



## Letter of Transmittal

**Date:** May 28, 20218 **Updated 6-14-21 to include attachment 3 Plans and 4 Project Description.**  
**To:** SLO County Planning and Building  
**From:** Jamie Jones, Kirk Consulting  
**RE:** ABR Property, LP – Overnight Accommodations Conditional Use Permit

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Please find the following complete application package for submittal of a Conditional Use Permit for Overnight Accommodations at 6450 Anna Bay Road / 3000 Avila Beach Drive, Avila Beach, CA (APNs 076-181-032, 076-181-039, 076-181-061, and 076-205-001) for ABR Property, LP.

The following items are included in this submittal:

1. Land Use Permit Application (signed)
2. Summary of Archaeological Information (Applied Earthworks, October 2019)
3. Plan Set
4. Project Description

**Cordially,**

**Jamie Jones**  
**Jamie@kirk-consulting.net**  
**Phone: (805)461-5765**



**AVILA BEACH RESORT DEVELOPMENT PLAN  
ADDITION OF 10 OVERNIGHT ACCOMODATIONS  
ADAPTIVE RE-USE AND RECONFIGURATION OF EXISTING VISITOR AREAS  
PROJECT DESCRIPTION  
SUBMITTAL DATE: MAY 2021**

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## **1.0 Summary of Request**

ABR Property L.P. (“Applicant”) is requesting approval of a Development Plan to add ten (10) overnight accommodations and limited support facilities to the Avila Beach Golf Resort (Resort). The application includes a request to establish eight (8) overnight guest rooms in a new second floor addition above the existing cart barn and two (2) guest rooms in an existing portion of the second floor of the Beach Club, previously approved as a locker room/spa, overall, for a ten (10) overnight guest rooms totaling 3,840 sq. ft new and repurposed area. The application also includes a request to remodel portions of the first floor of the cart barn to allow for 1,548 sq. ft. of new meeting space. The new units include a new trellis constructed over an existing pathway on the northside of the building. Other existing facilities and uses within the first and second floor areas will remain unchanged. The existing uses on the first floor include offices, a dressing suite, the Beach Bar with kitchen, restrooms, cold storage, and other storage uses. The existing uses on the second floor include two (2) meeting rooms, the Beach Club bar, internal circulation, outdoor terraces/decks and restrooms.

The addition of these ten (10) overnight accommodations will accommodate existing customers and facilitate visitor-serving and recreational uses at the Resort. While limited in size, it helps meet much needed, overnight lodging on the property and in Avila Beach. The longer-term Development Plan / Coastal -Development Permit (DRC2018-00067), which includes a request to establish a 135-room hotel on the Resort site, is being vetted through the County of San Luis Obispo land use permit review process. This application is not intended to be additive to the number of overnight guest rooms included in DRC2018-00067. Upon occupancy of the 125<sup>th</sup> room of DRC2018-00067, these ten (10) units will be incrementally converted to meeting rooms or similar uses in support of the uses contemplated in DRC2018-00067.

The following narrative describes the proposed ten (10) overnight units and the limited areas to be repurposed and how these components will be incorporated into the existing Resort, surrounding environment, and Avila Beach community.

## **2.0 Setting and Overview**

The subject property is identified as APN 076-181-032, APN 076-181-039, APN 076-181-061 and 076-205-001 and is located in Avila Beach on approximately 170 acres. The Resort is situated immediately north of Avila Beach Drive, adjacent to the community of Avila Beach. The property is situated at the edge of San Luis Bay, where San Luis Creek flows into the Pacific Ocean. It is bounded to the north and east by steeper hillsides and residential developments beyond, all part of the San Luis Bay Estates.

Today's Avila Beach Golf Resort, as a portion of the San Luis Bay club, began its life on February 14, 1967, with the County approval of CUP (Resolution 67-84) by the Board of Supervisors. Its development, along with the San Luis Bay Inn, began operations in 1968/69.

In 1981, these two (2) recreational properties were separated and later became independent ownerships. Although separate in ownership, they operated together until 1989. Both properties were constructed in 1968 as part of a resort community with uses approved in the 1967 use permit. Subsequently, the Recreation land use designations were expanded as part of the adoption of the County's Land Use Element in 1980. Today, the Avila Beach Golf Resort property is the single largest, private coastal, recreational property in San Luis Obispo County, with a Visitor Priority overlay by the County and Coastal.



Figure 1. Aerial View of Project Site

Several Master Plan changes have occurred over the past thirty (30) years, which makes the proposed 10-unit hotel, and later the 135-unit hotel under DRC2018-00067 ("hotel plan") relevant and viable. In 1991, the San Luis Bay Inn hotel became a "144-unit timeshare." With that change, the timeshare property no longer accommodates the Resort's tourist/visitors, once a significant portion of the Resort's customer base.

Today, the Resort's tourist guests stay in the surrounding towns (Pismo Beach, Shell Beach, San Luis Obispo); thus, adding to daily Avila Beach traffic on Avila Beach Drive. This Resort hotel plan allows the Resort to accommodate its "existing customers," who are already daytime guests on property. The goal of on-site accommodations is to both retain guests on the Resort property for overnight and expected longer stays, thereby reducing existing traffic. Extending guest stays in Avila Beach benefits the community, the Resort, and the visitors/customers enjoying the coast.

The Resort property is presently fully improved including a restaurant and bar (Mulligan's), numerous mobile bars, a Beach Club and golf course. The property is currently improved with all infrastructure (i.e., utilities, irrigation, reservoirs, building facilities, roads, parking, turf), fully utilized by its 175,000 annual guests.

The Resort hosts numerous recreational activities typically associated with a resort, including golf, weddings, banquets, food and beverage service, and commercial entertainment. Portions of the property remain in their natural state (including San Luis Creek, Harford drainage, limited oak woodlands and its sandy beach areas). Most of the Resort (135 acres) is maintained, irrigated turf. Public access is provided through various public and private roads and trails from Highway 101 to Avila Beach. The well-established and traveled Bob Jones Trail ends at the Resort's 3000 Avila Beach Drive intersection (established through MUP No. DRC2005-00032).

### **3.0 Project Objectives**

The Applicant's overall objective is to "return" the Resort to its former unique position as a "Classic, Seaside Resort," as originally established in 1968. Loss of its Visitor-Serving lodging with the conversion of the San Luis Bay Inn to a timeshare property was impactful. There is currently no opportunity for overnight accommodations at the Resort, as allowed and intended by the 1981 Master Development Plan (Master Plan).

The Applicant is currently processing a Development Plan / Coastal Development Permit (DRC2018-00067) to establish a 135-unit hotel on the Resort. This process is assumed to be a longer-range planning effort, so the Applicant has decided to move forward with a shorter-term Development Plan (this permit) to establish ten (10) overnight lodging units on the property. There is an immediate demand and significant interest from existing customers to stay overnight on the Resort property and more importantly than ever following the pandemic.

The current ten (10) unit project was designed to utilize "existing buildings" and "building footprints" to accommodate this limited visitor serving, overnight use. There will be no site impacts associated with the project, with the exception of temporary impacts of construction activities related to construction staging or similar activities, all on existing foundations and paving. This scope of work does not require any grading or landform modifications, it occurs within developed areas. As stated previously, this permit is not intended to add to the number of rooms currently proposed in DRC2018-00067. Upon occupancy of the 125<sup>th</sup> room of the 135-unit hotel (DRC2018-00067), the units approved under this permit would be incrementally converted back to meeting rooms or similar uses.

### **4.0 Zoning and Other Designations**

The Resort is part of the 1,100-acre San Luis Bay Estates Master Plan area located within the San Luis Bay Coastal Planning Area and within the Urban Reserve Line (URL) of the Avila Community. The Resort property is zoned Recreation (REC) and maintains an LCP Visitor-Serving (V) combining designation. The property is subject to the Limitations on Uses and other standards, as outlined for Recreation lands within the San Luis Bay Estates Master Plan.

In addition, the following Coastal combining designations are indicated on various County maps as being applicable to portions of the property and adjacent areas:

- Archaeological Study Area (ASA)
- Geologic Study Area (GSA)
- Flood Hazard (FH)
- Sensitive Resource Area (SRA) / Unmapped ESHA
- Streambeds and Riparian Vegetation (SRA)

The proposed overnight lodging/hotel use is a "principally permitted use" on recreational (REC) properties within the San Luis Bay Estates. All existing and proposed uses are listed as allowed uses in the Area Plan and the Master Plan.

## 5.0 Project Description

### 5.1.1 Overnight Accommodations – New Second Floor Above the Cart Barn

Overnight accommodations will be established within a new second story addition above the existing cart barn. The second story of the cart barn will support eight (8) units measuring 28'1" x 14' for a total floor area of 373 sq. ft. per room. The tallest portion of the new roofline is +/- 22'4" measured from Average Natural Grade (ANG). The roof line is well below the tallest portion of the existing building (35' ANG). The eight units will have private balconies. All balconies will overlook the western resort area which will provide viewing opportunities for resort events and the natural vistas. Access to these units will be provided by the existing elevator directly to the west of the rooms and via an exterior staircase to the south of the elevator. A new trellis will also be constructed behind these units over an existing pathway. All development will occur within previously developed areas and utilities are existing. No additional ground disturbance is proposed.

### 5.1.2 Overnight Accommodations – Beach Club Remodel

The second story of the Beach Club will support two (2) units measuring 25'8" x 17'1 1/2" for a total area of 443 sq. ft. per room. These units will be located within the previously approved locker/spa rooms which will repurposed for the hotel use. Access to the Beach Club units will be provided via the existing elevator directly to the east of the rooms and via an exterior staircase to the south of the elevator. All development will occur within the Beach Club and utilities are existing. No additional ground disturbance is proposed.

### 5.1.3 Repurposed Areas

A new flex space is proposed within an existing 1,548 sq. ft. area on the first floor of the cart barn. The existing room, designated as an S-2 Occupancy, will be repurposed as an A-2 Occupancy, and will be used for conferences, meetings, wedding staging, and other similar activities. The flex space will be accessed via two existing doorways located on the southwestern wall, which leads to the exterior open space, and one existing doorway leading to the elevator lobby in the Beach Club. The repurposing of this area will not result in any additional ground disturbance and no additional utilities will be required.

Two additional spaces within the first floor of the existing Beach Club will be repurposed into a 1,277 sq. ft. hotel lobby and a 978 sq. ft. wine cellar. The proposed hotel lobby, previously designated as an S-2 Occupancy, will be repurposed as an as an A-2 Occupancy and will provide guests, staying at the overnight accommodations, any services they may need or want. The hotel lobby will be multi-functional and will provide a range of services and uses such as checking in/out, a waiting area, and an information hub for the Resort and the Avila Beach community. The lobby will be accessed via two existing exterior doorways on either side of the room and will have two doorways to the repurposed wine cellar. The wine cellar, previously designated as an S-2 Occupancy, will be repurposed as an A-2 Occupancy with the sole purpose of storing wine and allowing for a higher building code occupancy. No additional ground disturbance will occur as a result of the repurposing of these areas.

<b>Beach Club</b>	<b>Description</b>	<b>Square Footage</b>	<b>Existing Occupancy</b>	<b>New Occupancy</b>
1st Floor	Hotel Lobby	1,277	S-2	A-2
	Wine Cellar	978	S-2	A-2
2nd Floor	(2) Guest Suites	886	B	R-1
<b>Total New Floor Area</b>		0		

<b>Cart Barn</b>	<b>Description</b>	<b>Square Footage</b>	<b>Existing Occupancy</b>	<b>New Occupancy</b>
1st Floor	Meeting Space	1,548	S-2	A-2
2nd Floor	(8) Guest Suites	2,954	n/a	R-1
<b>Total New Floor Area</b>		2,954		

## 6.0 Site Improvements and Utilities

### 6.1 Access and Circulation

Primary public access to the Resort will remain both San Luis Bay Drive and Avila Beach Drive from Highway 101. Overnight guests will access the Resort via the existing entrance from Ana Bay Road. This private Ana Bay Road is improved and meets Cal Fire and SLO County Public Works standards.

The existing internal circulation and maintenance of the grounds will continue to use a combination of several existing private roads (Ana Bay Road, Harford, and Blue Heron) plus the internal paths. No public or visitor serving traffic will utilize these roads, except in the event of an emergency.

Secondary emergency egress is existing via two (2) private routes. Blue Heron Road to Coffeeberry Place and Lupine Canyon Road out to San Luis Bay Drive. Blue Heron Road intersects with the Bob Jones Trail at a gate which leads to Coffeeberry Place. An additional existing emergency route includes the East Harford Canyon Road to Lupine then out to San Luis Bay Drive. Both routes are currently improved 20' wide and serve as Cal Fire's designated emergency routes. These emergency accesses were established and certified by Cal Fire via the adopted Avila Valley Fire Evacuation Plan (<https://calfireslo.org/wp-content/uploads/2019/03/130904AvilaEvacBro.pdf>). These routes **are not intended nor will they be used for the proposed hotel use of the existing "public" daily use.**

### 6.2 Utilities

The Resort is currently served by and connected to all existing facilities. San Miguelito Mutual Water Company (SMMWC) presently provides domestic water and sewer service. PG&E and the So Cal Gas Company also currently serve the property. No additional utility connections will occur as a part of this project.

### 6.3 Signage

The Resort’s signage will be retained. Directional signage will be provided on site to direct overnight guests to the lobby and parking areas.

### 6.4 Fire Suppression

The SMMWC community domestic water system’s capacity and infrastructure meet all requirements for commercial fire pressure, flow, and storage. Additional hydrants and/or standpipes will be added as necessary and required by Cal Fire.

### 6.5 Water and Wastewater Treatment

SMMWC existing community water and wastewater system already provides service to the Resort. The system mains already loop the property. SMMWC’s facilities are designed with adequate capacity to serve all proposed new Resort facilities

The project will result in a water use equivalent of approximately 146,642 gal/year (0.45 AFY) assuming a 72% annualized occupant rate. The previously permitted, but never built, locker room/spa had an estimated annual water use of 152,096 gallons (0.49 AFY) assuming a 72% annualized occupancy rate. Thus, the ten (10) unit project will result in reduction of 5,453 gal/year (0.02 AFY) compared to the previously permitted locker room/spa. See Table 2 – Guest Room Water Use Estimate and Table 3 – Locker Room/Spa Water Use Estimate for more details.

**Table 2: Guest Room Water Use Estimate**

<b>Water Use Estimate Presuming a 72% Annualized Occupancy Rate</b>					
<b>Use</b>	<b>Quantity</b>	<b>Calculation</b>	<b>Gallons per Day</b>	<b>Gallons per Year</b>	<b>AFY</b>
Sink	10	1.5 min/sink @ 0.5gpm	6.48	2365	0.01
Toilet	10	2 fpd @ 1 gpm	17.28	6307	0.02
Shower	10	7 min/guest @ 1.75 gpm	176.4	64386	0.20
Laundry	n/a	14 gpd/guest	201.6	73584	0.23
<b>Total</b>			<b>401.76</b>	<b>146,642</b>	<b>0.45</b>

\*Assumes a 72% annualized occupancy rate.

\*Assumes 2 guests per room at 100% occupancy.

**Table 3: Permitted Locker Room/Spa Water Use Estimate**

<b>Water Use Estimate Presuming a 72% Annualized Occupancy Rate</b>					
<b>Use</b>	<b>Quantity</b>	<b>Calculation</b>	<b>Gallons per Day</b>	<b>Gallons per Year</b>	<b>AFY</b>
Sink	7	1.5 min/sink @ 0.5gpm	3.78	1380	0.00
Toilet	5	2 fpd @ 1 gpm	7.2	2628	0.01
Shower	2	7 min/guest @ 1.75 gpm	405.72	148,088	0.45
<b>Total</b>			<b>434.34</b>	<b>152,096</b>	<b>0.47</b>

\*Assumes a 72% annualized occupancy rate.

\*Assumes 32 daily customers at 100% occupancy.

## **7.0 Operations and Programming**

The proposed new facilities are planned to complement the Resort's existing business and customers. The Resort, now over 50 years old, currently hosts between 170,000 and 215,000 guests and customers annually. The Resort presently has a full-time staff of approximately 45 employees. Numerous volunteers and supplemental support staff assist with tournaments, fundraisers, and community activities throughout the year.

As previously described herein, an objective of these limited new facilities is to "capture the existing Resort customers" by providing the benefit of overnight accommodations for customers already coming to the property for golf, weddings, or concerts/festivals. Capturing these "existing Resort customers" will reduce both traffic impacts and parking demands.

### **7.1 Operating Hours**

Currently, the Resort is a daily operation typically from 6am-10pm. The Resort hosts a variety of public and private activities, including golf, dining, lounge, banquets, weddings, and other ordinary commercial activities. Any non-golf activities held outside will continue to operate between 9am-10pm only.

Proposed new lodging will follow customary hotel check-in (3pm) and check-out (11am).

### **7.2 Staffing**

The Resort operation will continue to employ the existing 45 full-time staff positions with 30-50 seasonal employees, plus a number of volunteers that assist during the different seasons of the year for charitable fundraisers.

The new accommodation facilities will result in the need to add approximately 2 – 3 additional positions. These additional positions vary depending on need, and include management, reception, concierge, security, housekeeping, and maintenance staff. With the Resort's 24-hour operation, employees will work in multiple shifts to maintain full coverage of all hours. All employee parking will be provided onsite.

Maintenance activities will continue to be around the clock, 24 hours a day, 7 days a week

## **8.0 Title 23 Coastal Zone Land Use Ordinance Compliance**

### **8.1 Section 23.08.262 – Hotels, Motels**

Hotels, Motels are defined in Framework for Planning, Coastal as:

*Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Includes the preceding lodging establishments where developed as planned developments or condominiums in accordance with Section 23.08.264 of the Coastal Zone Land Use Ordinance. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. and accessory meeting and conference facilities. (SIC: Group 701).*

Hotel, Motels are listed as an S-12-P use in the Recreation land use category (Table O of the Local Coastal Plan). The "S-12" use status means the use is a Special Transient use, allowable



and subject to special standards and/or processing requirements. The “P” use status means the use is a Principal permitted use and is a use to be encouraged and has priority over non-principally permitted uses. The Principal permitted use status of Hotels, Motels is further emphasized in the San Luis Bay, Coastal Area Plan. The following uses are listed as Principal permitted uses in the Planning Area Standards that apply to the Resort property:

*Limitation on Use. **Principal permitted uses are limited to: eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented supplies); and hotels and motels.***

The siting and design of the proposed 10 (ten) overnight rooms accommodations within an existing developed area on the Resort property is consistent with the standards contained in CZLUO Section 23.08.262, Chapter 8, Special (S) Uses, Hotels, Motels, and other applicable sections of the CZLUO. The lodging, as proposed, is consistent with the density, height, setback, and parking requirements. No modifications are being requested.

Permit Requirement: Per CZLUO Section 23.08.262.b(1) Development Plan approval is required for all hotels and motels in the Recreation land use category regardless of size.

**8.2 Section 23.04.100 – Setbacks**

The proposed uses are sited in previously developed areas and exceed all setback requirements within the REC land use category. The minimum setbacks for development within the REC category are shown below:

Setback	Distance
Front	10 Feet
Side	30 Feet
Rear	10 Feet

**8.3 Section 23.04.124 – Height Limitations**

Permitted height within the REC land use category is a maximum of 35 feet. Proposed development, consisting of a new second floor above the existing cart barn for guest units and a new trellis over an existing walkway, will be below the maximum allowable height for the REC land use category.

Sheet Reference	Proposed Development	Proposed Height (above avg. natural grade)
A3	Second Floor of the Cart Barn – Guest Units	22'-4 ½"

**8.4 Section 23.04.160 – Parking and Loading**

The proposed project complies with the parking and loading standards outlined in Title 23 of the Land Use Ordinance. The project site has a total of 202 existing parking spaces, including 3 ADA spaces, which exceeds the requirements to serve the existing onsite uses. The proposed project will restripe 6 of the existing parking spaces to convert them into 3 ADA spaces with access aisles. The proposed project will result in a total of 199 spaces, including 6 ADA spaces, onsite, exceeding parking requirements outlined in Section 22.04.166 – Required Number of Parking Spaces. See Table 3 – Parking Calculations below:

**Table 3: Parking Calculations**

Required Parking		
Existing Uses	Required Parking Spaces (Sp) Ratio	Total Parking Spaces
Golf Course	5 Sp/hole x 18 holes	90
Driving Range	N/A	N/A
Pro Shop (1,790 SF)	1 Sp/300 SF	6
Mulligans Bar & Grill		
Employee (1,450 SF)	1 Sp/100 SF	15
Customer (1,987 SF)	1 Sp/60 SF + 1 Sp/360 SF	39
Storage/Restroom	N/A	N/A
Existing Beach Club	Various uses to support golf and events	TS*
New Uses	Required Parking Spaces (Sp) Ratio	Total Parking Spaces
(10) Guest Units	2Sp + 1 Sp/unit + 1 Sp/10 units	13
Meeting Space (1,548 SF)	1 Sp/40 SF	TS*
<b>Total Required Spaces</b>		<b>163</b>
<b>20% Reduction for Non-Overlapping Mixed Use</b>		<b>131</b>

\*TS - Up to 2,500 Temporary Spaces (TS) on turf for events/community

Provided Parking	
Existing Parking Spaces	202 (3 ADA)
Converted Parking	6 spaces → 3 ADA spaces
Total Parking Spaces after Conversion	199 (6 ADA)

**9.0 Coastal Plan Policies for Recreation and Visitor-Serving Facilities**

The Avila Beach community relies on heavy day use by County residents and has over one million visitors annually. Avila Beach is a major recreation area in the County of San Luis Obispo, and with a small projected population increase, future development should emphasize on visitor serving uses (Coastal Plan Policy, pg. 3-6). The proposed project will bring additional visitor serving uses (overnight accommodations) to the community and will serve as a critical component to the local economy, the existing Resort business, and will support existing recreation uses and enhance Coastal access.

**9.1 Policy 1: Recreation Opportunities**

The proposed overnight accommodations are visitor-serving and provide extended access to recreation opportunities in the community and onsite.

**9.2 Policy 2: Priority for Visitor-Serving Facilities**

The proposed overnight accommodations are a commercial visitor-serving use and shall have priority over non-coastal dependent uses, except for agriculture or coastal dependent industry. The project is proposed on the existing Avila Beach Resort site and will not have a foreseeable impact on development opportunities for agricultural or coastal dependent industries.

### **9.3 Policy 3: Low-Cost Facilities**

The proposed overnight accommodations are a boutique sized visitor-serving use. The project will provide an alternative lodging opportunity in the community. Based on the size and location of the rooms, they will be a lower cost option than many of the beach front hotel properties and the Vacation Rentals located throughout the town. Additionally, the Avila Beach Resort already provides low-cost recreational uses, such as golf, biking, walking, music, food, and family areas, which will become more accessible with the addition of onsite overnight accommodations.

# Avila Beach Resort

## Beach Club Overnight Accommodations

6450 Ana Bay Road  
Avila Beach, CA 93424

### SHEET INDEX

G1	COVER SHEET
A1	OVERALL SITE & PARKING PLANS
A2	EXISTING & PROPOSED FLOOR PLANS
A3	ENLARGED PLAN, ELEVATION & SECTION

### PROJECT SUMMARY

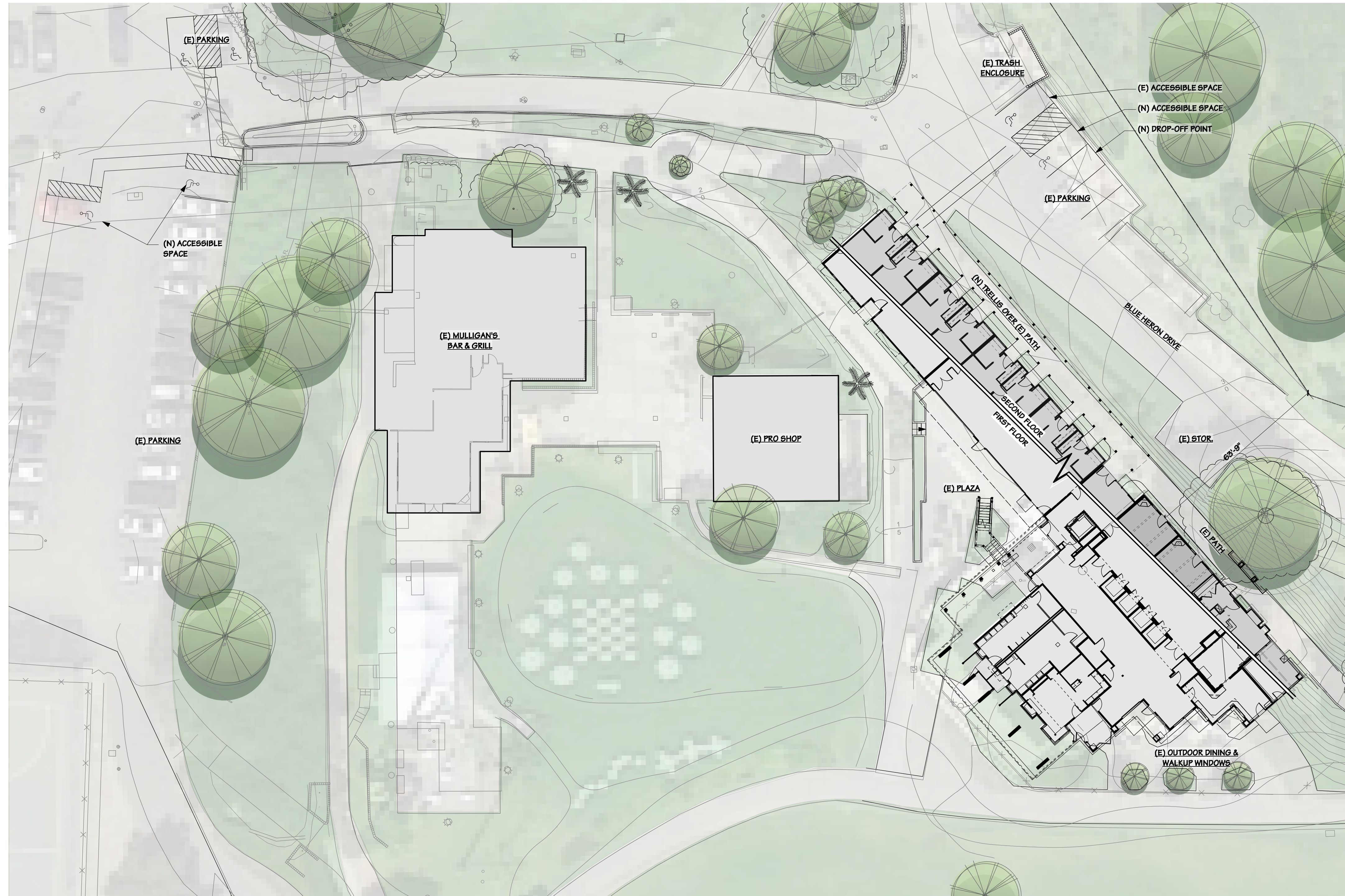
<b>ADDRESS:</b>	6450 ANA BAY ROAD AVILA BEACH, CA 93424
<b>OWNER:</b>	ABR PROPERTY L.P. 750 PISMO STREET SAN LUIS OBISPO, CA 93401

**PROJECT DESCRIPTION:**  
THE PROPOSED PROJECT INCLUDES THE EXTENSION OF THE SECOND STORY OVER THE ONE STORY PORTION OF THE EXISTING BEACH CLUB BUILDING TO CREATE (8) GUEST ROOMS WITH A NEW TRELLIS OVER THE EXISTING PATHWAY, REMODELING THE EXISTING CART BARN INTO A FLEXIBLE USE SPACE, AND REMODELING AN EXISTING PORTION OF THE SECOND FLOOR INTO (2) ADDITIONAL GUEST ROOMS.

<b>SITE INFORMATION:</b>	076-205-001, 076-181-032, -038, -061
APN:	170 ACRES
LOT SIZE:	MIXED (R-1/S-2/B)
OCCUPANCY:	RECREATIONAL/COMMERCIAL
LAND USE:	VB
CONSTRUCTION TYPE:	22'-5" (35'-0" ALLOWED)
HEIGHT:	

<b>BUILDING INFORMATION:</b>	
<b>EXISTING FLOOR AREA</b>	
FIRST FLOOR	
(E) CART BARN:	1,548 S.F.
(E) OFFICE:	1,256 S.F.
(E) BEACH CLUB:	4,832 S.F.
SECOND FLOOR	
(E) BEACH CLUB:	4,488 S.F.
<b>EXISTING TOTAL</b>	<b>12,224 S.F.</b>
<b>EXISTING DECK</b>	<b>2,301 S.F.</b>

<b>PROPOSED AREA OF WORK</b>	
FIRST FLOOR	
(E) CART BARN TO BE CONVERTED INTO MEETING SPACE	1,548 S.F.
SECOND FLOOR	
(E) BEACH CLUB AREA TO BE REMODELED INTO GUEST ROOMS	886 S.F.
(N) GUEST ROOMS	2,954 S.F.
PROPOSED (N) DECKS:	417 S.F.
<b>PROPOSED TOTAL:</b>	<b>15,178 S.F.</b>
<b>PROPOSED TOTAL DECKS:</b>	<b>278 S.F.</b>



ENLARGED SITE PLAN

1" = 20'-0"

VICINITY MAP

NTS

**Avila Beach Resort**  
Beach Club Overnight Accommodations  
6450 Ana Bay Road  
Avila Beach, CA 93424

Job Number: 2113  
Drawn By: MLM  
Date: 02/24/21

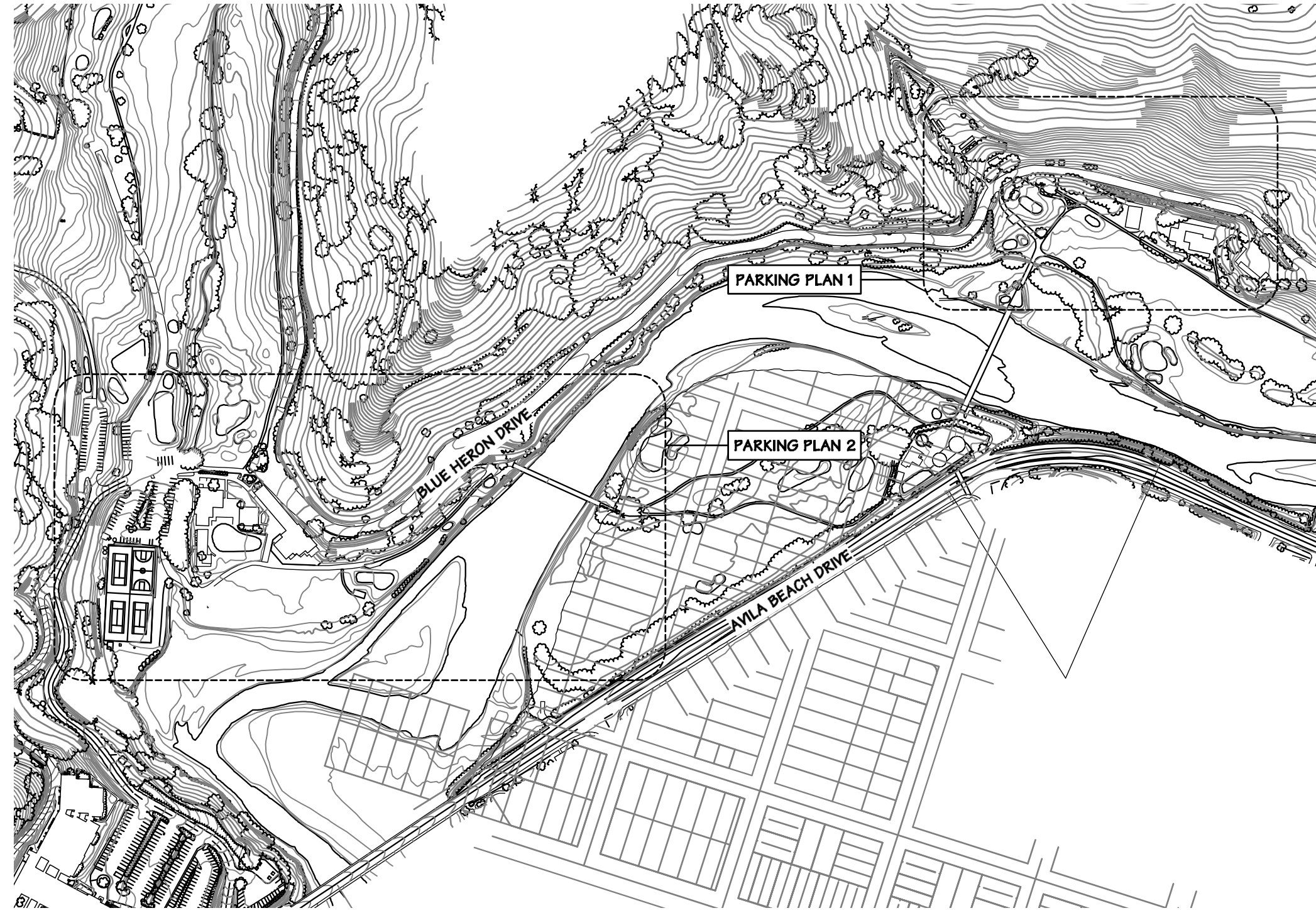
Sheet Contents:

Project Information

Sheet Number:

**G1**

**Avila Beach Resort**  
Beach Club Overnight Accommodations  
6450 Ana Bay Road  
Avila Beach, CA 93424



**SITE CONTEXT PLAN**



**PARKING PLAN - 1**

**PARKING INFORMATION**

REQUIRED PARKING:		
<b>EXISTING:</b>		
GOLF COURSE	5 SPACES/HOLE X 18	= 90
DRIVING RANGE		N/A
PRO SHOP (1780 S.F.)	1 SP/300 S.F.	=6
MULLIGANS BAR & GRILL		
EMPLOYEE (1450 S.F.)	1 SP/100 S.F.	=15
CUSTOMER (1987 S.F.)	1 SP/60 S.F.+1 SP/360 S.F	=39
STORAGE/RESTROOM		N/A
BEACH CLUB (VARIOUS USES TO SUPPORT GOLF AND EVENTS)		N/A (15*)
<b>NEW:</b>		
(10) GUEST UNITS	25P+ 1/RM + 1/10 R/M6	= 15
MEETING SPACE (1,548 SF)	1 SP/40 SF	N/A (15*)
<b>TOTAL</b>		<b>=(165) SPACES</b>
<b>20% REDUCTION FOR NON-OVERLAPPING MIXED USE:</b>		<b>=(131) SPACES REQUIRED</b>

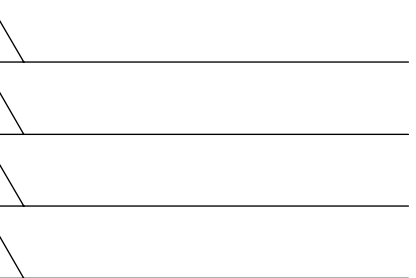
PROVIDED PARKING:		
EXISTING PARKING	202 (INCL 3 ACCESSIBLE)	
SPACES LOST	-6	
NEW PARKING	+3 (INCL 3 ACCESSIBLE)	
<b>TOTAL</b>	<b>=(199) TOTAL SPACES PROVIDED INCL 6 ACCESSIBLE</b>	
	<b>(EXCEEDS REQUIRED PARKING)</b>	
	<b>(3) BUS SPACES</b>	
	<b>*UP TO 2,500 TEMPORARY SPACES (TS) ON TURF FOR EVENTS/COMMUNITY</b>	

NOTE: NEW PARKING TO COMPLY WITH SLO COUNTY PARKING STANDARDS & CALIFIRE STANDARDS FOR ACCESS ROADS



**PARKING PLAN - 2**

Job Number: 2113  
Drawn By: MM  
Date: 02/24/21



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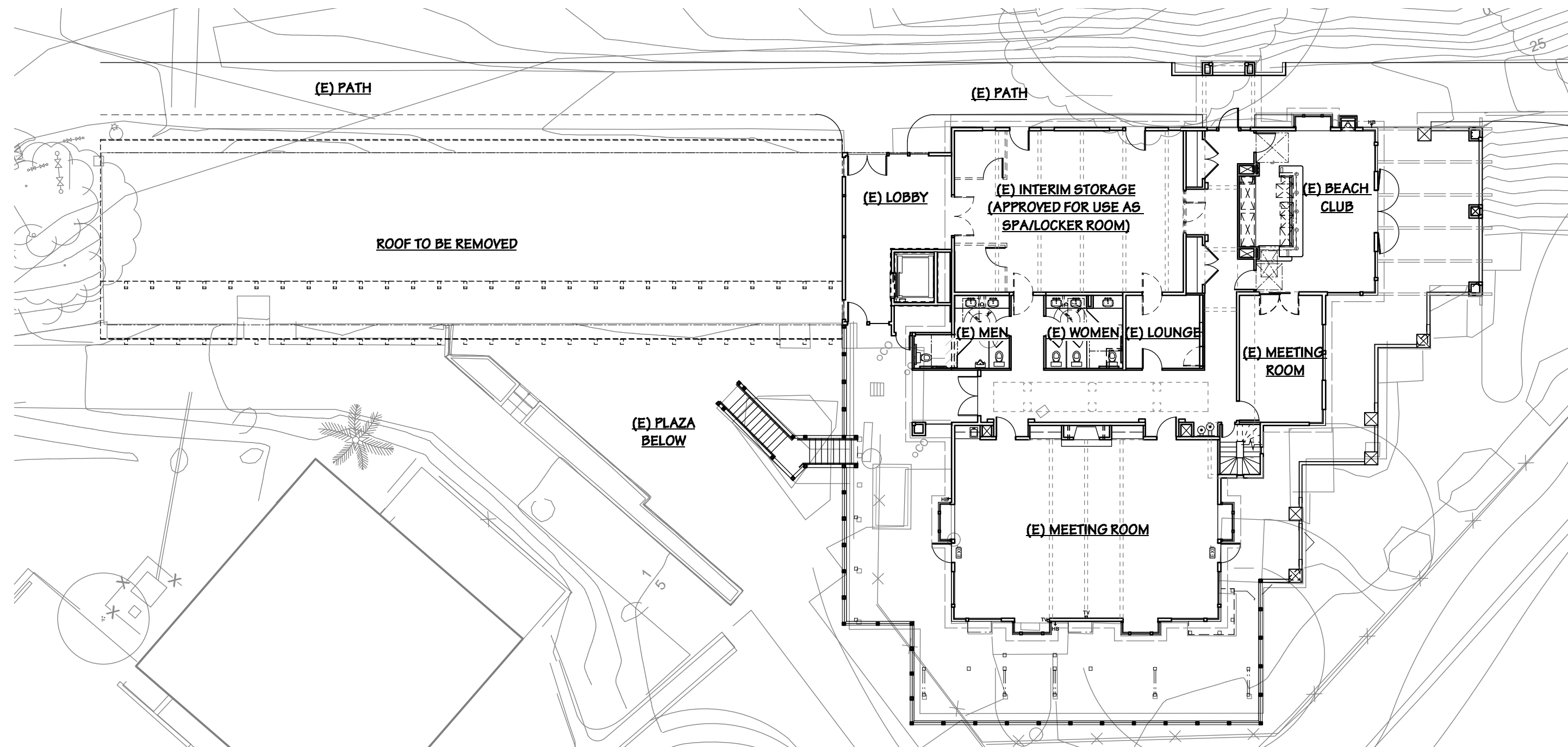
Site Plan

Sheet Number:

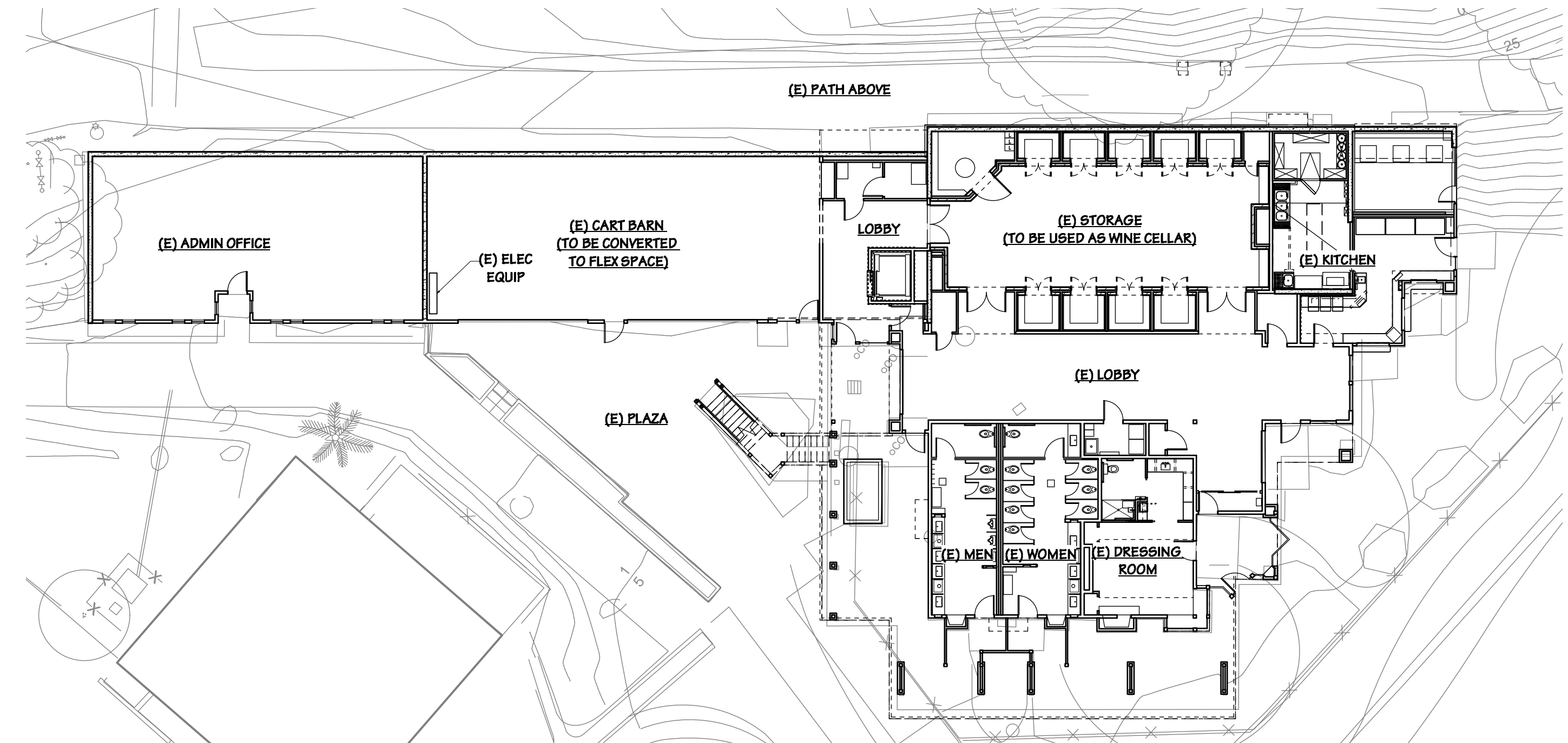
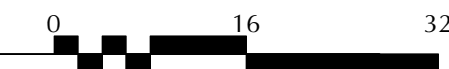
**A1**

**AREA OF WORK**

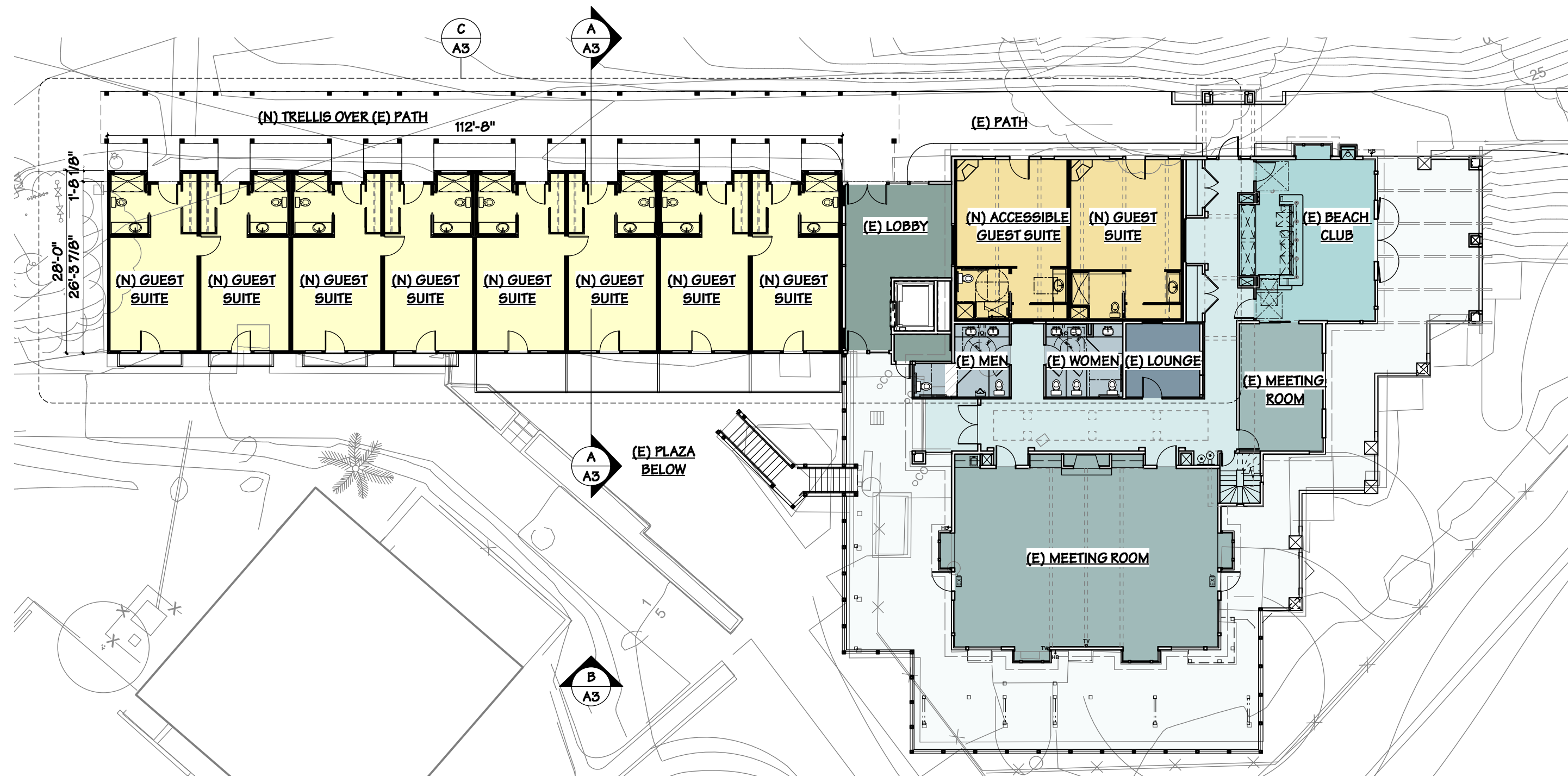
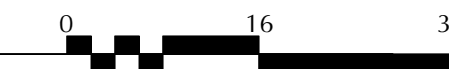
EXISTING USE	NEW USE	SF
<b>1ST FLOOR</b>		
CART BARN	FLEX SPACE (REMODEL)	1548 SF
STORAGE	WINE CELLAR (REPURPOSE - NO ALTERATIONS)	N/A (978 SF)
<b>2ND FLOOR</b>		
INTERIM STORAGE AREA (PREVIOUSLY APPROVED FOR USE FOR SPA/LOCKER ROOM)	(2) GUESTROOMS (REMODEL)	886 SF
N/A	(8) GUESTROOMS (NEW AREA)	2954 SF
		<b>5388 SF</b>



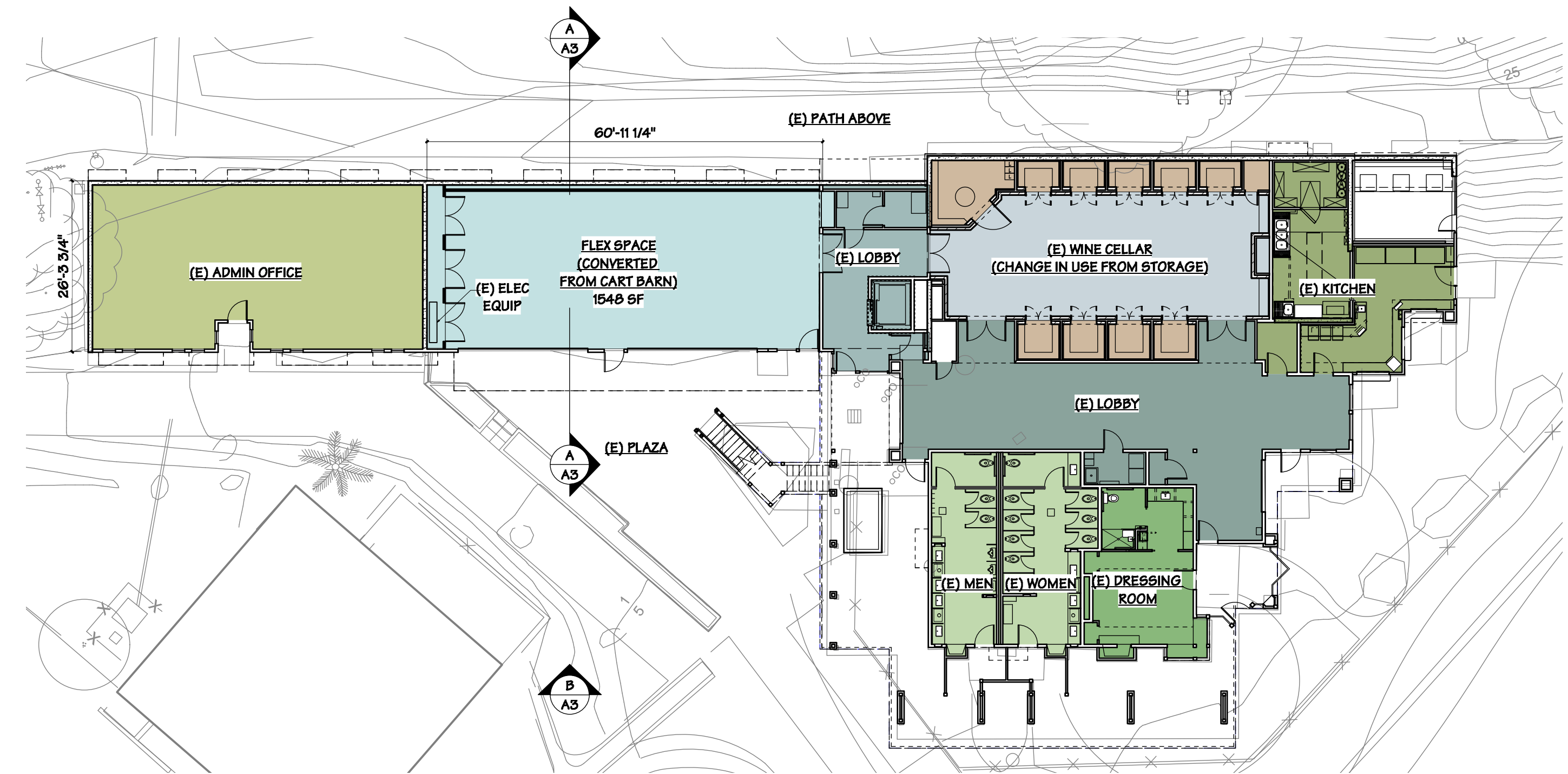
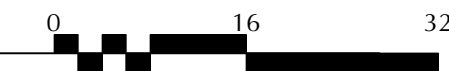
EXISTING 2ND FLOOR PLAN



EXISTING 1ST FLOOR PLAN



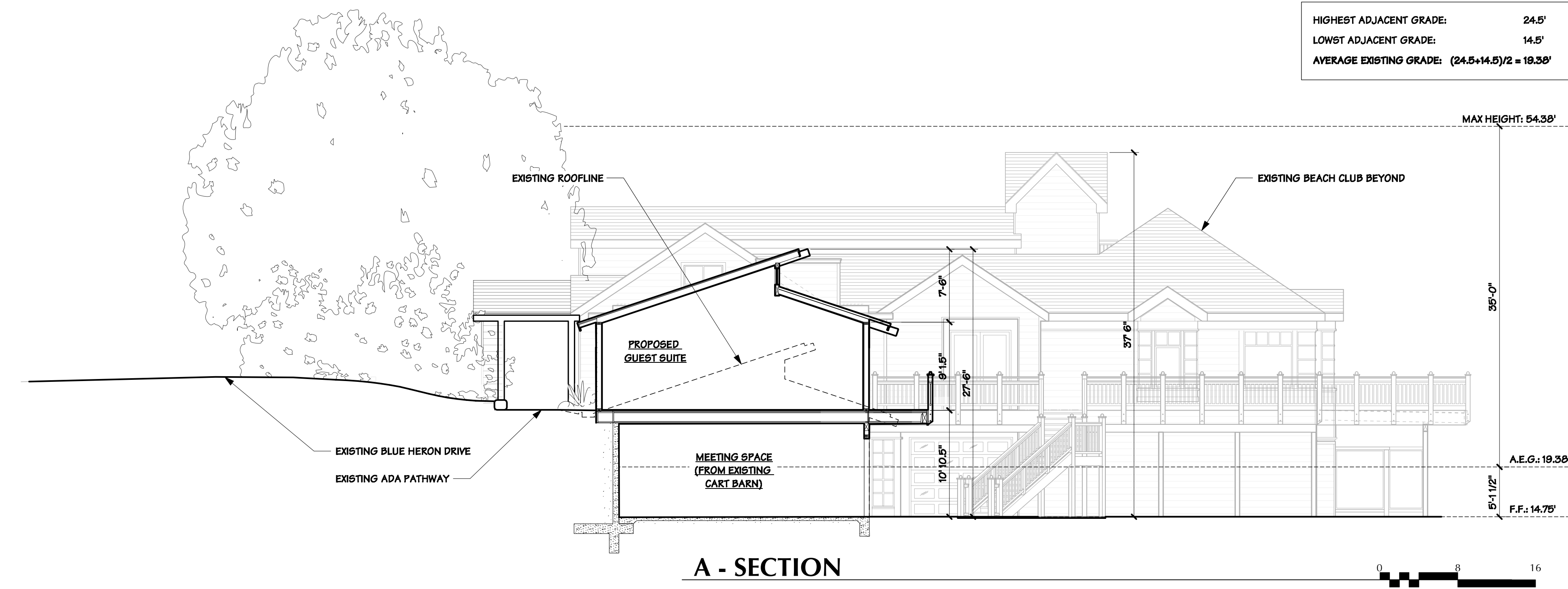
PROPOSED 2ND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



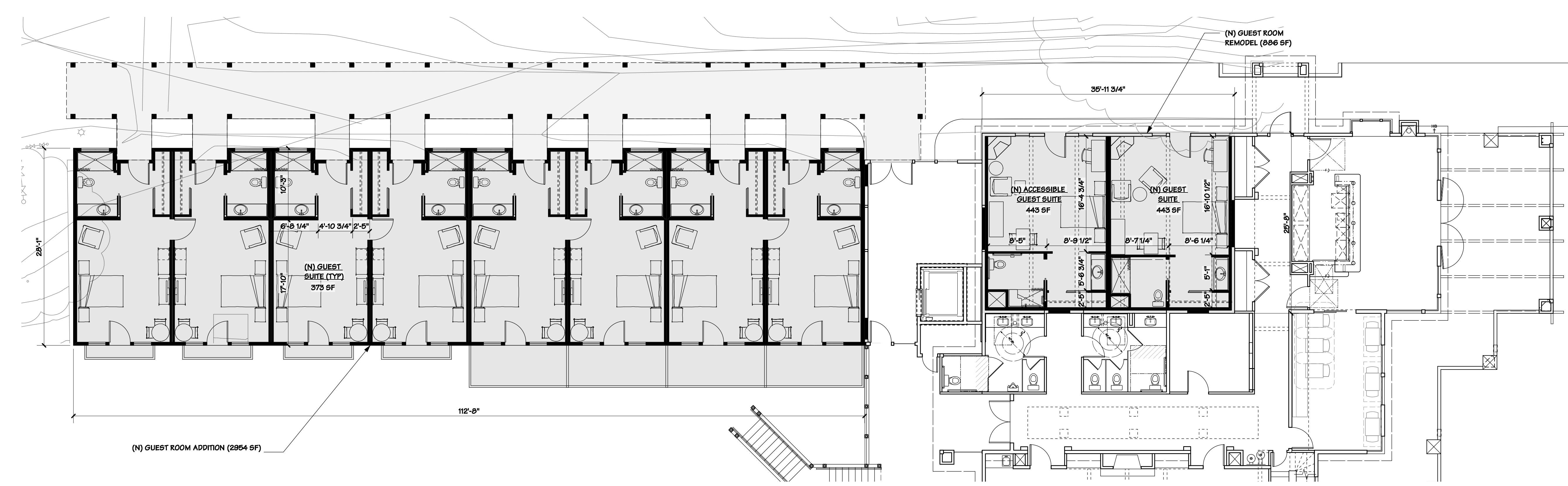
HIGHEST ADJACENT GRADE: 24.5'  
 LOWEST ADJACENT GRADE: 14.5'  
 AVERAGE EXISTING GRADE: (24.5+14.5)/2 = 19.5'



A - SECTION



B - FRONT ELEVATION



C - ENLARGED PLAN

**STUDIO  
 DESIGN  
 GROUP**

ARCHITECTS, INC  
 762 Higuera Street, Suite 212  
 San Luis Obispo, CA 93401  
 805-541-3848  
 Fax: 805-541-9260  
 sdg@sdgarchitects.com

These drawings are instruments of service and are the property of STUDIO DESIGN GROUP ARCHITECTS, INC. All designs and other information on the drawings are for use on the specified project and shall not be used without the expressed written consent of STUDIO DESIGN GROUP ARCHITECTS, INC.

**Avila Beach Resort**  
 Beach Club Overnight Accommodations  
 6450 Ana Bay Road  
 Avila Beach, CA 93424

Job Number: 2113  
 Drawn By: MLM  
 Date: 02/24/21

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- ▲
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Sheet Contents:  
 Elevations &  
 Section

Sheet Number:

**A3**



## Land Use – Checklist & Application Package

### REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents. We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

### FORMS

**For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).**

Please provide one (1) completed copy of the following form:

- PLN-1000: Land Use Application Checklist & Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
  - GEN-3000: General Application Contact Information
  - PLN-1004: Land Use – Project Information Form
  - PLN-1003: Environmental Description Form
  - PLN-1006: Information Disclosure form
  - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
  - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)
- Accessory Application form(s), if applicable.** These forms are not included in this package. Examples include, but are not limited to:
  - Curb, Gutter, and Sidewalk Waiver
  - Tree Removal form
  - Variance Application form

### FEES

- Application fee (refer to current [fee schedule](#))

### SITE LAYOUT PLAN(S)

**For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.**

Plans should consist of an accurate drawing of the property, and the site plan must show the following items (where they apply to your site):

- Exterior boundaries and dimensions of the entire site
- North arrow and scale



- Slope contour map (except when a grading plan is required), showing the following:
  - *Inside urban reserve lines* – show contours at 5-foot intervals for undeveloped areas and 2-foot intervals for building sites and paved or graded areas
  - *Outside urban reserve lines* – show contours at 10-foot intervals for undeveloped areas and 2-foot intervals for building sites
  - *Steep slopes* – areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations
- General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas
- Location, dimensions, and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas
- Location, name, width, and pavement type of adjacent and on-site streets/alleys
- Existing/proposed curbs, gutters, and sidewalks. Include all points of access, both existing and proposed
- Types and location of existing/proposed water supply and sewage disposal facilities
- Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type
- Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed
- All areas proposed for grading and landscaping
- Any areas proposed to be reserved and maintained as open space
- Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach
- Preliminary Floor Plans and Architectural Elevations – showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings)
- Elevations – (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance
- Legal Lot Verification – how the parcel(s) was/were legally created

## SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Use application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq.
- Preliminary grading/drainage plan – when required by Section 22.52/23.05.020 and .040
- Agricultural buffers – if any adjacent parcels are used for agriculture, show all proposed agricultural buffers
- Archeological Report – two (2) copies, where required
- Biological Report – two (2) copies, where required
- Botanical Report – two (2) copies, where required
- Building Site Envelopes – on site layout plan show all areas proposed for development, or areas proposed to be excluded from development
- Noise Study – two (2) copies, if the property either adjoins or will be a noise generator or a potential source of noise
- Traffic Study – two (2) copies, where required
- Geological Report – two (2) copies, where required
- Visual Analysis – for applications that propose development along significant visual corridors (such as Highways 101 and 1)
- Location, size, design and text of all existing and proposed signs
- Location and design of solid waste disposal facilities, as required by Section 22.10.150/23.04.280
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided
- Supplemental Development Statement stating the project’s phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour)
- Sewer will-serve letter OR Percolation tests
- County Public Works road requirements
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- Completed Cost Accounting Agreement – one (1) copy
- Abandoned oil and gas wells, if applicable – Information is available from the California Division of Oil & Gas: 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246
- Other \_\_\_\_\_



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1004
04/01/2020

Land Use -- Project Information Form

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
Tree Removal Permit
Minor Use Permit
Conditional Use Permit/Development Plan
Plot Plan
Curb, Gutter & Sidewalk Waiver
Site Plan
Surface Mining/Reclamation Plan
Zoning Clearance
Amendment to approved Land Use Permit
Variance
Other

TYPE OF PROJECT:

- Commercial
Industrial
Residential
Recreational
Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):

No modifications are being requested.

Describe existing and future access to the proposed project site:

Existing access from Ana Bay Road off Avila Beach Drive.

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: Residential Suburban South: Recreation / Public Facilities / San Luis Bay

East: Open Space / Recreation / Town of Avila West: Agriculture

FOR ALL PROJECTS, ANSWER THE FOLLOWING - Square footage and percentage of the total site (approximately) that will be used:

Buildings: 3,840 sq. feet <10% of existing building area
Landscaping: 0 sq. feet %
Paving: 0 sq. feet 0%
Other: 1,965 sq. feet <10%
417 sq. ft. of new deck area
1,548 sq. ft. of re-purposed use area
Total area of all paving structures: 3,840 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

# Land Use - Project Information Form

**PLN-1004**  
**04/01/2020**

Trees:

Number of trees to be removed: 0

Type(s) of tree(s):

n/a

Setbacks: Proposed uses are located in previously developed areas.

Front >100' Back >100' Left >100' Right +/- 56'

**PROPOSED WATER SOURCE:**

On-Site Well  Shared Well  Other: \_\_\_\_\_

Community System (agency / company responsible for the provision of water):

San Miguelito Mutual Water Company

**WILL-SERVE LETTER?**

Yes (If yes, please submit copy)  
 No

N/A - All existing services provided to the building/  
project area.

**PROPOSED SEWAGE DISPOSAL**

- Individual On-Site System  
 Other: \_\_\_\_\_  
 Community System (list the agency or company responsible provision):

San Miguelito Mutual Water Company

**WILL-SERVE LETTER?**

Yes (If yes, please submit copy)  
 No

N/A - Existing service is provided to the project site.

**RESPONSIBLE FIRE PROTECTION AGENCY:**

Cal Fire

**FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:**

Total outdoor use area: 170 acres (existing)

Total floor area of all new structures including upper stories: 3,840 sq. feet

**FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING: N/A**

Number of residential units: N/A Number of bedrooms per unit:

Total floor area of all structures including upper stories, but not garages and carports: N/A sq. feet

Total of area of the lot(s) minus building footprint and parking spaces: N/A sq. feet



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

GEN-3000
04/01/2020

General Application Contact Information

Form with sections: APPLICANT, AUTHORIZED AGENT, PROPERTY INFORMATION, PROJECT INFORMATION. Includes fields for name, company, telephone, email, mailing address, and city/state/zip.

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.

SIGNATURE: [Handwritten signature]

DATE: 5/28/2021

NOTE: Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record.



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**Environmental Description**

**PLN-1003**  
**01/01/2020**

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 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:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. 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.
4. 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.

<b>PHYSICAL SITE CHARACTERISTICS</b>			
Acres with 0-10% slopes: 158	Acres with 10-20% slopes: 5	Acres with 20-30% slopes: 5	Acres over 30% slopes: 0
Are there any springs, streams, lakes, or marshes on or near the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>San Luis Creek, Estuary, Harford Creek</u>		Are there any flooding problems on the site or in the surrounding area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: <u>Above Flood Plain</u>	
Has a drainage plan been prepared? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please attach a copy.      No changes proposed		Has there been any grading or earthwork on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>Totally graded, filled, farmed, drained 4' to 15' in depth concept in 1960's</u>	
Has a grading plan been prepared? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please attach a copy.      No grading proposed		Are there any sewer ponds/waste disposal sites on or adjacent to the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____ _____	
Are there any railroads or highways within 300 feet of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____		Can the site be seen from surrounding public roads? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>Avila Beach Drive</u>	

# Environmental Description

**PLN-1003**  
01/01/2020

WATER SUPPLY INFORMATION	
What type of water supply is proposed? <input type="checkbox"/> Individual Well <input type="checkbox"/> Shared Well <input checked="" type="checkbox"/> Community Water System	What is the proposed use of the water? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential If non-residential, please describe: <u>Hotel</u>
What is the expected daily water demand associated with the project? <u>402 gallons per day, same as existing</u>	How many service connections will be required? <u>None, Existing</u>
Do operable water facilities exist on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   San Miguelito Mutual Water Company provides water to the site. If yes, please describe: _____	Has there been a sustained yield test on proposed or existing wells? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   N/A, served by San Miguelito Mutual Water Company. If yes, please attach a copy.
Does Water Meet the Health Agency's Quality Requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Bacteriological? <input type="checkbox"/> Yes <input type="checkbox"/> No   N/A
Chemical? <input type="checkbox"/> Yes <input type="checkbox"/> No   N/A	Physical? <input type="checkbox"/> Yes <input type="checkbox"/> No   N/A
Water analysis report submitted. <input type="checkbox"/> Yes <input type="checkbox"/> No   N/A - Community Water	
Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health:	
<input type="checkbox"/> Well Driller's Letter <input type="checkbox"/> Water Quality Analysis   OK   Problems <input type="checkbox"/> Will-Serve Letter <input type="checkbox"/> Other: <u>N/A - Existing Service</u>	<input type="checkbox"/> Pump Test   Hours: <input type="checkbox"/> GPM: <input type="checkbox"/> <input type="checkbox"/> Surrounding Well Logs <input type="checkbox"/> Hydrologic Study
SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM) <b>N/A</b>	
Has an engineered percolation test been completed? <input type="radio"/> Yes <input type="radio"/> No   N/A - Community System If yes, please attach a copy.	Has a piezometer test been completed? <input type="radio"/> Yes <input type="radio"/> No   N/A - Community System If yes, please attach a copy.
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? <input type="checkbox"/> Yes <input type="checkbox"/> No   N/A - Community System	Will a Waste Discharge Permit from the Regional Water Quality Control Board be required a waste discharge (typically needed in excess of 2,500 gallons per day)? <input type="radio"/> Yes <input type="radio"/> No   N/A - Community System
What is the distance from proposed leach field to any neighboring water wells? <u>N/A</u> feet	

# Environmental Description

**PLN-1003**  
01/01/2020

<b>SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)</b>	
Is this project to be connected to an existing sewer line? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Distance to nearest sewer line: <u>n/a</u> Location of connection: <u>Turn out</u>	
What is the amount of proposed flow? <u>402</u> (gallons per day) (Same as approved)	Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>SOLID WASTE INFORMATION</b>	
What is the name of solid waste disposal company? <u>San Miguelito Mutual Water Company</u>	Where is the waste disposal storage in relation to buildings? <u>At maintenance</u>
What type of solid waste will be generated by the project? <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Other If other, please describe: _____	Does your project design include an area for collecting recyclable materials and/or composting materials? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>COMMUNITY SERVICE INFORMATION</b>	
Name of school district: <u>San Luis Obispo Joint Community College District &amp; San Luis Coastal Unified School District</u>	
Are services (grocery/other shopping) within ½ mile of the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Location of nearest... Police station: <u>Pismo Beach Police Station: 1000 Bello St.</u> Fire station: <u>Avila Valley Station 62: 1551 Sparrow St.</u> Public transit stop: <u>Near 3000 Avila Beach Drive</u>
<b>HISTORIC AND ARCHEOLOGICAL INFORMATION</b>	
Describe the historic use of the site: Farming until 1960, golf resort from 1967 - Present	
Are you aware of the presence of any historic, cultural, or archaeological materials on the project site or in the vicinity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A - no ground disturbance will occur. If yes, please describe: <u>See attached Summary of Archaeological Information prepared for DRC2018-00067.</u>	Has an archaeological surface survey been done for the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach two copies.
<b>AGRICULTURAL INFORMATION</b>	
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? N/A	
Is the site currently in Agricultural Preserve (Williamson Act)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the site currently under land conservation contract? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



## SPECIAL PROJECT INFORMATION

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):

Project includes a request to remodel portions of the first floor of the cart barn to allow for 1,548 sq. ft. of new meeting space.

Will the development occur in phases?

Yes  No

If yes, please describe: \_\_\_\_\_

Are there any proposed or existing deed restrictions?

Yes  No

If yes, please describe: \_\_\_\_\_

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?

Yes  No

If yes, please describe: \_\_\_\_\_

## ENERGY CONSERVATION INFORMATION

Describe any special energy conservation measures or building materials that will be incorporated into your project:  
N/A

## ENVIRONMENTAL INFORMATION

List any mitigation measures that you propose to lessen the impacts associated with your project:

N/A. The proposed project will occur within developed areas and there will be a reduction in water demand from previously approved uses. See attached Supplemental Project Description for more details.

Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?

Yes  No

If yes, please describe: \_\_\_\_\_

Are you aware of any previous environmental determinations for all or portions of this property?

Yes  No

If yes, please describe and provide permit or subdivision numbers(s): \_\_\_\_\_

## OTHER RELATED PERMITS

List all permits, licenses or government approvals that will be required for your project (federal, state, and local):

SLOCO LUP Approval & Business License.



## Time Limits for Processing and Public Notice Distribution Requirements

California state law (California Government Code Section 65941.5) requires that the County provide the following information to applicants, when a permit application is filed:

- Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)
- A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)
- When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)
- Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

## Right to Farm Disclosure

The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

1. The agricultural operation must be conducted or maintained for commercial purposes;
2. The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;
3. The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

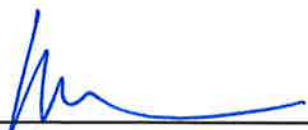
**Landfill Disclosure**

Please answer the following question: "This project is within 1/2 mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)"  Yes  No

**Acknowledgement**

I acknowledge that I have read and understand the sections detailed above:

1. Time Limits for Processing and Public Notice Distribution Requirements
2. Right to Farm Disclosure
3. Landfill Disclosure

  
 \_\_\_\_\_  
 Applicant Signature

  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Additional Applicant Signature (if applicable)

\_\_\_\_\_  
 Date



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

**PLN-1012  
04/01/2020**

**Land Use Consent of Property Owner**

<b>Property Address:</b> 6450 Anna Bay Road / 3000 Avila Beach Drive, Avila Beach, CA 93424	<b>APN(s):</b> 076-181-032, 076-181-061, 076-181-039, 076-205-001
<b>Project Description:</b> ABR Property L.P. is requesting a Conditional Use Permit to add ten (10) overnight accommodations and limited support facilities to the Avila Beach Golf Resort. The new overnight accommodations and support facilities will occur within previous developed areas and will total 5,805 sq. ft.	

**CONSENT**

I (we) the undersigned owner(s\*) of record of the fee interest in the parcel of land located at the above address, identified as the above Assessor Parcel Number, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCO application referral is being filed with the County requesting an approval for the above project description, do hereby certify that:

- Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permit applications in connection with this matter.
- I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
- If prior notice is required for an entry to survey or inspect the property, please contact:
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials, or specify none)

CONSENT GRANTOR / PROPERTY OWNER		AUTHORIZED AGENT FOR CONSENT GRANTOR	
Name: Rob Rossi	Phone: 805-543-	Name: Jamie Jones	Phone: 805-461-5765
ABR Property L.P.	4333 x223	Company / Agency: Kirk Consulting	Email: Jamie@kirk-consulting.net
Full Mailing Address: 750 Pismo Street, San Luis Obispo, CA 93401		Full Mailing Address: 8830 Morro Road, Atascadero, CA 93422	
Signature: 	Date: 5/28/2021	Signature: 	Date: 5/28/2021

\*attach additional PLN-1012 forms for multiple owners, if applicable



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**Hazardous Waste and Substances Statement Disclosure**

**PLN-1122**  
**04/01/2020**

076-181-032, 076-181-061, 076-181-039, 076-205-001

**PROJECT TITLE:** ABR - Inn CUP **PROJECT APN(s):** \_\_\_\_\_

**Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following website resources and lists to determine if the subject property contains hazardous wastes or substances:**

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<https://calepa.ca.gov/sitecleanup/corteseList/section-65962-5a>)

**After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable):**

- Is not** included on any of lists found on the above-referenced websites.
- Is** included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of Applicant: \_\_\_\_\_


Address of site (street name & number if available, City, State and ZIP Code): \_\_\_\_\_

Local agency (city/county): \_\_\_\_\_

Assessor's book, page, and parcel number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory identification number: \_\_\_\_\_ Date of list: \_\_\_\_\_

Applicant Signature: 	Applicant Name (Print): Rob Rossi (ABR Property L.P.)
Date of Signature: 5/28/2021	Phone: 805-543-4333 x 223
Email: rob@rossi-ent.com & vickey@rossi-ent.com	

October 30, 2019

Megan Martin  
Kirk Consulting  
8830 Morro Road,  
Atascadero, CA 93422

RE: Revised Summary of Archaeological Information for the Avila Beach Resort Development, Avila Beach, San Luis Obispo County, California.

Dear Ms. Martin:

At the request of ABR Property L.P., Applied EarthWorks, Inc. (Æ) prepared this summary of prior archaeological investigations relevant to the proposed Avila Beach Resort Development (Project). The Project is within Township 31 South, Range 12 East, on unsectioned lands within the San Miguelito Land Grant as depicted on the U.S. Geological Survey 7.5-minute Pismo Beach, California (1994), topographic quadrangle (Figures 1 and 2).

The Project area boundary is the Avila Beach Golf Resort (Resort) property and includes three (3) discontinuous proposed development areas, all within the existing turf and building envelopes of the Resort (Figure 3). The proposed development areas include 1) a Hospitality Center complex, 2) a Beach and Recreation Center, and 3) a Lake Pavilion with bungalows and cottages. The proposed footprint for the three areas is approximately 17.6 acres of the property, all within the existing manufactured topography of the Resort property.

The Resort is north of Avila Beach Drive. The southwestern portion of the Resort begins at the confluence of San Luis Obispo Bay and San Luis Obispo Creek reaching north up Harford Canyon toward the Irish Hills. The proposed Hospitality Center is within what is referred to as the “Front Nine” and includes a welcome center and beach club, spa, lodge, cottages, and an outdoor pavilion and event center. Construction of two ponds are also proposed within the northern portion of the Hospitality Center development area. The southeastern portion of the Resort straddles San Luis Obispo Creek which flows into the bay at Ana Bay Road. The proponent proposes development within two areas south of the creek and north of Avila Beach Drive in an area referred to as the “Back Nine.” A Beach and Recreation Center is planned at 3000 Avila Beach Drive within the mid-southwestern area of the Resort, while a larger area in the southwestern portion of the Resort is proposed to have a Lake Pavilion with bungalows and cottages.

Most of the Resort property is turf with existing irrigation lines trenched every 30 feet to depths between 3 and 5 feet. Turf is over base of prepared soil up to 18 inches deep. The non-native fill sediments within the “Back Nine” south of San Luis Obispo Creek—including within the proposed Beach and Recreation Center and Lake Pavilion footprints—were imported from off the property. Much of the “Front Nine” area—including within the proposed Hospitality Center footprint—has an additional existing network of subsurface drains 2 feet below the irrigation lines covered by drainage materials and capped with turf (Rob Rossi pers. comm. 2018).



Project background information on landform modification, the history of the area, and property details was provided by Rob Rossi of ABR Property L.P. The portions of the Resort golf course south of San Luis Obispo Creek were historically mud flats that were filled between 1950 and 1960. A berm was constructed along the south bank of San Luis Obispo Creek to channel the creek and eliminate flooding. The first fill episode occurred in the 1880s to build the Pacific Coast Railway to the port. The County of San Luis Obispo widened Avila Beach Drive in the 1950s and 1960s to create the road to Port San Luis and the resulting fill was placed along the roadway within the proposed multiuse area. The area within and surrounding the proposed Lake Pavilion was built up with fill material generated from the construction of Highway 101 in the 1950s. This fill is approximately 6 to 8 feet deep, covered with 18 inches of topsoil and turf (Rob Rossi pers. comm. 2018).

## **Project Plans**

### ***Hospitality Center***

The Hospitality Center is proposed within the “Front Nine” and includes a portion of Harford Canyon. Proposed development in this area includes a group of small (800–1,000 square foot) one-story cottages to be built on raised platforms. Foundations would be a combination of 2-foot-deep footings and some driven pilings. The topography and turf surrounding the cottages will remain as is. A spa is proposed on the west side of the Hospitality Center footprint, over an existing parking lot. The spa building foundation will be driven hollow-end pilings with no proposed excavation within the building footprint. Current facilities at “the Cove” will be re-created using the existing footprint. The proposed “Beach Club” facility is within an area of bedrock and will not include disturbance of soil. Two irrigation ponds will be included in the northern portion of the area. Proposed utilities within the “Front Nine” are to be installed within existing fill material.

### ***Lake Pavilion – 1600 Avila Beach Drive***

A new pond surrounded by cottages and bungalows will be constructed in the southeast portion of the Resort property, south of San Luis Obispo Creek within the “Back Nine.” The Lake Pavilion will require 1 acre of excavation to a depth of approximately 3 feet. All material will be redeposited around the pond to create a 3 to 4-foot-high berm. The proposed cottages and bungalows will be constructed on pilings upon this berm. Excavated soils will remain on site and will not be exported.

### ***Beach and Recreation Center – 3000 Avila Beach Drive***

A multiuse beach recreation area is proposed in the southwest portion of the Project area. Plans for the area include restrooms, a golf shop, driving range, and other recreation facilities. Foundations for new buildings will be within 3 feet of imported fill and excavated to a depth of approximately 2 feet. The surrounding area will remain multipurpose turf.

### ***Utility Infrastructure***

New utilities will be installed within areas previously recontoured and disturbed to construct the original golf course. Internal circulation is mostly along the alignments of existing 6-foot-wide paved paths which will be widened up to 20 feet wide and along parking areas.



## Cultural Resources

### *Previous Investigations*

Project background information on landform modification, the history of the area, and prior archaeological studies of the historic property was provided by ABR Property L.P. (Rob Rossi pers. comm. 2018) and supplemented with information from Æ’s in-house library of archaeological site records, county histories, various historical maps and newspapers, and other sources. These sources yielded multiple reports and site records associated with the Project area and surrounding properties. To fill potential information gaps Æ staff conducted a records search for the Project on January 16, 2018 at the Central Coast Information Center (CCIC) of the California Historical Resources Information System, housed at the University of California at Santa Barbara. Sources examined during the records search included maps pinpointing cultural resource locations, survey coverage maps, and site record and report files. The records search identified additional previously recorded cultural resources and survey coverage of prior investigations within the Project area (Appendix A).

Several archaeological investigations have occurred within the Resort property (Table 1). The most extensive of these was a surface reconnaissance of 1,100 acres surrounding the town of Avila Beach for the San Luis Bay Club development (Hoover et al. 1979). The 1,100-acre survey included four relatively level areas suitable for residential development; and more rugged and steep areas received only cursory inspection. Hoover et al. (1979) covered the entire Resort property and identified CA-SLO-45/46 and -876. CA-SLO-938, -2748, and -2749 are also within the property (Figure 4), while CA-SLO-56 and -2123 are just beyond the property boundaries.

**Table 1**  
**Previous Cultural Resource Studies Within the Project Area**

CCIC Report No.	Date	Author(s)	Title	Resources	Development Area
65	1979	Hoover et al.	<i>San Luis Bay Club 1000 Unit Residential Project</i>	CA-SLO-45/46, -56, -876	All
1719	1990	Dills, C.	<i>Summary Letter to UNOCAL, Linear Survey</i>	2 sites (not in Resort boundaries), trinomials not provided in the report	Adjacent to the Lake Pavilion
Not on file	1991	Sawyer, W. B.	<i>Archaeological Subsurface Testing of Clubhouse Area, APN 76-181-033, San Luis Bay Golf Club, Avila Beach, California</i>	CA-SLO-45/46	Hospitality Center
2383	1993	Parker, J.	<i>Cultural Resource Investigation of the Avila Beach Wastewater Treatment Plant Site</i>	CA-SLO-938	Beach and Recreation Center
2548	1993	Parker, J.	<i>Archaeological Monitoring of the Avila Beach Wastewater Treatment Plant Excavation</i>	CA-SLO-938	Beach and Recreation Center
5223	2004	Parker, J.	<i>Cultural Resource Testing of Proposed Bob Jones Pathway Avila Beach, CA</i>	CA-SLO-938	Beach and Recreation Center





**Table 1 (continued)**  
**Previous Cultural Resource Studies Within the Project Area**

CCIC Report No.	Date	Author(s)	Title	Resources	Development Area
Not on file	2006	Gibson, R.	<i>Results of Backhoe Testing at SLO-45 and Recommendations for the Lodge/Amphitheater Project in Avila Beach, CA</i>	CA-SLO-45/46	Hospitality Center
Not on file	2013	Gibson, R.	<i>Results of Cultural Resource Monitoring for Construction for a Fire Water Line on Blue Heron Road in Avila Beach, San Luis Obispo, CA</i>	CA-SLO-2748, -2749	Does not cross a development area.

Charles Dills conducted a survey from See Canyon to the UNOCAL tank farm property in 1990 for a proposed pipeline replacement project (Dills 1990). The survey crossed into the eastern portion of the Resort around the proposed Lake Pavilion; however, no cultural resources were recorded within the Project area. In 2013, Robert Gibson monitored construction of a fire water line on Blue Heron Road and identified two cultural resources, CA-SLO-2748 and -2749, along the northern boundary of the Resort (Gibson 2013a, 2013b). Several site-specific studies have also occurred, particularly within CA-SLO-45/46 and -938 and are discussed by site below.

### ***Recorded Archaeological Sites***

Five previously recorded prehistoric sites are within the Project area (Table 2). The history of archaeology at each site is discussed below.

**Table 2**  
**Resources Recorded Within the Project Area**

Resource No.	Date Recorded	Original Recorder(s)	Description	Subsurface Testing	Significance /Eligibility	Development Area
CA-SLO-45/46	1929	Los Angeles County Museum	Shell midden with stone tools, debitage, and human remains.	Trenching (LACM in 1929, as reported by Pilling 1948b) Testing (Sawyer 1991) Trenching (Gibson 2006)	Significant (Gibson 2006)	Beach and Recreation Center
CA-SLO-876	1979	Hoover, R.	Bedrock mortar	None	Unevaluated	Hospitality Center
CA-SLO-938	1980	Wlodarski, R. et al.	Large redeposited prehistoric shell midden with flaked and ground stone tools, lithic debitage, and human remains.	Three test holes (Parker 2004)	Not eligible (Parker 2004)	Beach and Recreation Center
CA-SLO-2748	2013	Gibson, R.	Lithic debitage scatter	None	Unevaluated	—
CA-SLO-2749	2013	Gibson, R.	Redeposited shell midden along Bob Jones Bike Path, found during monitoring.	None	Unevaluated	—



## **CA-SLO-45/46**

CA-SLO-45/46 lies at the convergence of Harford and San Luis Obispo creeks, close and likely related to CA-SLO-56, a significant prehistoric site to the west. In 1929, the Los Angeles County Museum (Pilling 1948b) excavated a 100-foot-long trench within the site, exposing stratified shell midden more than 5 feet deep and a cemetery; and at least 15 burials were reported. The site was officially recorded as two separate sites in 1948 by Arnold Pilling, one on each side of San Luis Obispo Creek (Pilling 1948a, 1948b). Pilling reported historical artifacts mixed in the prehistoric deposit at CA-SLO-45, on the west side of the creek. The historical remains may be linked to the Marre home, as the original site map for CA-SLO-45 depicts an “old adobe house” at the northwestern edge of the prehistoric archaeological site (Pilling 1948a). Prehistoric materials included marine shell, stone tools, and bone.

CA-SLO-46, on the east side of the creek directly across from CA-SLO-45, was originally recorded separately as a light scatter of shell debris, hammerstones, and mortar fragments (Pilling 1948b). Based on the presence of comparable artifactual materials on either side of the creek, the two sites were later combined in an updated site record (Wlodarski et al. 1980a). William Sawyer excavated five auger bores within the San Luis Bay Golf Course in 1991 for a proposed club house (Sawyer 1991). Sawyer found intact and disturbed midden extending to 75 centimeters deep (Dills 1991); however, he recommended placement of the clubhouse outside the site boundaries. In 1995, a surface reconnaissance for an erosion stabilization project along the margin of the tennis courts revealed displaced midden fill, presumably from CA-SLO-56, forming an artificial terrace at the south end of the recorded boundaries of CA-SLO-45/46 (Conway 1995).

In 2006, Robert Gibson (2006) excavated 3 backhoe trenches within the western extent of the proposed Hospitality Center, north of the tennis courts, for a proposed lodge and amphitheater project. Gibson found 3 to 7 feet of fill capping intact midden deposits extending between 6 and 9 feet deep. Gibson (2006:5) stated that the site is significant and that “even displaced, disturbed cultural materials are significant, and can contain Chumash remains and many significant cultural materials that can shed light on its antiquity and relationship to SLO-56 and the historic village of *Sepajto*” (Gibson 2006:5). He recommended protecting intact portions of CA-SLO-45/46 from future disturbance; developing only within the fill deposit above the cultural deposit; a systematic testing program to map intact versus disturbed portions of the subsurface deposit prior to any construction design plans; and, if intact portions of the site cannot be avoided, implementation of a data recovery program to mitigate potential significant impacts.

## **CA-SLO-876**

Robert Hoover (1979) recorded CA-SLO-876 as a bedrock mortar within a 10 by 20 meter sandstone outcrop. The mortar is 10 centimeters in diameter and 7 centimeters deep. Hoover did not note any associated cultural materials, or make notes on site significance; however, he did recommend that “all cultural resources within the project area be preserved and avoided during construction activities” (Hoover 1979:17).



### **CA-SLO-938**

CA-SLO-938 is recorded within and surrounding the proposed Beach and Recreation Center footprint. The site was unearthed during grading on the southern portion of the existing fairway and green. Wlodarski et al. (1980b) recorded the site as an extensive midden containing invertebrate and vertebrate faunal remains, lithic tools and debris, and human remains. They remarked that the site is under the golf course green, covering approximately 82,550 square meters to a depth of between 0.2 and 1.0 meter. They also suggest that CA-SLO-938 is part of the greater CA-SLO-45/46 and -56 site complex.

In 2004, Parker and Associates performed a Phase 1 survey and Phase 2 evaluation of a proposed trail alignment within CA-SLO-938 (Parker 2004). Parker dug three 15-centimeter-deep clamshell post hole test units along the proposed trail alignment (within the southern portion of the current Project area). Parker found redeposited midden, most likely from surrounding archaeological sites. Parker also reconstructed possible prehistoric sea level information and historic maps, demonstrating that the entirety of CA-SLO-938 would have been low-lying marsh land and/or underwater prehistorically, further bolstering his conclusion that the midden material is redeposited. Due to a loss of integrity, Parker found the site not eligible for listing on the California Register of Historical Resources (CRHR); however, he noted that materials in the site, including human remains and other cultural materials, may be significant to Native Americans. Parker recommended monitoring during any ground-disturbing activities within the site boundaries.

### **CA-SLO-2748**

During construction monitoring along the Bob Jones Bike Path on the Avila Resort Golf Course, Gibson (2013a) recorded a Monterey and Franciscan chert debitage scatter and associated cobbles within a cut hillside. The associated monitoring report is not on file at the CCIC. The site record notes that the site boundaries are not clearly defined; however, Gibson stated that the “site extends into the Avila Bay Golf Course and the PCR [Pacific Coast Railway] railway cut.” Current proposed Project plans do not include development within or adjacent to this site.

### **CA-SLO-2749**

During construction monitoring along the Bob Jones Bike Path on the Avila Resort Golf Course, Gibson noted an area of redeposited midden (depth unknown) which received the trinomial CA-SLO-2749 (Gibson 2013b). Gibson noted that the midden is presumably from CA-SLO-56 and was used to build up the golf course and surrounding area. He reported non-continuous midden piles within a 300-acre area. Cultural materials within the redeposited midden included shell and debitage. Current proposed Project plans do not include development within or adjacent to this site.

### **Recommendations**

Due to the sensitivity of the area and the possibility of encountering human remains and/or intact cultural deposits, Æ recommends the following:

- The local Native American community should be engaged promptly to provide their input and recommendations regarding the proposed Project.



- A Cultural Resource Management Plan (CRMP) should be prepared. This plan needs to be reviewed and approved by the County prior to implementation. This plan will include:
  - 1) a work plan/program for testing at CA-SLO-45/46;
  - 2) a construction monitoring plan that includes provisions for archaeological and Native American monitoring, inadvertent discoveries, site evaluation and data recovery, and curation in the event potentially significant intact deposits are discovered during construction;
  - 3) a reburial plan should human remains be encountered during earthwork; and
  - 4) an Environmental Sensitivity Area (ESA) plan for fencing and other physical and visual barriers to protect inadvertent impacts to sites or portions of sites that are not part of the proposed development.
- Following the CRMP, perform a testing program at CA-SLO-45/46 within proposed disturbance areas to define and map the depth of fill across the site. If intact portions of the site are found within the Project area, and avoidance is not feasible, a data recovery program including excavation, artifact analysis, reporting, and curation would be necessary.
- Perform a site visit of CA-SLO-876 to confirm proposed Project plans do not overlap site boundaries and will not impact the site. The site visit will include a reconnaissance survey of the current site boundaries and an update of site boundaries and if necessary, using global positioning system (GPS) receiver with submeter accuracy. The site boundaries will be compared with proposed Project plans to assess if CA-SLO-876 will be impacted. If proposed Project plans do intersect CA-SLO-876, then treatment will be addressed in the CRMP.
- Following the CRMP, demarcate ESAs around site areas to be avoided prior to construction.
- Due to the sensitivity of the Project area and surrounding Chumash sites, it is imperative that all earth movement during construction be monitored by a qualified archaeologist and a local Native American monitor.
- Results of all testing, data recovery, and construction monitoring including should be included in a final Project cultural resources and construction monitoring report that should include updated California of Parks and Recreation (DPR) site records.
- Curation of cultural materials recovered during testing, data recovery, and construction monitoring.

### ***Site Specific Recommendations***

CA-SLO-2748 and -2749 are not within the areas proposed for development for the current Project; therefore, no further consideration is necessary at this time. CA-SLO-879 is directly adjacent to an area proposed for development and CA-SLO-45/46 and -938 are within areas proposed for development. Recommendations for each are discussed below:

#### **CA-SLO-45/46**

Previous testing at CA-SLO-45/46 revealed intact midden deposits under 3 to 6 feet of imported fill (Gibson 2006). Gibson found the site significant and recommended protecting intact portions of the resource from future disturbance. He suggested development be restricted to within the fill deposit above the cultural deposit. To define and map the depth of fill across the site, Gibson recommended a



systematic testing program prior to finalizing construction design plans. If intact portions of the site are encountered, avoidance through design change or use of fill should be considered. If an intact portion of the site cannot be avoided, a data recovery program or other form of mitigation will be necessary.

The current Project is designed to keep grading and trenching to a minimum; therefore, if ground disturbance is within the fill layer defined by a testing program, intact deposits should not be impacted. Driven pilings are also part of the construction design for the Hospitality Center. Though formal excavation will not occur during pile driving, impacts could occur if the piles are driven through significant intact deposits. If intact deposits cannot be avoided during pile driving, a data recovery program would become necessary.

Archaeological and Native American monitoring during construction is recommended to ensure that human remains and/or other important materials encountered during construction are treated appropriately. Additionally, Æ recommends that all sediments excavated from CA-SLO-45/46 remain on site.

### **CA-SLO-876**

CA-SLO-876 is plotted southeast of a proposed project element in the northern portion of the “Front Nine” area. A site visit should occur during development of a Cultural Resource Management Plan to ensure the site is beyond the development area boundaries and will be avoided. The site visit will include a reconnaissance survey of the current site boundaries and an update of site boundaries and if necessary, using global positioning system (GPS) receiver with submeter accuracy. Environmentally Sensitive Area (ESA) fencing may be necessary during construction to ensure the site is avoided. If proposed Project plans do overlap CA-SLO-876, then treatment will be addressed in the CRMP.

### **CA-SLO-938**

CA-SLO-938 consists of redeposited midden, likely originating from CA-SLO-45/46 or -56. Parker (2004) found the site not eligible for listing on the CRHR due to a lack of integrity; however, significant archaeological materials including human remains may be encountered during construction. Archaeological and Native American monitoring is therefore necessary during ground disturbance. Additionally, Æ recommends all excavated sediments remain within the site boundaries.

Æ appreciates the opportunity to provide services for this Project. If you have any questions or require additional information, please contact me at the San Luis Obispo office (805-594-1590).

Sincerely,

Simone M. Schinsing, M.A., RPA (28577763)  
Senior Archaeologist  
Applied EarthWorks, Inc.



## References Cited

Conway, Thor

- 1995 *An Archaeological Survey of an Eroding Portion of the Harford Creek Site (SLO-45/46) at the San Luis Bay Inn, Avila Beach*. Heritage Discoveries, San Luis Obispo, California. Prepared for the San Luis Bay Inn, Avila Beach, California.

Dills, Charles E.

- 1990 *Summary Letter to Unocal, Linear Survey*. Prepared for Frank Lee Nichols of UNOCAL.
- 1991 *A Shell Analysis of Clubhouse Site Rossi Project, CA-SLO-45, San Luis Bay Inn, Avila, California*. Prepared for Colonel W. B. Sawyer.

Gibson, Robert

- 2006 *Results of Backhoe Testing at SLO-45 and Recommendations for the Lodge/Amphitheater Project in Avila Beach, San Luis Obispo County, California*. Gibson's Archaeological Consulting, Paso Robles, California.
- 2013a CA-SLO-2748 Archaeological Site Record. On file at the Central Coast Information Center, University of California, Santa Barbara.
- 2013b CA-SLO-2749 Archaeological Site Record. On file at the Central Coast Information Center, University of California, Santa Barbara.

Hoover, Robert L., Donald R. Floyd, and Patrick C. McKim

- 1979 *Final Report San Luis Bay Club 1000 Unit Residential Project*. Prepared for Walker Planning Associates, Arroyo Grande, California.

Parker, John

- 1993a *Cultural Resource Investigation of the Avila Beach Wastewater Treatment Plant Site*. Parker and Associates, Morro Bay, California.
- 1993b *Archaeological Monitoring of the Avila Beach Wastewater Treatment Plant Excavation*. Parker and Associates, Morro Bay, California.
- 2004 *Cultural Resource Testing of Proposed Bob Jones Pathway Avila Beach, CA CA-SLO-938*. Parker and Associates, Cayucos, California.

Pilling, Arnold R.

- 1948a CA-SLO-45 Archaeological Site Record. On file at the Central Coast Information Center, University of California, Santa Barbara.
- 1948b CA-SLO-46 Archaeological Site Record. On file at the Central Coast Information Center, University of California, Santa Barbara.



Sawyer, W. B.

1991 *Archaeological Subsurface Testing of Clubhouse Area, APN 76-181-033, San Luis Bay Golf Club, Avila Beach, California.* W. B. Sawyer, Archaeological Consultant, Arroyo Grande, California.

Wlodarski, Robert J., Elga Stepans, Linda Wlodarski, and Renata Stepans

1980a CA-SLO-45/46 Archaeological Survey Form, Archaeological Record. On file at the Central Coast Information Center, University of California, Santa Barbara.

1980b CA-SLO-938 Archaeological Survey Form, Archaeological Record. On file at the Central Coast Information Center, University of California, Santa Barbara.

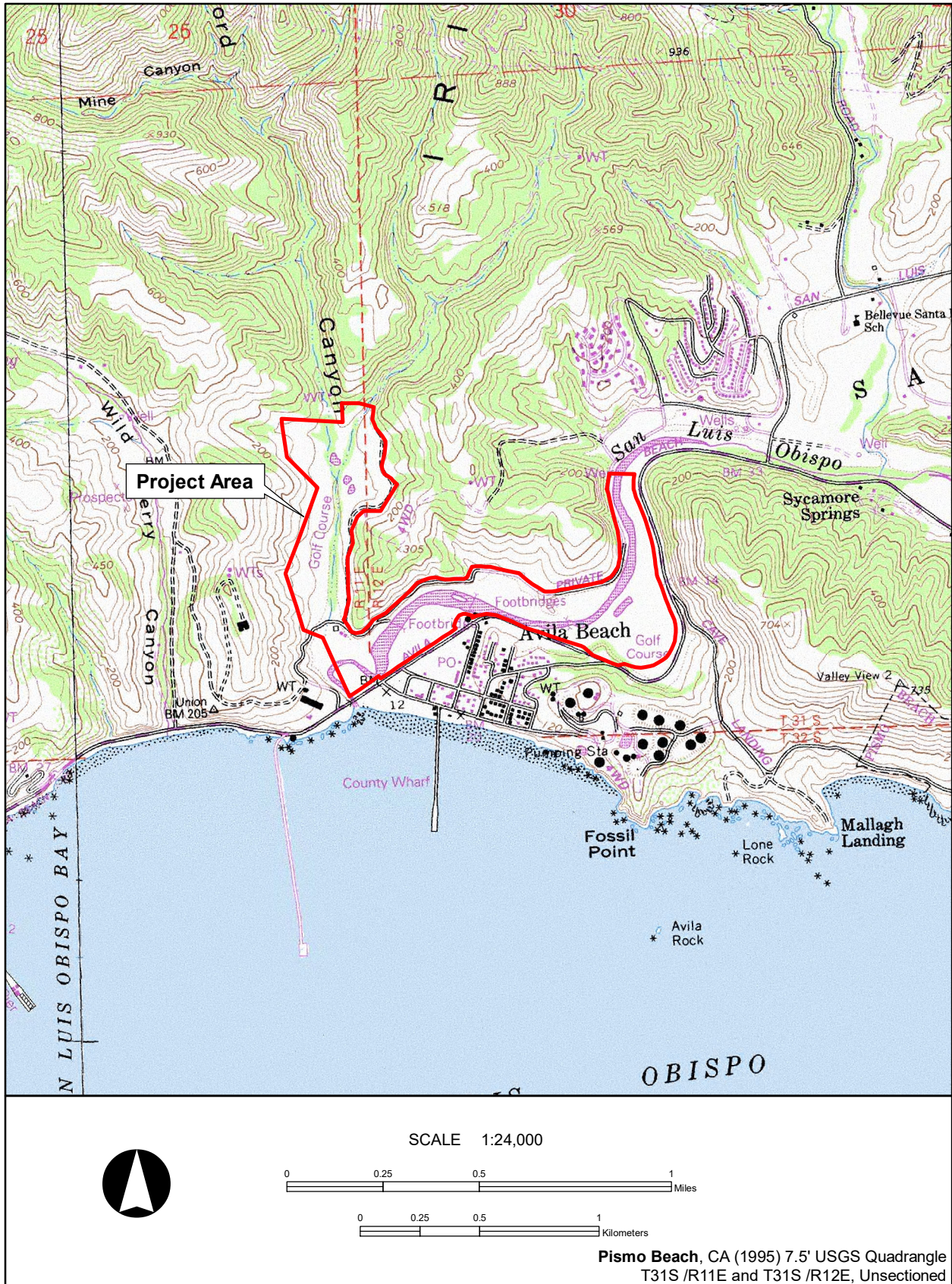


SCALE 1:1,000,000



**Figure 1 Project area vicinity in San Luis Obispo County, California.**





**Figure 2 Project area location on the U.S. Geological Survey Pismo Beach 7.5-minute quadrangle.**



**Figure 3** Aerial view of the Project area in Avila Beach, California.

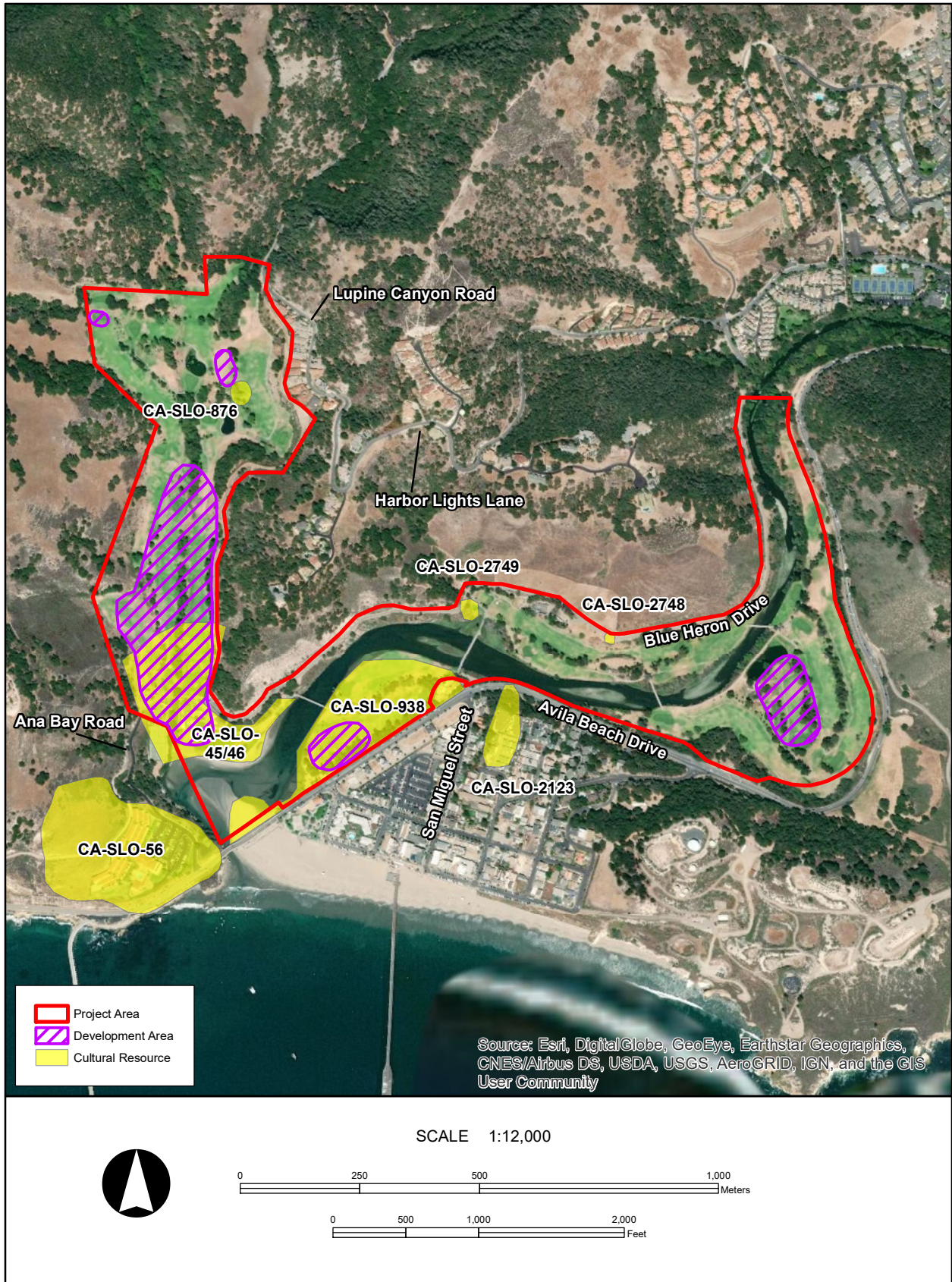


Figure 4 Aerial view of the Project area with cultural resources.

# **APPENDIX A**

## **Central Coast Information Center Record Search Results**

California  
Archaeological  
Inventory



SAN LUIS OBISPO AND  
SANTA BARBARA COUNTIES

**Central Coast Information Center**

Department of Anthropology  
University of California  
Santa Barbara, CA 93106-3210  
PHONE (805)-893-2474  
FAX (805)-893-8707  
EMAIL [ccic@anth.ucsb.edu](mailto:ccic@anth.ucsb.edu)

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1/16/2017

To Whom It May Concern:

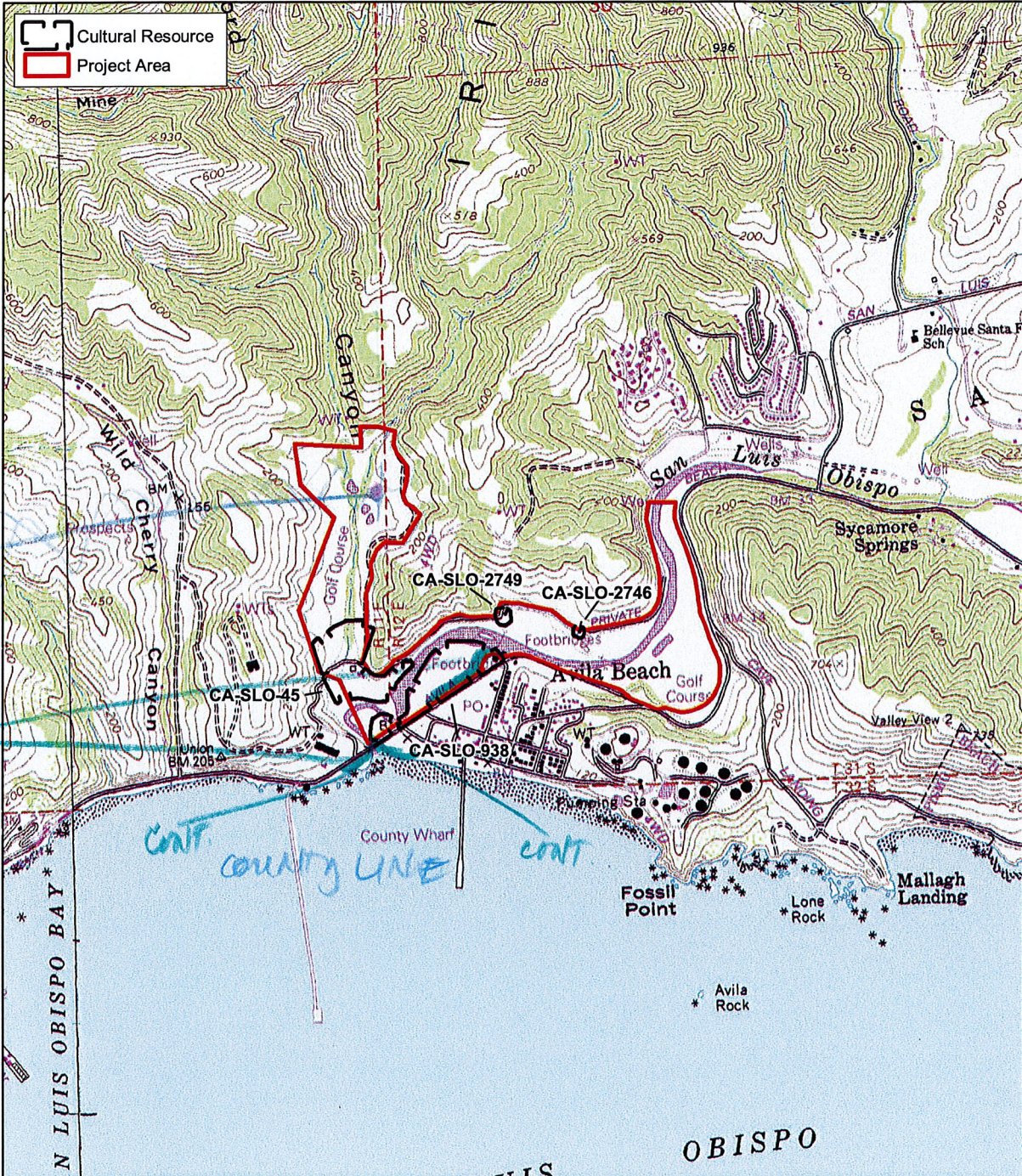
On the above date, Sharla Luxton performed a records search on behalf of Applied Earthworks for the 3794 Avila Resort Project in San Luis Obispo County.

If you have any questions about this project, please contact me.

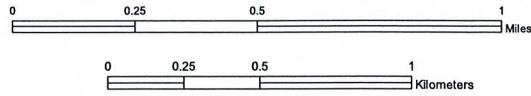
Sincerely,

A handwritten signature in black ink, appearing to read "HRadde".

Hugh Radde, M.A.  
Assistant Coordinator



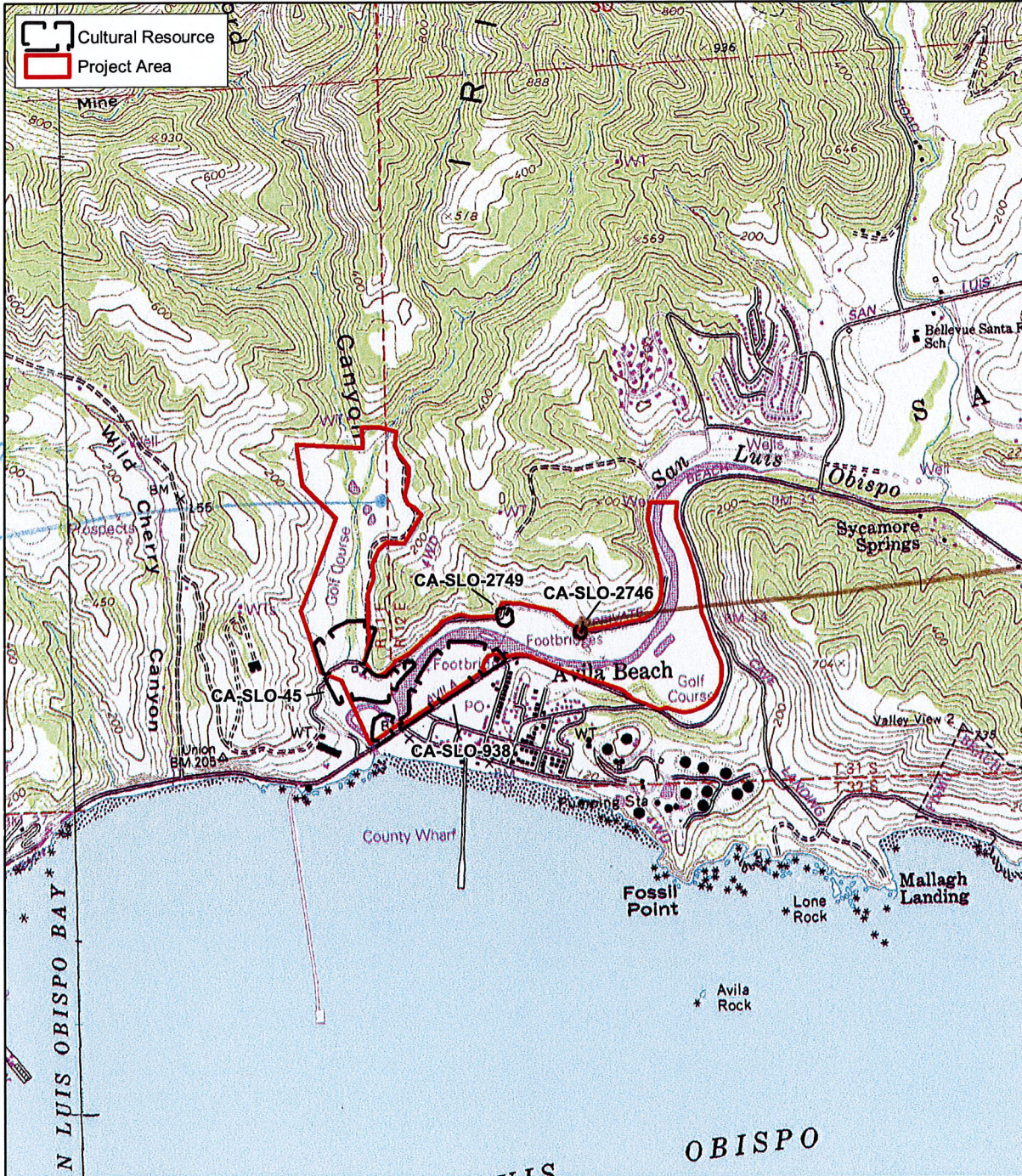
SCALE 1:24,000



Pismo Beach, CA (1995) 7.5' USGS Quadrangle  
T31S/R11E and T31S/R12E, Unsectioned

Avila Beach Resort Project Record Search Map

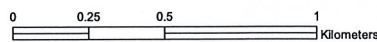
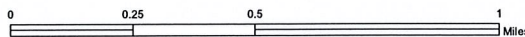
SL-05223



40-000876  
LOCATION APPROX.

2748  
@CLIC

SCALE 1:24,000



Pismo Beach, CA (1995) 7.5' USGS Quadrangle  
T31S/R11E and T31S/R12E, Unsectioned

Avila Beach Resort Project Record Search Map



**OVERVIEW**

**PARCEL STATUS** Active

**TAX CODE**

**PRIMARY OWNER** ABR PROPERTY LP  
750 PISMO ST SLO, CA 93401-3922

**SECONDARY OWNERS** 1990-07-06 2010-R-043728 ABR PROPERTY LP A CA LTD PTP  
2010-09-09 2010-R-043728 ABR PROPERTY LP A CA LTD PTP

**PARCEL ADDRESS(ES)** 6464 ANA BAY RD SAN LUIS OBISPO, CA 93405  
2828 BLUE HERON DR SAN LUIS OBISPO, CA 93405  
6460 ANA BAY RD SAN LUIS OBISPO, CA 93405  
6450 ANA BAY RD SAN LUIS OBISPO, CA 93405

**COMMUNITY** Avila Beach

**ADVISORY COUNCIL** Avila Valley Advisory Council

**LEGAL DESCRIPTION** RHO SAN MIG PTN LT 47

**PLANNING AREA(S)** San Luis Bay Coastal Planning Area, San Luis Bay Inland Sub Area North, San Luis Obispo Planning Area

**LAND USE** Recreation

**COMBINING DESIGNATIONS** Archaeologically Sensitive Area, Flood Hazard, Geologic Study Area, Local Coastal Program, Streams and Riparian Vegetation, Wetlands

**PLANNING AREA STANDARDS** 22.106.010, 22.106.010 A3, 22.14.060, 22.14.070, 22.14.100, 22.96, 22.96.030, 23.070.172, T23 SLBay

**PARCEL FLAGS** AS - Archeologically Sensitive Area, CAZ - Coastal Appealable Zone, COJ - Coastal Commission Original Jurisdiction, FH - Flood Hazard, GS - Geologic Study Area, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, NOT - Parcel Notes Apply, RD1 - Road Fee Area - Avila, REC - Recreation, SRV - Streams and Riparian Vegetation, STM - Stormwater Management Area, VSA - Visitor-Serving Area, WET - Wetlands



**RECORDED LOTS**

**Lot Number**

REA2016-000128

REA2012-000725

**Lot Flags**

**PARCEL HISTORY**

<b>Submitted</b>	<b>Case Number</b>	<b>Case Type</b>	<b>Status</b>
06/01/2021	DRC2021-00126	Land Use	Submitted
<i>A request by ABR Property, L.P. for a Conditional Use Permit to add ten (10) overnight accommodations and limited support facilities to the Avila Beach Golf Resort. The new overnight accommodations will occur within previous developed areas and will total 3,840 sq. ft.</i>			
05/28/2021	P-APP-2021-00228	Application	Completed
<i>A request by ABR Property, L.P. for a Conditional Use Permit to add ten (10) overnight accommodations and limited support facilities to the Avila Beach Golf Resort. The new overnight accommodations will occur within previous developed areas and will total 3,840 sq. ft.</i>			
05/05/2020	PRE2020-00027	Pre-Application	Completed
<i>Bore and hand dig to install communications conduit to service address on Ana Bay Dr Avila Beach. Place peds and remove and replace asphalt per County Standards</i>			
12/24/2018	CODE2018-00525	Code Enforcement	Closed
<i>Complaint of site disturbance in Archaeological Area</i>			
09/05/2018	ZON2018-00515	Zoning Clearance	Approved
<i>EVENT FOOD VENDOR</i>			
08/01/2018	CODE2018-00283	Code Enforcement	In Progress
<i>Temporary Events w/o permit</i>			
05/09/2018	DRC2018-00067	Land Use	Information Hold
<i>Avila By The Sea: REFILING OF DRC2014-00091</i>			
08/19/2016	PMT2016-01370	PMTR - Residential Permit	Finald
<i>AS-BUILT MAJOR GRADING ***REAL TIME BILLING*** FOR (3) AREAS OF WORK; WALL #1 - 67 LF - REMOVE 67 LF OF EXISTING VERDURA RETAINING WALL ON ADJACENT PARCEL AND REPLACE WITH 70 LF OF NEW CONCRETE RETAINING WALL ON THIS PROPERTY. WALL #2 - INSTALL 85 LF OF NEW VERDURA WALL &amp; INSTALL POSI-DURA REINFORCEMENT, REMOVE PORTIONS OF EXISTING WALL (115 LF). WALL #3 - 55 LF - REMOVE EXISTING VERDURA RETAINING WALL AND REPLACE INSTALL VERDURA WALL. INSTALL GUARD AS NEEDED REMEDIAL WORK IS REQUIRED &amp; PERMISSION FROM ADJACENT PARCEL. BILL REBIK, RCE/SOILS: ?</i>			
02/25/2016	COD2015-00327	Code Enforcement	Closed
<i>NOISE FROM EVENTS</i>			
10/05/2015	COD2015-00151	Code Enforcement	Closed - Resolved
<i>NOISE FROM EVENTS - AVILA BAY RESORT</i>			
02/13/2015	DRC2014-00091	Land Use	Appealed
<i>A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.</i>			

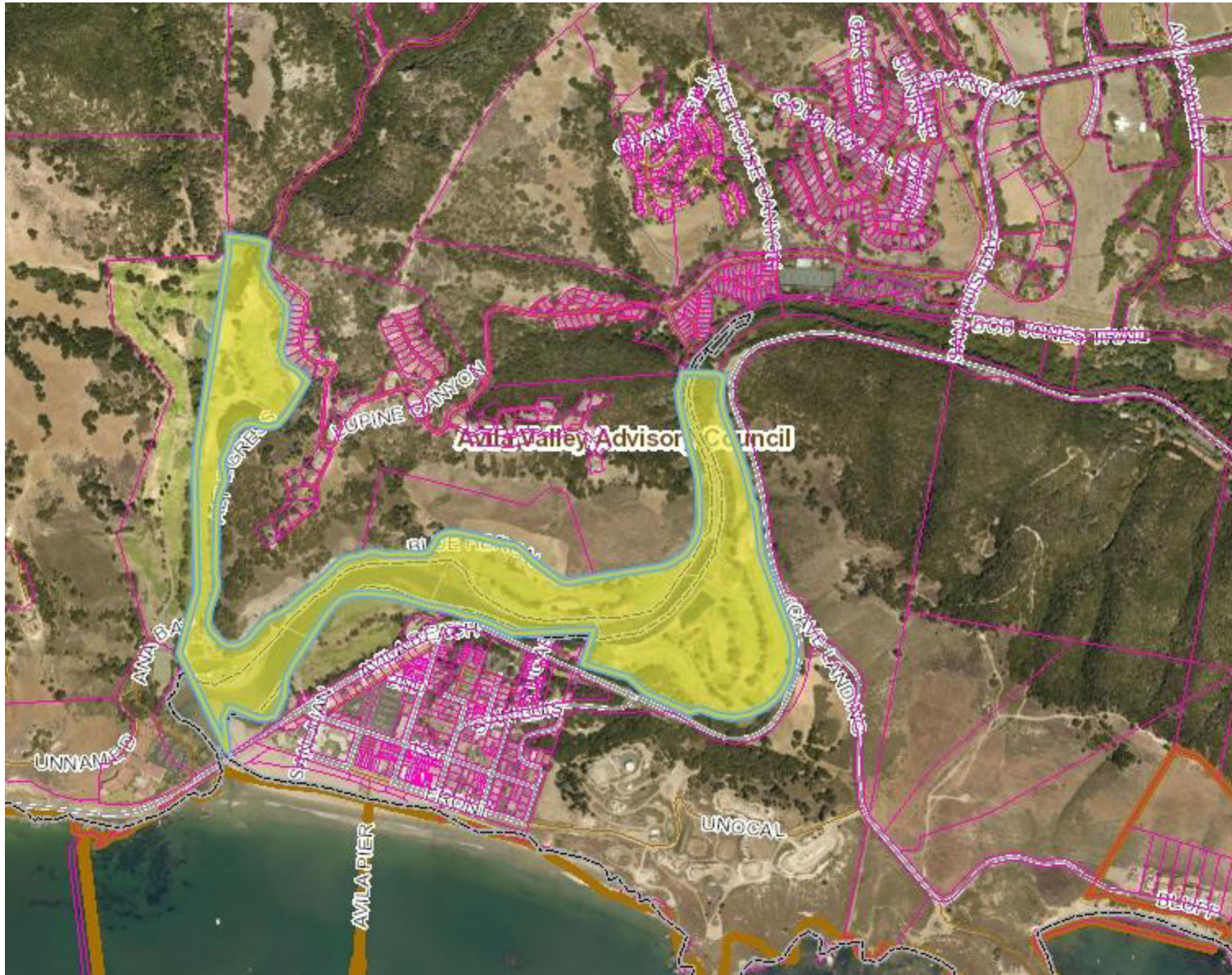
08/18/2014	PMT2014-00429	PMTC - Commercial Permit	Final
<i>AS BUILT FIRESPRINKLERS FOR CART BARN (PMT2011-01552) AND CONVERSIONS REPLACES C9157/PMT2008-01172 &amp; PMT2012-01573/ NFPA 13 BASED ON THE 1996 CODE /ORD HAZARD GRP I CART BARN BELOW/ OFFICES &amp; 2ND STORY/PIPING MATERIAL DYNA FLW/SUPER FLO/ DYNA YHREAD/ SUPER 40/</i>			
04/11/2013	PMT2012-01817	PMTC - Commercial Permit	Expired
<i>FIRE SPRINKLERS GOLF CART MAINTANCE BUILDING (PMT2012-00676)/NFPA 13 2010 EDITION ORDINARY HAZARD GRP II MAXIMUM STORAGE HEIGHT 12 FEET/ 4" WATER MAIN/ BACKFLOW PREVENTER AND FDC RELOCATED NEAR THE STREET.</i>			
03/08/2013	PMT2012-01573	PMTC - Commercial Permit	Withdrawn
<i>EXPIRED REPLACED WITH PMT2014-00429 --FIRESPRINKLERS FOR ELEVATOR LOBBY 1ST &amp; 2ND FLOORS AT AVILA BEACH CLUB (PMT2011-01552) ADDITION TO FIRE SPRINKLER PERMIT C9157</i>			
10/16/2012	PMT2012-00676	PMTC - Commercial Permit	Expired
<i>REPLACE 1,700 SF FIRE DESTROYED CART MAINTENANCE BUILDING - 2,255 SF WITH ELECTRICAL AND PLUMBING. FIRE SPRINKLER PERMIT (PMT2012-01817).</i>			
05/07/2012	COD2011-00781	Code Enforcement	Closed - Resolved
<i>POSSIBLE VIOLATION OF OPEN SPACE AGREEMENT</i>			
03/14/2012	PMT2011-01553	PMTR - Residential Permit	Final
<i>REPLACEMENT PERMIT FOR EXPIRED PMT2008-01172 - ADDITION TO FIRE SPRINKLER PERMIT C9157 FOR DECK ADDITION A3977/ NFPA 13 2002 EDITION LIGHT HAZARD</i>			
03/14/2012	PMT2011-01552	PMTR - Residential Permit	Final
<i>"AVILA BEACH CLUB" - REPLACEMENT PERMIT FOR EXPIRED PMT2010-00485 -ADD ELEVATOR AND DECK TO EXISTING AND "AVILA CART BARN" (PERMIT A3977) REDO CODE ANALYSIS FOR 2007 CBC "UNSEPARATED OCCUPANCIES". (FIRESPRINKLERS - PMT2012-01573)</i>			
12/14/2011	COD2011-00467	Code Enforcement	Closed
<i>PMT2010-00485 (ADD ELEVATOR AND DECK TO EXISTING AVILA BEACH CLUB) EXPIRED</i>			
11/10/2011	PMT2011-00812	PMTC - Commercial Permit	Final
<i>SEPTIC TANK REPAIR FOR RESTROOMS ON GOLF COURSE FOR AVILA BEACH RESORT PROPERTY</i>			
10/07/2010	ZON2010-00190	Zoning Clearance	Approved
<i>OWNERSHIP CHANGE FOR EXISTING BUSINESS</i>			
09/15/2010	PMT2010-00485	PMTC - Commercial Permit	Expired
<i>EXPIRED - SENT TO CODE ENF. 12-14-11 - ADD ELEVATOR AND DECK TO EXISTING "AVILA BEACH CLUB" - (PERMIT A3977) REDO CODE ANALYSIS FOR 2007 CBC "UNSEPARATED OCCUPANCIES".</i>			
12/18/2008	PMT2008-01172	PMTC - Commercial Permit	Expired
<i>EXPIRED -REPLACED WITH PMT2014-00429/ ADDITION TO FIRE SPRINKLER PERMIT C9157 FOR DECK ADDITION A3977/ NFPA 13 2002 EDITION LIGHT HAZARD</i>			
12/11/2008	PMT2008-01138	PMTC - Commercial Permit	Final
<i>MECHANICAL PERMIT - MODIFY EXISTING RESTAURANT FACILITY TO ADD AN INDOOR BBQ COOK STATION/HOOD</i>			
11/21/2008	PMT2008-01016	PMTC - Commercial Permit	Final
<i>MULLIGAN'S RESTAURANT - ADD WINDOWS AND DOORS IN STRUCTURAL INFILL WALL, WAINSCOT FINISH -</i>			
06/10/2008	PMT2007-02958	PMTC - Commercial Permit	Withdrawn
<i>ENTERED IN ERROR</i>			

07/07/2005	SUB2005-00006	Determination	Approved
<i>AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE</i>			
05/20/2005	PMT2004-03463	PMT - Commercial Permit	Final
<i>KITCHEN REPAIRS, FLOORING, ROOF, WALLS, AND CHANGE OUT TYPE 1 HOOD REPLACE FOUNDATION AND FLOOR AND ROOF OF STORAGE ROOMS 1/11/06 ADD -REPLACE FLOOR JOISTS (15% OF SPACE) AND ADD 7 FT HOOD. HEALTH DEPT APPROVAL PROVIDED.</i>			
05/21/2004	ZON2003-00629	Zoning Clearance	Denied
<i>CONCERTS/FESTIVALS/LIVE ENTERTAINMENT</i>			
06/12/2003	COD2002-00034	Code Enforcement	Closed - Resolved
<i>STORAGE CONTAINER VIOLATION, NOT ALLOWED USE</i>			
02/06/2003	C9157	PMT - Commercial Permit	Expired
<i>EXPIRED REPLACED W/ PMT2014-00429---FIRESPRINKLERS FOR GOLF CART STORAGE &amp; OFFICE/ REVISED SPRINKLER PLANS APPROVED ON 8/13/08 FOR CLUB SPA, BEACH BAR, MEETING AND RESTROOMS, WINE CELLAR AND SUITE/ NFPA 13 2002 EDITION ORDINARY HAZARD GROUP 11</i>			
04/01/2002	D010305P	Land Use	Withdrawn
<i>REMOVE FLOOD GATE AND REPLACE</i>			
08/27/1998	A9205	PMT - Grading Permit	Final
<i>GRAD'G EXPORT FILL FOR ADJACENT TR 2149 PHZ4(ONLY) 25000SF ADJ TO LOT 75&amp;76/18560SF ADJ TO LOT 64&amp;65</i>			
03/05/1998	PMT2002-26106	PMTR - Residential Permit	Expired
<i>DETACHED GARAGE FOR CARETAKER EXPIRED</i>			
03/05/1998	PMT2002-26105	PMTR - Residential Permit	Expired
<i>DETACHED GARAGE FOR OFFICE</i>			
03/04/1998	PMT2002-26112	PMT - Commercial Permit	Expired
<i>APPLICATION EXPIRED FOR OFFICE</i>			
03/04/1998	PMT2002-26107	PMTR - Residential Permit	Expired
<i>APPLICATION EXPIRED FOR CARETAKER'S RESIDENCE EXPIRED</i>			
04/23/1997	D890545D	Land Use	Withdrawn
<i>CONDOS</i>			
03/18/1997	A0559	PMT - Commercial Permit	Final
<i>2 WELLS &amp; 1 STILLING PIPE</i>			
05/14/1996	G850028N	Long Range Planning	Withdrawn
<i>LU DELETE RAIL ROAD ROW STANDARD</i>			
01/31/1996	A3977	PMT - Commercial Permit	On Hold
<i>ORIGINALLY "CART BARN" REMODELED TO INCLUDE: ADD BATHRMS/ LOCKER ROOMS/OFFICE &amp; LOUNGE - PLANS REVISED TO SHOW REMODEL OF PROPOSED 1ST FLOOR CART BARN TO WINE STORAGE &amp; 2ND FLOOR OFFICES TO LOCKER/SHOWERS AREA (6/11/08). ADDED 1,258 SQ.FT. OF NEW DECK TO PLANS (11/21/08). ADD ELEVATOR-SEE PMT2010-00485</i>			
01/22/1996	S940002L	Subdivision	Expired
<i>LOT LINE ADJUSTMENT OF TWO PARCELS</i>			












12/27/1995	D950132P	Land Use	Expired
<i>ALTER TO CART, LOCKER RMS</i>			
09/11/1995	D910170D	Land Use	Withdrawn
<i>WITHDRAWN- WATERLINE/TREATMENT PLAN</i>			
09/11/1995	D910243P	Land Use	Denied
<i>CONST APV BIKE PATH/ ALTERNATE LOCATION</i>			
09/29/1992	PMT2002-23415	PMTR - Residential Permit	Expired
<i>STORAGE BLDG FOR FERTILIZER</i>			
07/31/1992	88759	PMTC - Commercial Permit	Expired
<i>RELOCATE 200A ELECTRIC METER FOR 40HP PUMP</i>			
06/29/1992	92472	PMTG - Grading Permit	Finaled
<i>GRADING AS BUILT FOR BORROW PIT</i>			
06/26/1992	88535	PMTC - Commercial Permit	Finaled
<i>UPGRADE ELECT TO EXIST PERMIT 84307 FOR OFFICE/GAR</i>			
04/17/1992	PMT2002-23072	PMTR - Residential Permit	Expired
<i>GARAGE FOR GOLF COURSE EQUIPMENT</i>			
04/25/1991	PMT2002-22529	PMTG - Grading Permit	Expired
<i>GRADING FOR PIPELINE REPLACEMENT</i>			
12/19/1990	87040	PMTR - Residential Permit	Finaled
<i>BARN</i>			
12/19/1990	87042	PMTR - Residential Permit	Finaled
<i>BARN</i>			
12/19/1990	87041	PMTR - Residential Permit	Finaled
<i>BARN</i>			
11/27/1989	84307	PMTC - Commercial Permit	Finaled
<i>OFFICE FOR GOLF COURSE</i>			



# Interactive Data Viewer



### Legend

-  SLO County Boundary
-  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
-  SLO County Boundary

-3,009.33      0      1,504.66      3,009.33 Feet      1: 18,056



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

