



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 1/26/2021

TO: Building, Cal Fire/County Fire, Public Works, Avila Valley Advisory Council, Environmental Health Services, District 3 Legislative Assistant, and Coastal Commission

FROM: Nicole Ellis (nellis@co.slo.ca.us) 805-788-5157

PROJECT NUMBER & NAME: DRC2021-00015 Avila Valley Barn MUP /Coastal Development Permit

PROJECT DESCRIPTION*: Proposed Minor Use Permit/ Coastal Development Permit for temporary events in an existing barn and outdoor use areas at Avila Valley Barn, with 144 events annually (12 per month) and up to 200 guests per event, on a 46 acre site containing an existing farm stand; location is 560 Avila Beach Drive, Avila Beach, CA.

APN(s): 076-231-073

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

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 INDICATE (VIA E-MAIL OR PHONE).

Please see attached.

2/24/2021	L. Terry	x5553
Date	Name	Phone

**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT

Michael Hill *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

February 24, 2021

To: Nicole Ellis, nelliss@co.slo.ca.us
SLO County Planning and Building

From: Environmental Health
Leslie Terry, 805-781-5553, lterry@co.slo.ca.us

RE: DRC2021-00015 Avila Valley Barn MUP / Coastal Development Permit
APN 076-231-073

Applicant/property owner is advised that due to the on-site population (including staff and visitors) clearly exceeding 25 persons for at least 60 days per year, the private water well system (regardless of the outcome of this use permit) is required to permit as a public water system. Applicant or property owner/manager to contact Liberty Amundson at lamundson@co.slo.ca.us or (805) 781-5544 for questions regarding the water supply.

Use only licensed caterers, mobile food facilities or on-site permitted food facilities for public events where food may be served.

Applicant to evaluate if the proposed project will necessitate modifications / updates to their Hazwaste self reporting requirements. Contact Linnea Chandler at lchandler@co.slo.ca.us or (805)781-4917 with any questions regarding this reporting requirement.

Any changes to food facility structures or operations may necessitate updates to the Health Permits with this office (site currently has two food facility health permits). Contact Kerstin Hewitt at khewitt@co.slo.ca.us or (805) 781-5546 with any questions regarding the food facilities.

Verify on-site wastewater system adequacy as needed for proposed use. For any onsite wastewater system questions, contact the county on-site wastewater specialist Michael Byrd at mbyrd@co.slo.ca.us or (805)781-5500.

Environmental Health Services

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211
www.slopublichealth.org/ehs



Date: February 17, 2021

To: Nicole Ellis, Project Planner

From: JR Beard, Development Services

Subject: DRC2021-00015 Avila Valley Barn MUP Coastal Development Permit, Avila, APN 076-231-073

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Ontario Road and Avila Beach Drive intersection is identified as Level of Service (LOS) F, please have the applicant provide a Traffic Impact Study for review and approval by Public Works that addresses LOS as follows:
 - a. LOS Traffic Impact Study Policies, revised 2015, and include the additional analysis:
 - i. Evaluation of event traffic impacts, food operation, circulation, and recommended mitigations assuming all events occur with maximum attendance and coincide with normal operational traffic, and effects to LOS.
 - ii. Provide clarification to Traffic letter by OEG, dated November 9, 2020:
 1. Letter states primary site access will be from Ontario Road. Provide mitigation recommendations to ensure Ontario Road is the primary site access.
 2. Letter states existing average daily traffic (ADT) is 1,000 ADT, correct to 1,825.
 - iii. Center left turn lane evaluation for the proposed primary access driveway off Ontario Road.
 - iv. Center left turn lane evaluation for the access driveway off Avila Beach Drive.
 - v. Relocation of existing driveway along Avila Beach Drive to the east to provide direct access to main parking area to mitigate queuing occurring on Avila Beach Drive. Evaluate driveway relocation or maintaining existing driveway as an exit only driveway with addition of new driveway with direct access to main parking area.
 - vi. Evaluation of existing driveway along Ontario Road in proximity to Avila Beach Drive.
 - vii. Site Access:
 1. Sight distance standards for each proposed connection to a county-maintained road.
 2. Left turn onto Avila Beach Drive has been observed to be an issue, provide recommended mitigations.
 - viii. Onsite Circulation
 - ix. Safety Analysis:

1. 5-year data for collision history, including 2020
2. Avila Beach Drive
3. Ontario Road

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From: Sylvia Aldana
Sent: Friday, February 19, 2021 3:20 PM
To: Nicole Ellis
Cc: Michael Stoker; Don C. Moore; Cheryl Journey
Subject: Re: NEW- Project Referral (DRC2021-00015) Avila Valley Barn, Minor Use Permit, Temporary events

Hello Nicole Ellis

The following are the Building Division Comments for Planning Project Request: DRC2021-00015 Avila Barn

Regarding this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a change of uses from an M(stores, markets, etc) and a B(office, professional, etc) to an A-2(Assembly use) which will consist of temporary events in an existing barn and outdoor use areas at Avila Valley Barn with 144 events annually(12 per month) and up to 200 guests per event, on a 46 acre site containing a farm stand; location is 560 Avila Beach Drive. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of building permit application, the following items are noted to assist design review and not necessarily be considered complete, due to the plans not being the final permit submittal package.

1. California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
2. A pre-application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
3. A complete set of construction plans will be required at the time of permit submittal for the change of use, specifying building permits for existing structures.
4. Specify the applicable codes on the cover sheet of the plans.
5. Specify the code analysis including the occupancy group and type of construction on the cover sheet of the plans for each building to comply with the California Building Code. Please specify the existing occupancy and change of occupancy.
6. Please provide a building tabulation for each separate structure on the cover sheet of the plans, including event area in tabulation.
7. Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating what are the buildings using for separated, non-separated, or accessory occupancy method or combination of each per CBC Chapter 5.
8. Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7.

The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.

9. The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc.) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
10. The interior finishes (floors, ceiling, walls, insulation, etc.) will need to be shown on the plans to comply with CBC, including Chapter 8.
11. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
12. The accessibility elements throughout the entire site will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.).
13. Provide plans which clearly show the structural design to verify compliance with the current version of the California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
14. All structural calculations, elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
15. A grading permit might be required for the project and or site specific. Also, a SWPPP plan will be required for this project if the total area of disturbance for the project is 1 acre or greater.
16. Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
17. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided are sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422. (Please include the use of outside areas)
18. Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
19. Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs., provide calculations for seismic anchorage in accordance with ASCE 7-16, Chapter 13, if applicable.
20. Energy Calculations will need to be provided to verify compliance with current California Energy Code, based on the change of use.
21. Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
22. The building(s) will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.
23. An onsite wastewater treatment system (OWTS) design shall be required which will accommodate all proposed development, and any existing structures/dwellings which may be incorporated with the same proposed/existing OWTS. Regardless of existing

permitted OWTS designs, a OWTS design which shows compliance with current standards and proposed effluent loading is required.

24. The OWTS design shall be designed, signed, and stamped by a qualified professional, either a civil engineer or registered environmental health specialist. Designs must include plans drawn to scale, completely dimensioned, showing direction and approximate slope of surface, location of present or proposed retaining walls, drainage channels, water supply lines or wells, paved areas and structures on the plot, number of bedrooms or plumbing fixtures in each structure, and location of the private sewage disposal system with relation to lot lines and structures.
25. Provide details of construction necessary to ensure compliance with the requirements of; San Luis Obispo County LAMP, California Plumbing Code (CPC) Appendix H, and RWQCB OWTS Policy, together with a full description of the complete installation including quality, kind, and grade of materials, equipment, construction, workmanship, and methods of assembly and installation.

Sylvia Aldana

Plans Examiner III

County of San Luis Obispo

Planning and Building Department

(p) 805-781-4671

(f) 805-781-1242

saldana@co.slo.ca.us



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING

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From: Mail for PL_Referrals Group <plreferrals@co.slo.ca.us>

Sent: Tuesday, January 26, 2021 2:49 PM

To: brian.o'neill@coastal.ca.gov <brian.o'neill@coastal.ca.gov>; Cheryl Journey <cjourney@co.slo.ca.us>; Lauren Burrus <lburrus@co.slo.ca.us>; Don C. Moore <dcmoore@co.slo.ca.us>; Michelle Freeman <mfreeman@co.slo.ca.us>; Michael Stoker <mstoker@co.slo.ca.us>; Sylvia Aldana <saldana@co.slo.ca.us>; Loree.McRoberts@fire.ca.gov <Loree.McRoberts@fire.ca.gov>; David Grim <dgrim@co.slo.ca.us>; Edward Reading <ereading@co.slo.ca.us>; JR Beard <rbeard@co.slo.ca.us>; David Grim <dgrim@co.slo.ca.us>; Peter Moreci <PMoreci@co.slo.ca.us>; Rene Brill <rbrill@co.slo.ca.us>; Leslie Terry <lterry@co.slo.ca.us>

Cc: Nicole Ellis <nellis@co.slo.ca.us>

Subject: NEW- Project Referral (DRC2021-00015) Avila Valley Barn, Minor Use Permit, Temporary events

**County of San Luis Obispo
Department of Planning & Building**

We are requesting your review of this recently submitted application as the proposed project may be of interest or concern to your department/agency. Please click the direct hyperlink below:

[DRC2021-00015 \(sloplanning.org\)](https://sloplanning.org/DRC2021-00015)

PROJECT NUMBER & NAME: DRC2021-00015 Avila Valley Barn MUP /Coastal Development Permit

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APN(s): 076-231-073

Direct comments or questions on this application to the project manager(s):

Nicole Ellis (nellis@co.slo.ca.us) 805-788-5157

Please comment within 14 days of receiving this e-mail (Community Advisory Groups: please respond within 60 days)

Referral Response:

As part of your response to this referral, please consider the following questions:

- Are there significant concerns, problems or impacts in your area of review?
- If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.
- If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.
- What does the community like or dislike about the project or proposal?
- Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?
- Does the community believe the road(s) that provide access to the site is(are) already overcrowded?
- Does the community wish to have a trail in this location?
- If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?
- Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

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Please [click here](#) to update your referral contact information

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From: Byrnes, Dennis@CALFIRE <Dennis.Byrnes@fire.ca.gov>
Sent: Thursday, February 11, 2021 12:30 PM
To: Nicole Ellis
Cc: McRoberts, Loree@CALFIRE
Subject: [EXT]DRC2021-00015 Avila Valley Barn MUP
Attachments: DRC2021-00015 Avila Valley Barn.pdf

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Nicole,

I have reviewed DRC2021-00015, regarding event permit at the Avila Valley Barn and I have the following comments.

1. The existing barn shall have fire sprinklers, due to a change in occupancy to Assembly group A. The original building was permitted or built as a Utility group U and converted to a Mercantile group M.
2. Any tent or membrane structure used for event or assemblies needs to meet California Fire Code Chapter 31. Also, these tents need to be inspected by CAL FIRE prior to being used.

If you have any questions or concerns regarding this review, please let me know.

Thank You

Dennis Byrnes
Fire Captain / Fire Prevention
CAL FIRE San Luis Obispo
635 N. Santa Rosa
San Luis Obispo, CA. 93405
805-543-4244 Office
805-543-4248 Fax



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

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DATE: 1/26/2021

TO: Building, Cal Fire/County Fire, Public Works, Avila Valley Advisory Council, Environmental Health Services, District 3 Legislative Assistant, and Coastal Commission

FROM: Nicole Ellis (nellis@co.slo.ca.us) 805-788-5157

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IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

SEE E MAIL FOR COMMENTS.

2/11/2021 *Dennis Byrnes* *(805) 779-1025*
Date **Name** **Phone**
CAL Fire

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