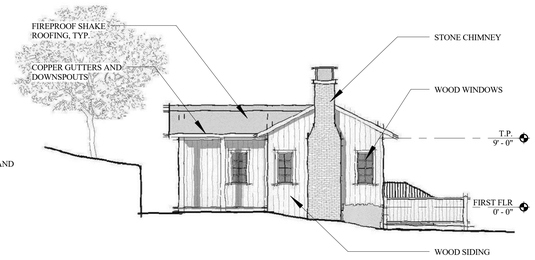
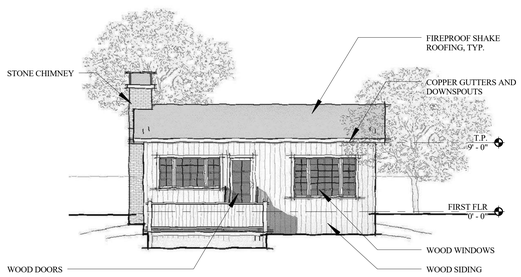
COTTAGE TYPE "E"



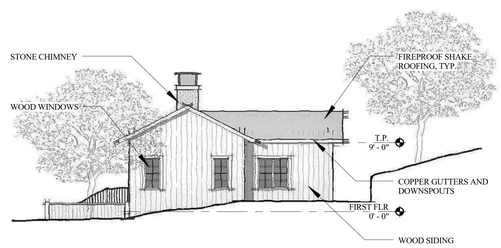
1 UPHILL ELEVATION
1/8" = 1'-0"



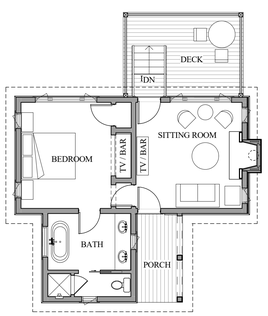
2 SIDE ELEVATION
1/8" = 1'-0"



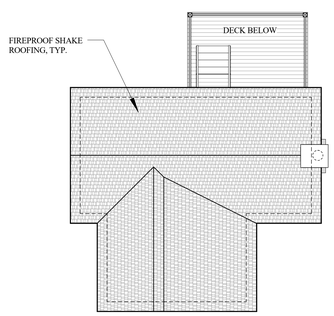
3 DOWNHILL ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

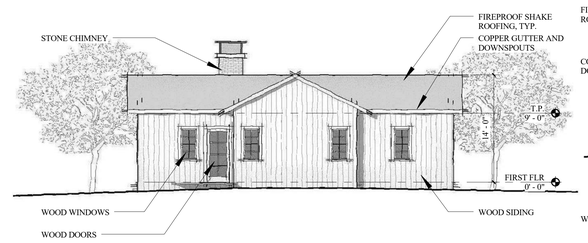


5 COTTAGE "E" - PLAN
1/8" = 1'-0"

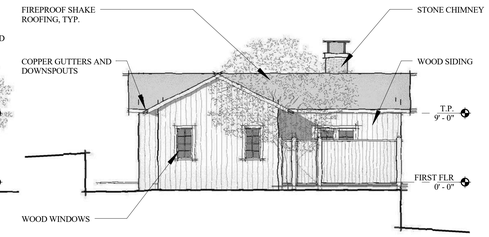


6 COTTAGE "E" - ROOF PLAN
1/8" = 1'-0"

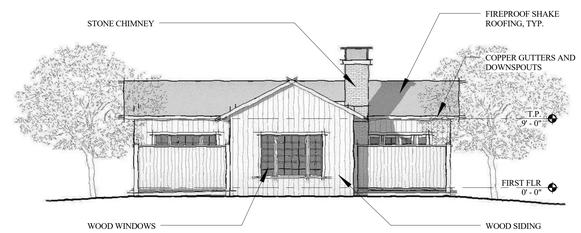
COTTAGE TYPE "F"



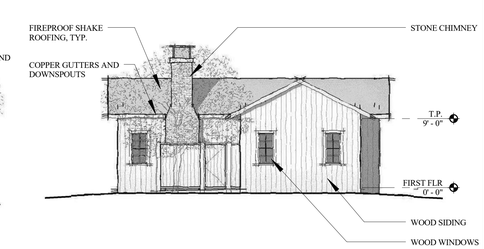
9 UPHILL ELEVATION
1/8" = 1'-0"



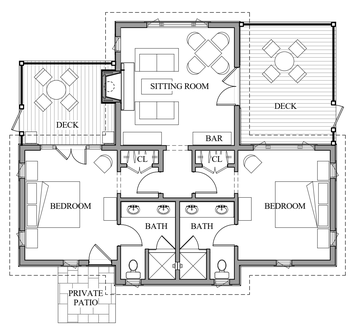
10 SIDE ELEVATION
1/8" = 1'-0"



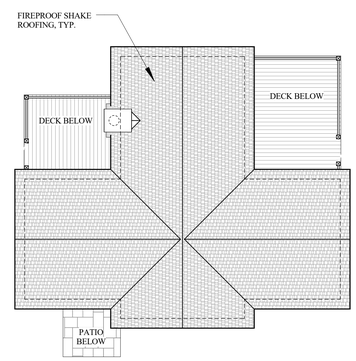
7 DOWNHILL ELEVATION
1/8" = 1'-0"



8 SIDE ELEVATION
1/8" = 1'-0"



11 COTTAGE "F" - PLAN
1/8" = 1'-0"



12 COTTAGE "F" - ROOF PLAN
1/8" = 1'-0"

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COTTAGE TYPES "E" & "F"

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale: 1/8" = 1'-0"
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Job Number: 1505.00
Sheet
A4.3

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1 SITE PLAN - PARKING
1" = 30'-0"

2 SITE PLAN - PARKING - LOWER LEVEL
1" = 30'-0"

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SITE PLAN - PARKING

The Cottages at Point San Luis

San Luis Obispo County, California

Date: 03/27/2018
Scale: As indicated
Drawn: PR
Job Number: 1505.00
Sheet
A5.0

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CRITICAL VIEWS KEY MAP

VIEW (1) FROM 101 FWY

VIEW (2) FROM AVILA BEACH CITY BEACH

VIEW (3) FROM AVILA BEACH DRIVE AND PARK

VIEW (4) FROM AVILA BEACH DRIVE, SOUTH OF SITE
(SITE ABOVE NOT VISIBLE IN THIS VIEW)

VIEW (5) FROM OLDE PORT BEACH

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CRITICAL VIEWS

The Cottages at Point San Luis
San Luis Obispo County, California

Date: 03/27/2018
Scale:
Drawn: MW
Job Number: 1505.00
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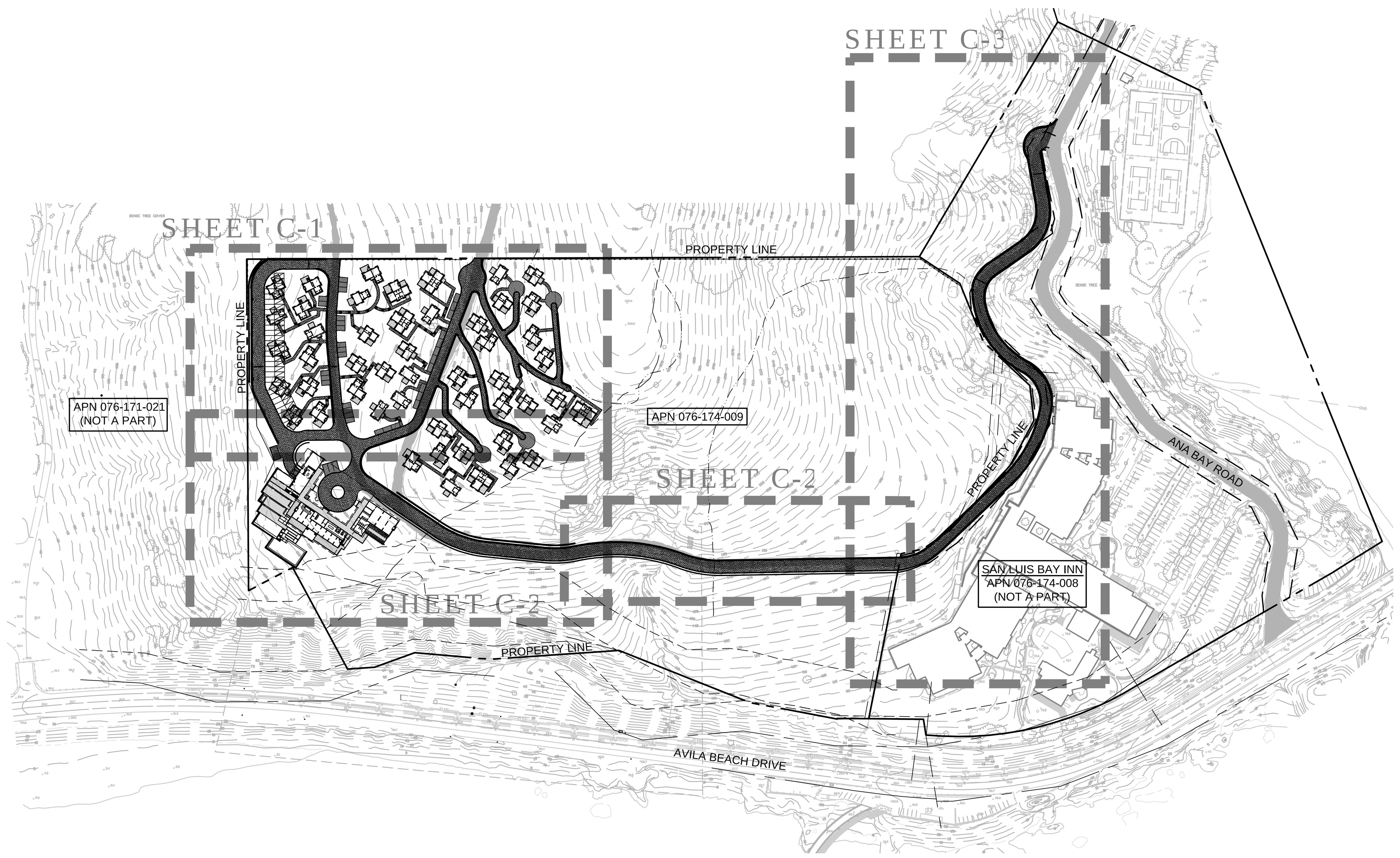
THE COTTAGES AT POINT SAN LUIS
SITE IMPROVEMENT PLANS

APN 076-174-009

SAN LUIS OBISPO COUNTY, CALIFORNIA

VICINITY MAP
NOT TO SCALE



INDEX MAP
SCALE: 1" = 150'

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
PL OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
△	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

EXCAVATION: 18,200 CUBIC YARDS

EMBANKMENT: 14,100 CUBIC YARDS

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

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811
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ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

SURVEY CONTROL:

NAD83(1991.35)
CALIFORNIA COORDINATE SYSTEM ZONE 5
NAVD88

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY TWO AERIAL SURVEYS, FIRST PREFORMED BY GOLDEN STATE AERIAL SURVEYS, PHOTOGRAPHY DATED JANUARY 2, 2008, SECOND PREFORMED BY CENTRAL CAOST AERIAL MAPPING DATED NOVEMBER 16, 2015. SURVEY COMPLETED DECEMBER 4, 2015 BY MBS LAND SURVEYS, SUPPLEMENTED BY FIELD SURVEY BY MBS LAND SURVEYS DATED NOVEMBER 29, 2017.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS TAKEN BETWEEN NGS CONTROL POINTS UNION AND VALLEY VIEW 2 BETWEEN WHICH THE BEARING IS N89°12'57"W.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX:

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	C-1 GRADING AND DRAINAGE PLAN
3	C-2 GRADING AND DRAINAGE PLAN
4	C-3 GRADING AND DRAINAGE PLAN
5	U-1 UTILITY PLAN
6	CD-1 PRELIMINARY ROADWAY PROFILES
7	CD-2 PRELIMINARY ROADWAY PROFILES

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

DESIGN: KMS
DRAFT: KMS
CHECK: RAS

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ______ DATE: ______

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

TITLE SHEET
THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

FEB. 19, 2018

G-1

SHT. 1 OF 7

PLOTTED: Monday, February 19, 2018 5:42:30 PM 1782_FA DESIGN.DWG

W.O. 1782

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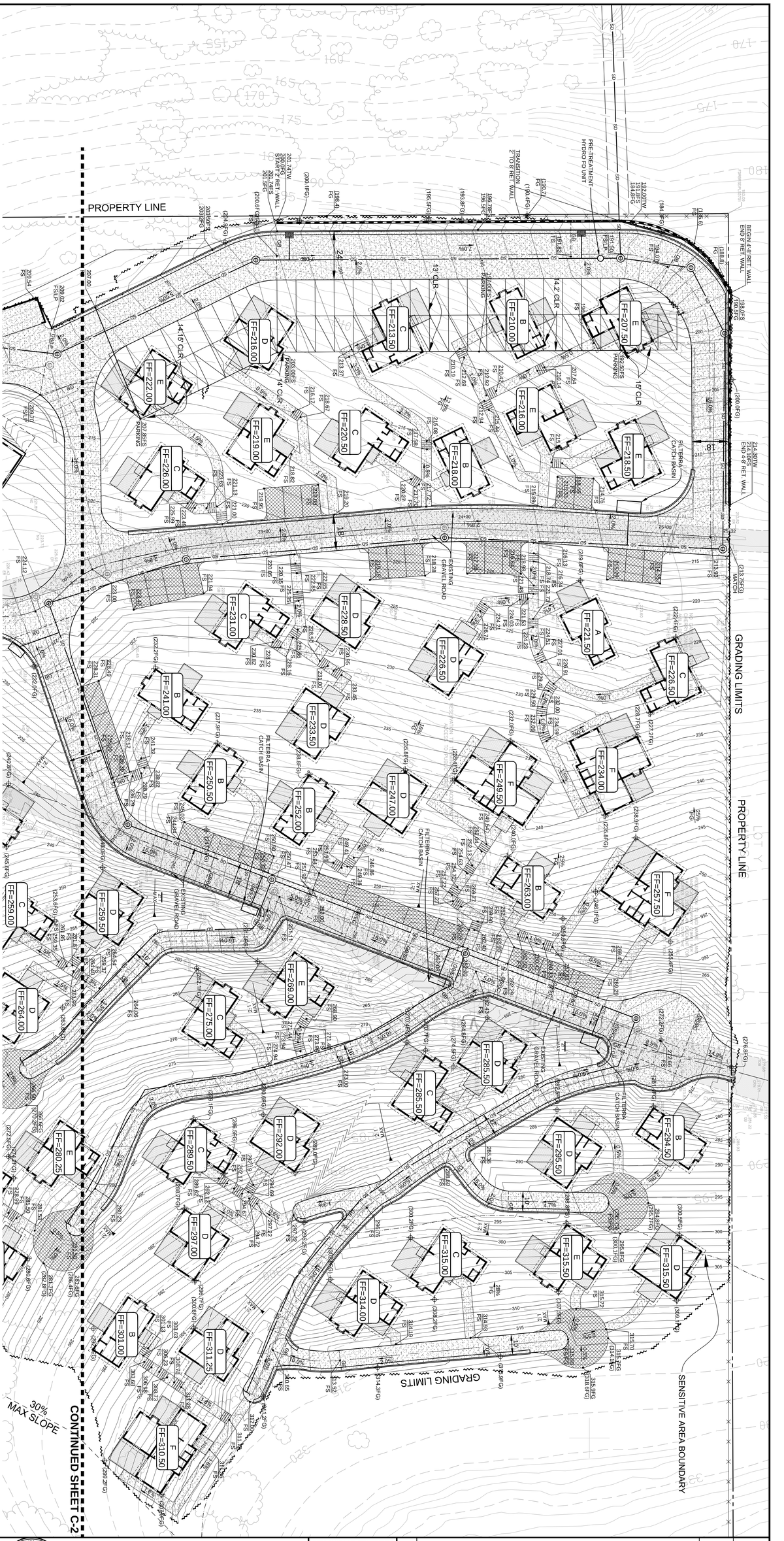
xref: 1782 ARCH_1505_Site Plan_2018-02-12 [X:\2017\17082\CAD\ARCH\1782 ARCH_1505_Site Plan_2018-02-12.dwg]
IMAGE FILE: \\System41\Share\ShareCADD\ACADDWG\0_Blocks\SEALS-SIG BLOCKS\RTF_STAMP_1.jpg



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

SCALE: 1"=20'
GRAPHIC SCALE
0 20 40 60

N

PRELIMINARY GRADING PLAN

THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

FEB. 19, 2018

C-1

SHT. 2 OF 7

W.O. 1782

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHUTOT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 966-2224

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NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

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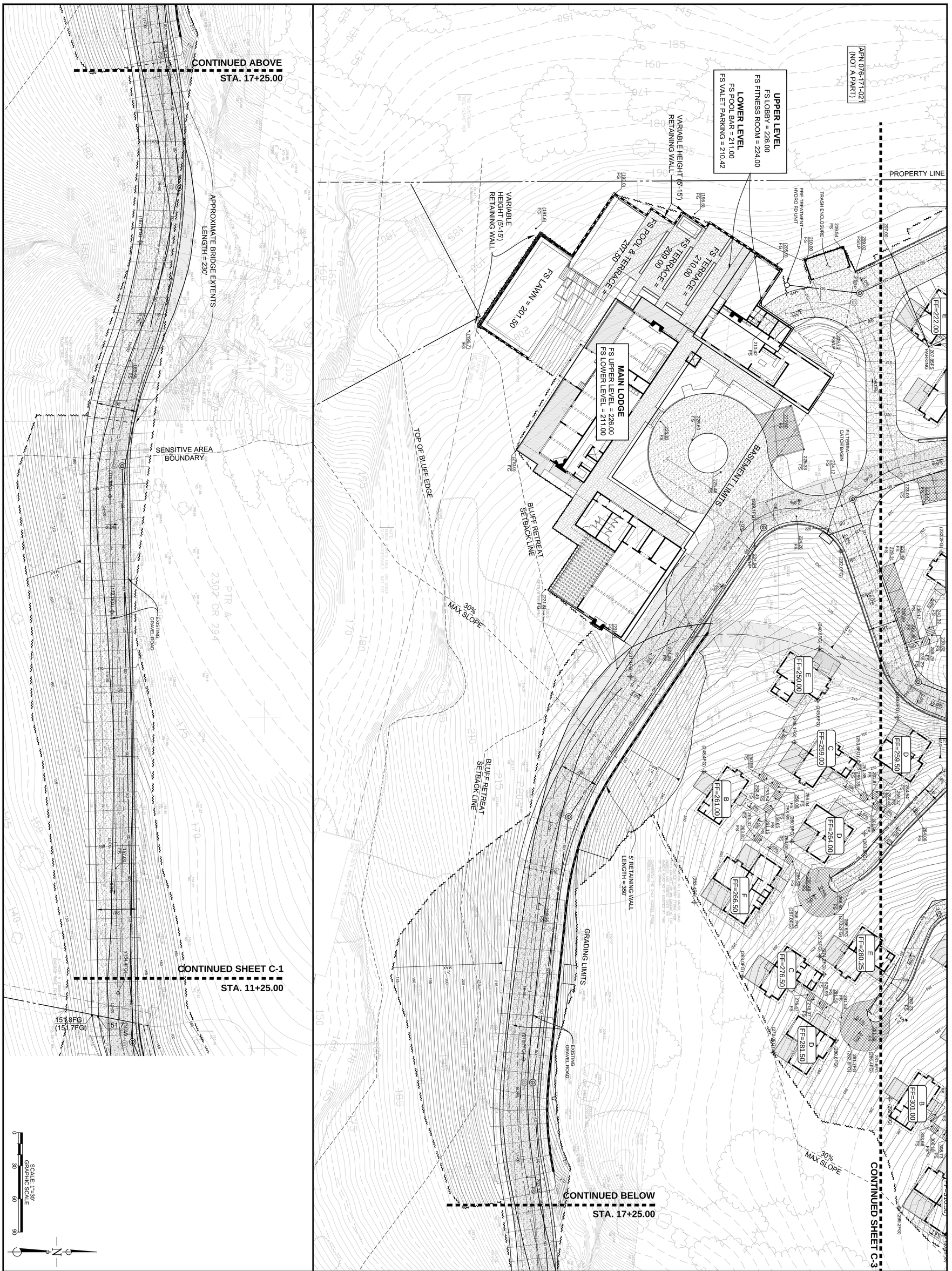

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PRELIMINARY GRADING PLAN

THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

C-2

FEB. 19, 2018

SHT. 3 OF 7

W.O. 1782

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 966-2224

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NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

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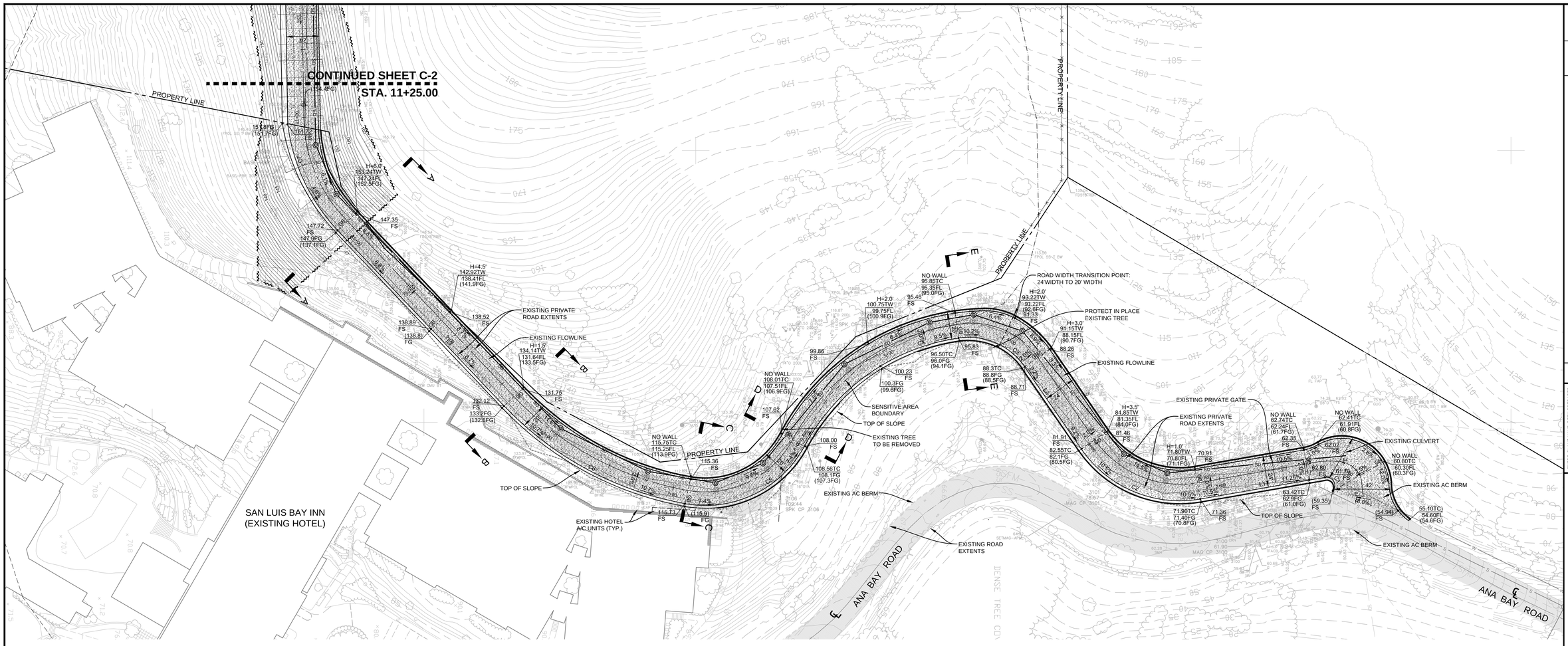

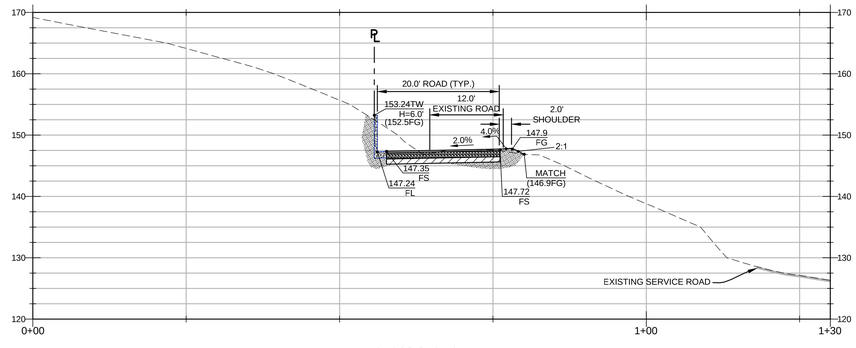

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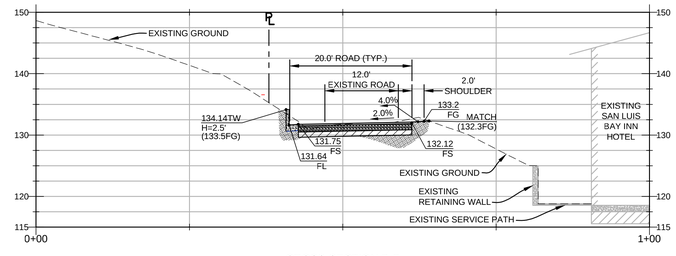
VERTICAL: 1" = 10'



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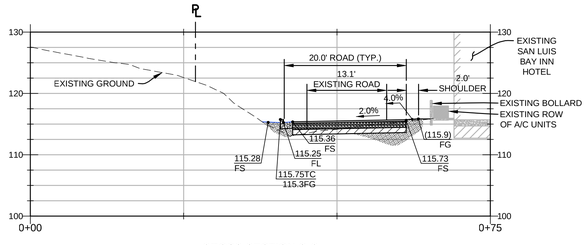

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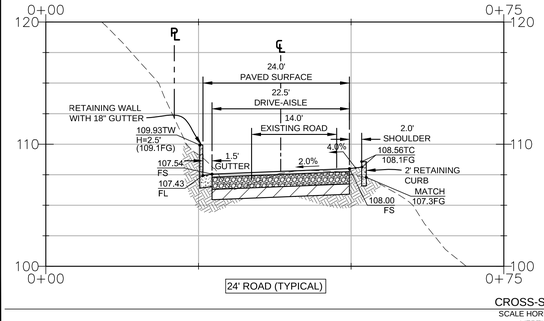

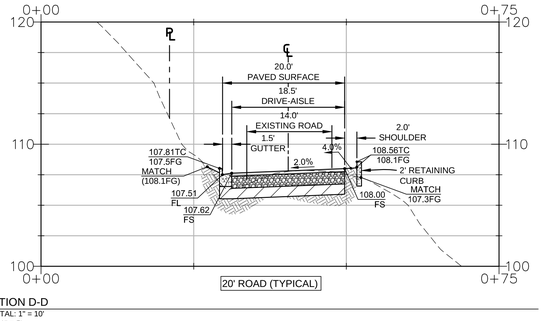

CROSS-SECTION D-D
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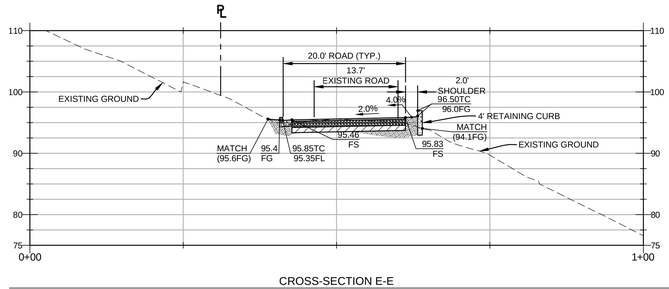
VERTICAL: 1" = 5'



CROSS-SECTION E-E
SCALE HORIZONTAL: 1" = 10'
VERTICAL: 1" = 10'

Curve Table

Curve #	Length	Radius	Delta
C1	14.93'	6.11'	139°58'19"
C2	100.27'	88.00'	65°16'59"
C3	24.00'	50.00'	27°30'15"
C4	61.72'	154.00'	22°57'43"
C5	104.31'	83.00'	72°00'32"
C6	153.92'	243.00'	36°17'29"
C7	87.74'	137.31'	36°36'49"

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE STATED HEREIN AND AS MODIFIED ARE AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER OF WORK HEREIN DOES NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY MODIFICATIONS, ON ANY OTHER SITE OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

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CHECK: RAS
DATE:

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY:

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMITDT
No. 71335
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN
THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

FEB. 19, 2018

C-3

SHT. 4 OF 7

W.O. 1782

CONSTRUCTION NOTES

1. CONSTRUCT 4" WATER LATERAL.
2. CONSTRUCT 8" WATER MAIN.
3. CONSTRUCT SEWER MANHOLE.
4. CONSTRUCT 6" SEWER LATERAL.
5. CONSTRUCT 8" SEWER MAIN.
6. PROPOSED INJECTOR PUMP.
7. CONSTRUCT STORM DRAIN LATERAL.
8. CONSTRUCT 12" STORM DRAIN LINE.
9. CONSTRUCT STORM DRAIN MANHOLE.
10. CONSTRUCT PRE-TREATMENT HYDRO FD UNIT.
11. CONSTRUCT FILTERRA CATCH BASIN.
12. CONSTRUCT CATCH BASIN.
13. REMOVE EXISTING WATER LINE.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

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	REVISIONS		

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FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 966-2224

DESIGN: KMS
DRAFT: KMS
CHECK: RAS

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

REGISTERED PROFESSIONAL ENGINEER RICHARD A. SCHMID No. 71335 CIVIL STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

FEB. 19, 2018

U-1

SHT. 5 OF 7

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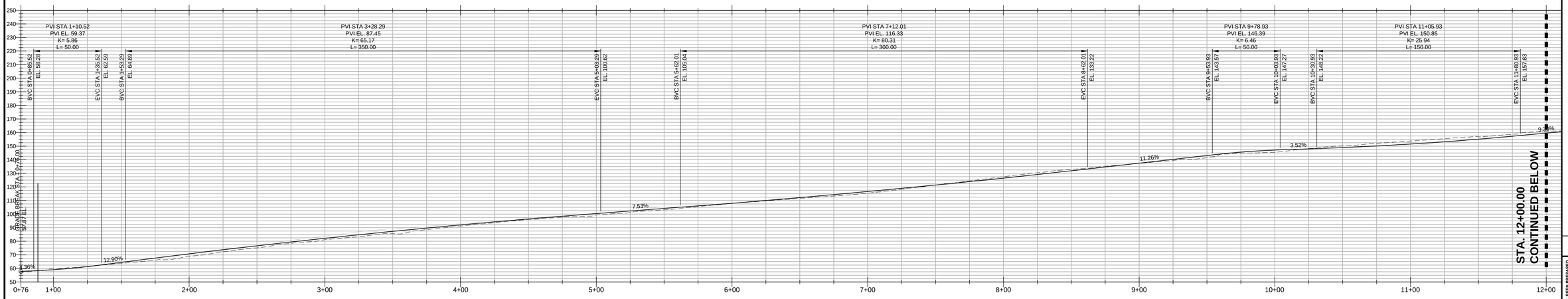

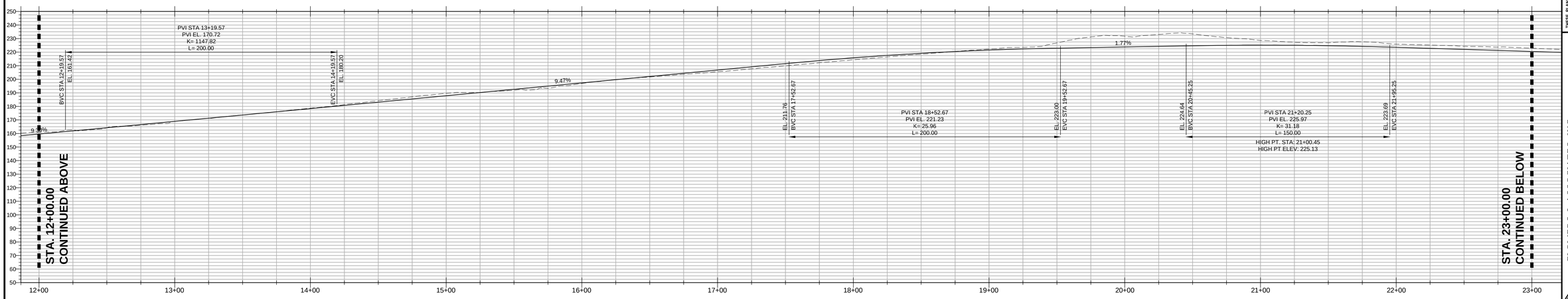

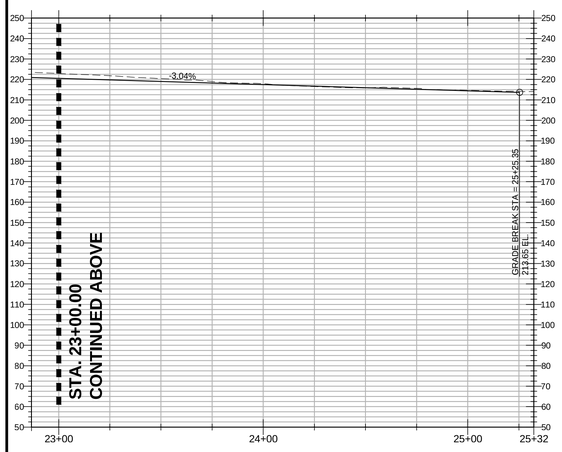

MAIN ROAD PROFILE

SCALE: 1" = 30'

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

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DESIGN: KMS
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BY:

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. SCHMITZER
No. 71335
CIVIL
STATE OF CALIFORNIA

PRELIMINARY ROADWAY PROFILES

THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

FEB. 19, 2018

CD-1

SHT. 6 OF 7

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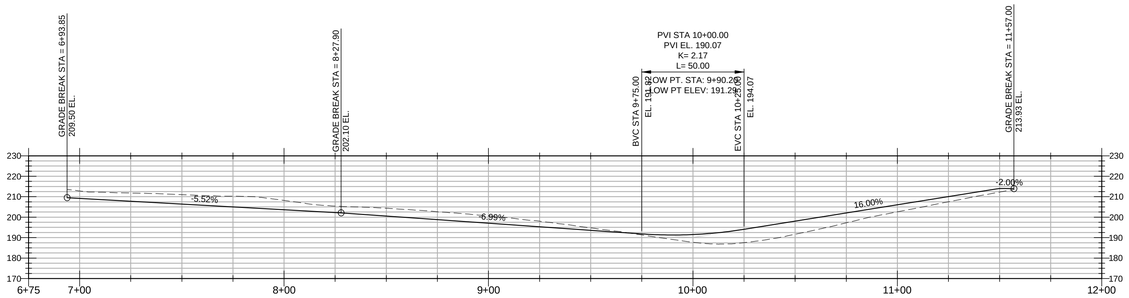
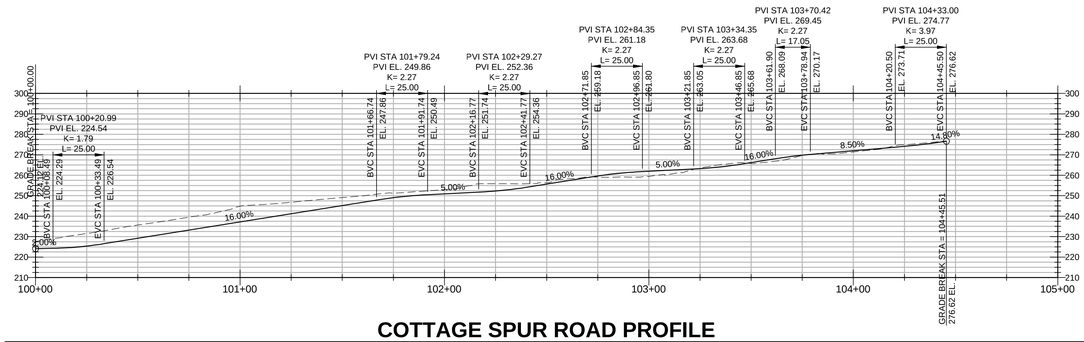


WESTERN ROAD (PARKING) PROFILE

SCALE: 1" = 30'



COTTAGE SPUR ROAD PROFILE

SCALE: 1" = 30'

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	REVISIONS		

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Telephone (805) 966-2224

DESIGN: KMS
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PRELIMINARY
NOT FOR CONSTRUCTION
BY: DATE:

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

PRELIMINARY ROADWAY PROFILES

THE COTTAGES AT POINT SAN LUIS
AVILA BEACH
APN 076-174-009
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

FEB. 19, 2018

CD-2

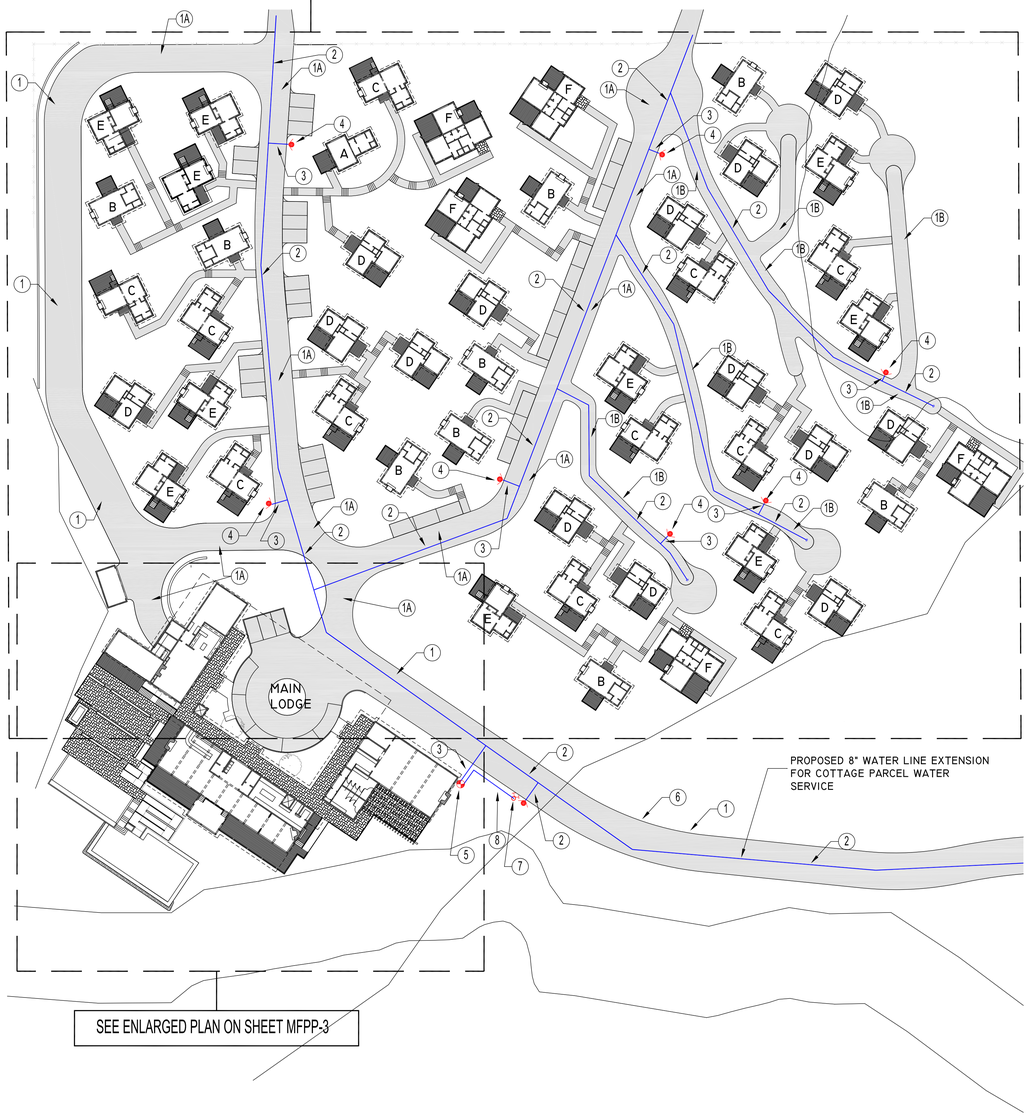
SHT. 7 OF 7

PLOTTED: Monday, February 19, 2018 5:43:57 PM 1782_FA DESIGN.DWG

W.O. 1782

PROVIDE A MINIMUM 100 FT DEFENSIBLE SPACE AROUND BUILDINGS PER CAL FIRE REQUIREMENTS. A VEGETATION MANAGEMENT EASEMENT OR FORMAL WRITTEN AGREEMENT BE PROVIDED PERMITTING THE PROJECT OWNERS TO MAINTAIN THIS SPACE ON THE ADJACENT PARCELS

SEE ENLARGED PLAN ON SHEET MFPP-2



SEE ENLARGED PLAN ON SHEET MFPP-3

AVILA BEACH DRIVE

North

MASTER FIRE PROTECTION PLAN

1" = 40'-0"

FIRE SPRINKLER DESIGN CRITERIA

MAIN BUILDING LODGE -	2016 EDITION OF NFPA 13 MONITORED SYSTEM
WEST PARKING STRUCTURE	2016 EDITION OF NFPA 13 MONITORED SYSTEM
GATE HOUSE	2016 EDITION OF NFPA 13 MONITORED SYSTEM
COTTAGES, A THROUGH F	2016 EDITION OF NFPA 13D

DEFERRED SUBMITTAL & FIELD NOTES:

1. PROPOSED FIRE SPRINKLER SYSTEM INSTALLATION DETAILS, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, THRUST BLOCK DETAILS AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY INSTALLING CONTRACTOR(S).

2. CONTRACTOR(S) TO PERFORM A SITE SURVEY AND FIELD WALK PRIOR TO SUBMITTING BID PROPOSAL FOR THE PROPOSED WORK, TO CONFIRM SITE CONDITIONS WITH RESPECT TO THE INSTALLATION OF THE SITE FIRE PROTECTION SYSTEMS. CONTRACTOR(S) WILL BE RESPONSIBLE FOR COORDINATION OF ALL PIPING INSTALLATION BASED UPON THE FIELD WALK AND THESE PLANS, REGARDLESS OF REQUIRED CHANGES IN PIPE ROUTING, WITHOUT ADDITIONAL COST TO OWNER.

PRIOR TO BUILDING CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET:

1. CREATE A DEFENSIBLE SPACE OF 100 FEET (OR PER CAL FIRE/SLO COUNTY FIRE DEPT. DIRECTION) AROUND THE PROPOSED STRUCTURES ON THIS PROPERTY. REMOVAL DOES NOT APPLY TO SINGLE SPECIMEN TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS THAT ARE USED AS GROUND COVER IS THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

2. FIRE DEPT. EMERGENCY ACCESS SHALL BE INSTALLED AND MADE SERVICABLE. ROADWAY PLANS, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE SUBMITTED FOR APPROVAL

3. SIGNS INDICATING "FIRE LANE - NO STOPPING" SHALL BE PLACED EVERY 150 FEET AS REQUIRED BY THE FIRE DEPARTMENT.

KEY NOTES:

1. FIRE DEPT. ACCESS - FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS. A 24'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 75,000 LB. EMERGENCY VEHICLE.

1A. FIRE DEPT. ACCESS ROAD: MINIMUM WIDTH TO BE 18'-0. CAL FIRE APPROVAL IS REQUIRED.

1B. FIRE DEPT. ACCESS ROAD: MINIMUM WIDTH TO BE 10'-0. CAL FIRE APPROVAL IS REQUIRED.

2. NEW 8" C900 DR18 PVC UG FIRE SERVICE TO NEW PRESSURIZED HYDRANTS AND NEW FIRE SPRINKLER SYSTEMS. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.

3. NEW 6" C900 DR18 PVC UG FIRE SERVICE TO NEW FIRE SPRINKLER SYSTEMS AND NEW SITE HYDRANTS. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.

4. INSTALL NEW PRESSURIZED FIRE HYDRANT AS SHOWN, LOCATED PER THE DIRECTION OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS.

MINIMUM FIRE FLOW TO BE 1500 GPM AT 20 PSI .

REMOVE OBSCURING VEGETATION, AND INSURE THAT THE FIRE DEPARTMENT CAN CONNECT TO THE 4" AND 2-1/2" HOSE CONNECTIONS AS PER COUNTY STANDARDS.

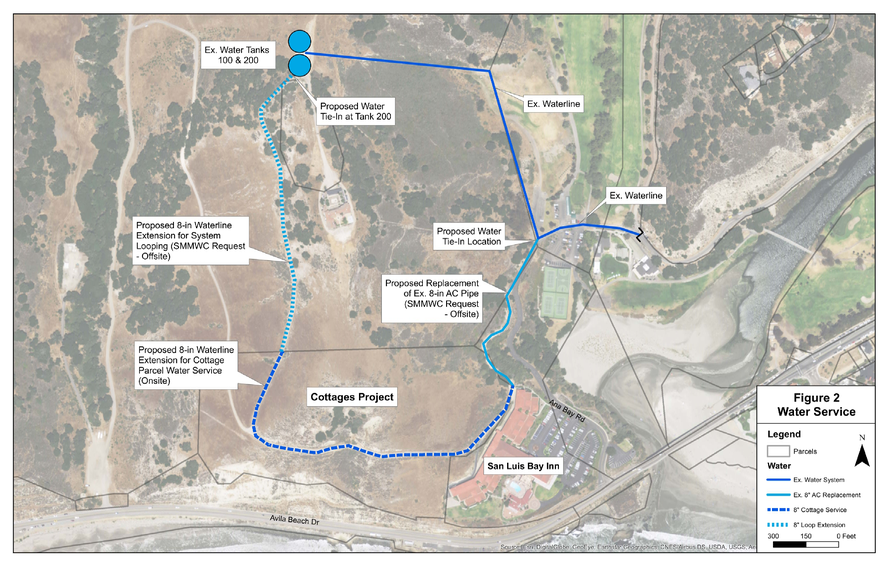
INSTALL SIGN LABELING HYDRANT LOCATION AND/OR INSTALL 3" BLUE REFLECTOR IN ACCESS ROAD ADJACENT TO HYDRANT.

5. NEW AUTOMATIC FIRE SPRINKLER SYSTEM RISER LOCATION. THE SYSTEM IS TO BE DESIGNED AND INSTALLED IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 13, AND SAN LUIS OBISPO COUNTY FIRE DEPARTMENT REQUIREMENTS.

6. PROVIDE ACCESS, FIRE DEPARTMENT KNOX BOX (IF APPLICABLE), AND ADDRESS PER SLOCFD STANDARDS.

7. NEW 4" X 2-1/2" X 2-1/2" SIAMESE FIRE DEPARTMENT CONNECTION, (FDC) AND CHECK VALVE.

8. NEW 4" C900 DR18 PVC UG FIRE SERVICE TO NEW FIRE DEPARTMENT CONNECTION. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.



North

PROPOSED WATER SUPPLY

NO SCALE

SCOPE OF WORK

MASTER FIRE PROTECTION PLAN FOR THE PROPOSED AVILA BEACH COTTAGES PROJECT LOCATED IN SAN LUIS OBISPO COUNTYTHE PROJECT IS TO COMPLY WITH THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA BUILDING CODE, AND ALL APPLICABLE COUNTY CODES AND STANDARDS.

BUILDING SUMMARY / BUILDING CODE DATA

Main Building Lodge	NET SQ. FT.	GROSS SQ. FT.
Main Level	8,909	9,491
Lower Level-Below Ground (31%)	6,018	6,308
Lower Level-Above Ground (69%)	13,396	14,039
TOTAL	**28,323**	**29,838**
Site Percentage (Above Ground Only)	0.92%	0.98%

West Parking Structure	SQ. FT.
Below Ground (50%)	5,105
Above Ground (50%)	5,105
TOTAL	**10,209**

Solid Waste Storage	NET SQ. FT.	GROSS SQ. FT.
Building	**288**	**337**

Cottage "A"	NET SQ. FT.	GROSS SQ. FT.
Building	415	480
Porches & Decks	-	143
TOTAL	-	**623**
Total for All Cottage "B" Types		
Quantity of Cottage Type	1	
Percentage of Cottage Type	2%	
Building	415	480
Porches & Decks	-	143
TOTAL (Building, Porches, &Decks)	-	**623**

Cottage "B"	NET SQ. FT.	GROSS SQ. FT.
Building	456	517
Porches & Decks	-	140
TOTAL	-	**657**
Total for All Cottage "B" Types		
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,104	4,653
Porches & Decks	-	1,260
TOTAL (Building, Porches, &Decks)	-	**5,913**

Cottage "C"	NET SQ. FT.	GROSS SQ. FT.
Building	516	593
Porches & Decks	-	211
TOTAL	-	**804**
Total for All Cottage "C" Types		
Quantity of Cottage Type	11	
Percentage of Cottage Type	22%	
Building	5,676	6,523
Porches & Decks	-	2,321
TOTAL (Building, Porches, &Decks)	-	**8,844**

Cottage "D"	NET SQ. FT.	GROSS SQ. FT.
Building	485	556
Porches & Decks	-	215
TOTAL	-	**771**
Total for All Cottage "D" Types		
Quantity of Cottage Type	15	
Percentage of Cottage Type	30%	
Building	7,275	8,340
Porches & Decks	-	3,225
TOTAL (Building, Porches, &Decks)	-	**11,565**

Cottage "E"	NET SQ. FT.	GROSS SQ. FT.
Building	523	597
Porches & Decks	-	244
TOTAL	-	**841**
Quantity of Cottage Type	9	
Percentage of Cottage Type	18%	
Building	4,707	5,373
Porches & Decks	-	2,196
TOTAL (Building, Porches, &Decks)	-	**7,569**

Cottage "F"	NET SQ. FT.	GROSS SQ. FT.
Building	845	949
Porches & Decks	-	394
TOTAL	-	**1,343**
Total for All Cottage "F" Types		
Quantity of Cottage Type	5	
Percentage of Cottage Type	10%	
Building	4,225	4,745
Porches & Decks	-	1,970
TOTAL (Building, Porches, &Decks)	-	**6,715**

TOTAL Cottages on Site	NET SQ. FT.	GROSS SQ. FT.
Total Quantity of Cottages	50	
Building	26,402	30,114
Porches & Decks	-	11,115
TOTAL	26,402	41,229
Site Percentage (Buildings Only)	2.72%	3.11%
Site Percentage (Buildings, Porches & Decks)		4.25%

TOTAL All Building on Site	NET SQ. FT.	GROSS SQ. FT.
TOTAL Above Grade	35,599	39,942
Site Percentage (Above Grade Only)	3.67%	4.12%
TOTAL Above & Below Grade	55,013	60,289

THIS MASTER FIRE PROTECTION PLAN INCLUDES THE FOLLOWING FIRE PROTECTION SYSTEMS IN SUPPORT OF THE CONSTRUCTION OF THE NEW COMMERCIAL BLDGS.

1. FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS. A 24'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 75,000 LB. EMERGENCY VEHICLE.

2. NEW 6" & 8" C900 DR18 UNDERGROUND FIRE SERVICE LINES TO SUPPLY SITE HYDRANTS AND BUILDING FIRE SPRINKLER SYSTEMS. SYSTEM TO BE INSTALLED AND INSPECTED PER NFPA 24 REQUIREMENTS.

3. INSTALL NEW PRESSURIZED FIRE HYDRANTS AS SHOWN, LOCATED PER THE DIRECTION OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS.

MINIMUM FIRE FLOW TO BE 1500 GPM AT 20 PSI.

REMOVE OBSCURING VEGETATION, AND INSURE THAT FIRE DEPARTMENT CAN CONNECT TO THE 4" AND 2-1/2" HOSE CONNECTIONS AS PER COUNTY STANDARDS. INSTALL SIGN LABELING HYDRANT LOCATION AND/OR INSTALL 3" BLUE REFLECTOR IN ACCESS ROAD ADJACENT TO HYDRANT.

4. UNDERGROUND FIRE SERVICE PIPING TO HAVE THRUST BLOCKS, VALVES AND ALL APPURTENANCES TO BE INSTALLED PER THE REQUIREMENTS OF NFPA 24.

5. INSTALL NEW AUTOMATIC WET FIRE SPRINKLER SYSTEMS IN THE PROPOSED COMMERCIAL BUILDINGS. THE SYSTEMS ARE TO BE DESIGNED AND INSTALLED IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 13 AND THE SAN LUIS OBISPO COUNTY FIRE DEPARTMENT.

8. INSTALL FIRE SPRINKLER FIRE ALARM MONITORING SYSTEMS FOR THE PROPOSED BUILDINGS PER COUNTY REQUIREMENTS. SYSTEMS TO BE CONTINUOUSLY MONITORED BY A UL LISTED CENTRAL STATION, WITH AUTOMATIC FIRE DEPARTMENT NOTIFICATION UPON SYSTEM ACTIVATION.

9. INSTALL FIRE EXTINGUISHERS THROUGHOUT BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, AND SLOCFD REQUIREMENTS.

10. GATE ACCESS, SITE ADDRESSING AND FIRE LANE SIGNAGE MUST BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND SLOCFD REQUIREMENTS.

11. FIRE ALARM SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA FIRE CODE AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2016 EDITION OF NFPA 72.

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REVISION	DESCRIPTION	DATE	BY
1	ARCHITECT COMMENTS	03/26/18	P.T.

Collings & Associates, LLC
Fire Protection Engineering
260 Maple Court, Suite 241, Ventura, Ca 93003
Phone:(805) 658-0003 Fax:(805) 658-0044
www.collingsandassociates.com

LICENSED FIRE PROTECTION ENGINEER JOHN V. COLLINGS No. 1545 Exp. 06/30/18 STATE OF CALIFORNIA

PROJECT: AVILA COTTAGES
AVILA BEACH DRIVE
SAN LUIS OBISPO, CA 93401

SHEET TITLE: MASTER FIRE PROTECTION PLAN
OVERALL SITE PLAN

DRAWN: P.T.
CHECKED: J.C.
SCALE: AS SHOWN
DATE: 03/26/18
SHEET MFPP-1

North

MASTER FIRE PROTECTION PLAN

1'" = 20'-0"

KEY NOTES:

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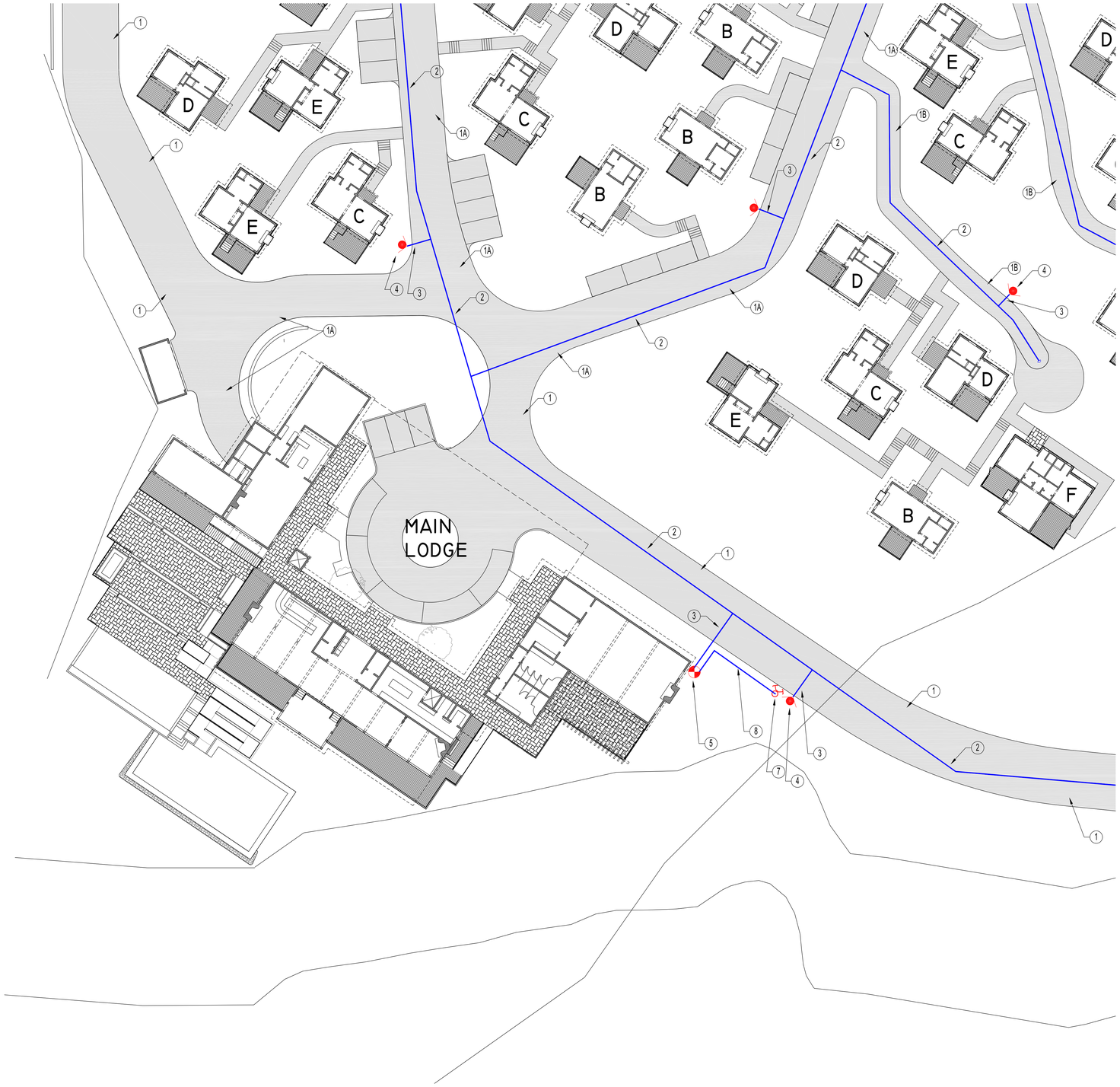
LICENSED FIRE PROTECTION ENGINEER JOHN V. COLLINGS No. 1545 Exp. 06/30/18 STATE OF CALIFORNIA

PROJECT: AVILA COTTAGES
AVILA BEACH DRIVE
SAN LUIS OBISPO, CA 93401

SHEET TITLE: MASTER FIRE PROTECTION PLAN
SITE PLAN: COTTAGES

DRAWN: P.T.
CHECKED: J.C.
SCALE: AS SHOWN
DATE: 03/26/18
SHEET MFPP-2



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North

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JOHN V. COLLINGS
No. 1545
Exp. 06/30/18
STATE OF CALIFORNIA

PROJECT:
AVILA COTTAGES
AVILA BEACH DRIVE
SAN LUIS OBISPO, CA 93401

SHEET TITLE:
MASTER FIRE PROTECTION PLAN
SITE PLAN: MAIN LODGE

DRAWN: P.T.
CHECKED: J.C.
SCALE: AS SHOWN
DATE: 03/26/18
SHEET MFPP-3