

ACTIVE/IN PROCESS AVILA PLANNING & BUILDING PROJECTS											
Project Number	Planner/Contact	Authorized Agent Name and Email	Applicant Name and Contact Information	Project Type	Location	Brief Description	April 2024 Updates Highlighted in Yellow and Red	Date of Referral Request	60-Day Response Deadline	Review Authority	
<b>AVILA COMMITTEE PROJECT(S)</b>											
1	C-DRC2021-00028	Mason Derwint, mderwint@co.slo.ca.us	Shawn Ridenhour shawn@arnis-studio.com	Shawn Ridenhour	Development Plan/Coastal Development Permit	190 SAN ANTONIA STREET, AVILA BEACH, CA	A request by Shear Edge Development Avila, LLC for a Development Plan / Coastal Development Permit (C-DRC2021-00028) to authorize a conversion and addition to a non-residential structure (Avila Schoolhouse) into an 8-unit (and manager's unit), approximately 6,000 square foot, two-story with basement level Bed and Breakfast Facility and for the restoration of the historic structure to meet the Secretary of Interior Standards. The project includes an outdoor patio, site grading including on-site parking and circulation, removal of four trees, right-of-way and infrastructure improvements and encroachments. The project includes a request for exceptions to Special Use Standards of CZLUO Section 23.08.012.B to authorize 1) the non-residential structure (Avila Schoolhouse) to be converted to a Bed and Breakfast Facility pursuant to CZLUO Section 23.08.261, 2) to request a manager's unit in place of a family in permanent residence, 3) to request expansion of the existing building by more than 15% to accommodate the basement floor addition. The project includes a waiver request for adjustments to parking standards per CZLUO Section 23.04.162.H. (compact parking concessions and reduced on-site parking)	Application received. Referrals distributed 10/22/21. Information Hold issued 10/29/21. 6/30/22 Planner Update: Applicant is revising plans to accommodate Avila Committee recommendations. No residential at this time. County has identified a prior reviewing firm and accepted an RFP. As of 8/29/22 their review payment pending and resubmittal materials pending. Applicant will revise plans to include repository. Planner reassigned from Kip Morais to Nicole Ellis. Application was re-referred on 2/23/23. 4/5/23 Aris Studio Architects submitted revised plans and responses to comments. County re-referring project and re-reviewing materials for completeness. June 2023 update: Revised plans designate a space for Avila Beach artifacts to be held in the common areas of the building and site. The storage room has been re-labeled as History Storage. The storage room has been relocated with exterior access for the Avila History Project Staff. Appropriate security will be provided to maintain a secure space for the artifacts. January 2024 update: Authorized Agent and contact information has been changed from Mike Hodge to Shawn Ridenhour with Aris Studio Architects. The project description has also been updated. The Project status updates include the following: Applicant has been coordinating with the County Public Works Department on right-of-way improvements (sidewalks, cross walks, driveway approaches, retaining walls, undergrounding of select utility poles, etc.). The applicant's Historic consultant (Applied Earthworks) has completed their "Rehabilitation Report" Revised Design Review for the Avila Schoolhouse in December 2023. The Rehabilitation Report and most current right-of-way and on-site plans which were submitted on December 4, 2023 have been deemed accepted as complete. The County will begin its Environmental Review (preparation of a Mitigated Negative Declaration). A hearing date is anticipated to be approximately 6 months out. Project has been reassigned to County Environmental Planner, Mason Derwint, to prepare the Environmental Document and hearing materials.	10/22/2021	12/21/2021	Avila Committee (Mary Matakovich)
2	SUB2021-00041/CO 21-001	Jeremy Freund new Senior Planner jfreund@co.slo.ca.us	Mike Hodge hodgecompany@gmail.com	356 First Street LLC (HODGE & SALUCCI)	Parcel Map with Development Plan	APN(s): 076-217-028 and 076-217-027 (addresses 356, 358 and 360 First Street)	Planned development with a lot split. The site area includes two contiguous lots (9,620 s.t.) under same ownership. The front parcel is zoned CR, and the rear parcel is zoned RMF. A lot split is proposed on the CR zoned lot, via a planned development, placing a lot line between the two existing houses (356 & 358 First Street). A maintenance agreement will bind all three lots to maintain common facilities	Submitted 6/2/21. Referrals distributed 7/21/21 Information Hold. 7/8/22 Planner Update: This project was reviewed by the Avila Committee several times in the Fall of 2021. Application accepted for processing 7/8/22. Avila Committee's comments were approved by AVAC during September 13, 2021, meeting. County has confirmed review, no further review required and Advisory consultation has been completed. Application is under review. A future hearing date is uncertain at this time. The applicant has been offered several options for revisions for County support of the project. Anticipate applicant response to options in January 2023. The project has been delayed largely due to complications with the ADU ordinance in the Coastal Zone and how that may affect floor area, open area and parking requirements. Applicant has agreed to hold/pause application processing (awaiting County BOS consideration of Coastal Zone ADU Ordinance in April 2023) before commencing. 7/5/2023 applicant to submit revised package to process the ADU and then process parcel map after ADU is complete. September 2023 Update: County is awaiting resubmittal information from the applicant and the project remains on hold. Planning staff will determine whether re-review is necessary by the Avila Committee (and the corresponding re-review deadline, if applicable) once information is resubmitted by the applicant and reviewed by the County.	7/21/2021	9/20/2021	Avila Committee (Mary Matakovich)
<b>AVILA VALLEY COMMITTEE PROJECT(S)</b>											
3	N-DRC2023-00016 will also be accompanied by a new case number AMEND2023-00007	Ana Luvera aluvera@co.slo.ca.us	Jeff Bague Pegasus Architecture Business Phone 805-595-1962 Email jbague@pegasus-architecture.com	Ruben Macias & Jacqueline Amendatzi 831-682-6560 Amendatzi.Macias@gmail.com	Minor Use Permit and Amendment to CUP for Tract 1612	710 Bassi Drive San Luis Obispo	MUP: A request for an approximately 4,300 square foot, single story with tower, single family residence on a vacant lot. Project request includes an approximately 700 square foot guest house, a detached 2-car garage, a new driveway with entry gate leading to a privately maintained road (Bassi Dr), landscaping, approximately 16,000 sq ft hard scaping, ground mount solar panels, with use of an onsite septic system and use of community water (Bassi Ranch Mutual Water Co). The project site is located within the Residential Rural Land Use Category (RR) at 710 Bassi Dr within Bassi Ranch, San Luis Obispo APN: 078-233-018 & AMEND: Amendment to CUP for Tract 1612. Proposed amendments to Tract 1612, Lot 18, include building envelope and height tract conditions. Proposed project includes a 4,315 square foot, single-story, single-family residence with tower, with a 697 square foot guest house and a detached 2-car garage. The project site is 2.46 acres and located within Bassi Ranch.	Submitted 4/06/23. Referrals distributed 4/26/23. Applicant has resubmitted revised application materials 7-6-23 following an in-person meeting with staff on 5/23/23, to discuss the requirements of the information Hold letter provided to the applicant on 5/5/23 for the Minor Use Permit and to account for the newly received Amendment case. County has provided the 2nd (V.2.) Information Hold letter to the applicants, sent August 18, 2023 for the AMEND2023-00007 (Amendment) case. County staff has reviewed resubmittal materials received from applicant on September 13, 2023. The project has been accepted for processing 10-12-23. Tentative Planning Commission date June 13, 2024.	4/26/2023	6/26/2023	Avila Valley Committee (Julia Hartzell)
4	DRC2014-00111	Nicole Ellis nellis@co.slo.ca.us	Dante Pecchenino dante@washingtonengineering.net	King	Conditional Use Permit/Development Plan	350 Alliance Way	Redesign and resubmittal of a commercial camping cabana resort consisting of 39 units and one manager's unit, 3 water storage tanks, 4 treated water storage tanks, 2 entrances, swimming pool, bike camping site, and parking for resort units.	Reassigned from Young Choi to Nicole Ellis. Wetland rehabilitation per CDFW/RWQCB has been completed (January 2021). The applicant has revised the application, resubmitted 4/27/21, and the project is currently in information hold (hold letter sent to applicant 5/26/21). Once accepted for processing the applicant will provide hard copies to AVAC to review. August 2021, applicant prepared precept design sheets for Building Division referral review and comment prior to full resubmittal to determine capacity and project scope.	11/29/2017	1/29/2018	Avila Valley Committee (Julia Hartzell)
<b>DIABLO CANYON POWER PLANT COMMITTEE PROJECT(S)</b>											
5	DRC2021-00092	Susan Strachan sstrachan@co.slo.ca.us	Kris Vardas kav6@pgge.com	PG&E	Coastal Development Permit/Conditional Use Permit	076-011-018, 076-011-032, Diablo Canyon	Decommissioning of the Diablo Canyon Nuclear Power Plant	The Draft Environmental Impact Report (EIR) for decommissioning of the Diablo Canyon Power Plant was released on July 28, 2023 for a 60-day public review period. The comment period ended on September 25, 2023. County Staff and Aspen Environmental Group are in the process of responding to the comments and make any necessary edits to the Draft EIR. The Draft EIR and comment letters received can be found at: www.slocounty.ca.gov/DCPPDecom. It is anticipated that the Final EIR will be issued in August 2024. A Planning Commission Final EIR study session and hearings will be held in the fall after the Final EIR is released.	10/8/2021	12/6/2021	Diablo Canyon Power Plant Committee (Ken Thompson)
<b>LAND USE COMMITTEE PROJECT(S)</b>											
6	DRC2021-00015	Nicole Ellis nellis@co.slo.ca.us	Mandi Pickens angle.planning@gmail.com	Mandi Pickens	Minor Use Permit/Coastal Development Permit	560 Avila Beach Drive, 076-231-073	Proposed Minor Use Permit/ Coastal Development Permit for temporary events using outdoor areas (existing field and lawn) at Avila Valley Barn, with 144 events annually (12 per month) and up to 200 guests per event, existing restroom facilities will be used and will be supplemented with portable restrooms (as needed), on a 46 acre site containing an existing farm stand.	Submitted 1/26/2021. Referrals distributed 1/26/2021. Information Hold letter sent 2/24/21. Application materials resubmitted 12/2/21. In re-review and re-referral. 3/6/23 application materials resubmitted for planning re-review. 3/21/23 Application deemed Accepted for Processing. Agent to coordinate with AVAC Land Use Committee for re-review and comments to then be presented to AVAC for consideration and recommendation to the County. County Planning beginning Environmental Review/Determination while Public Works and Environmental Health concurrently re-review the referral materials to ensure any prior information hold items from their departments are addressed. 4/17/23 Received Environmental Health Re-Referral response letter. 4/26/23 Received Public Works Re-Referral review conditions of approval (prior information hold items from Public Works have been addressed). On 4/26/23 the agent met with the Land Use Committee to discuss the project and recommendations. The County is preparing the item for a future Hearing date. The project was previously tentatively scheduled for August 4, 2023 Planning Department Hearing. The applicant met with surrounding neighbors on June 28th to discuss the proposed project. The County has since received high community interest in this project as well as written comments of opposition from numerous neighbors. Therefore, the County is working with the applicant and agent team and neighbors to review comments received and is considering a potential re-evaluation of the project from the Planning Department Hearing level to a future Planning Commission Hearing. Update as of 7/21/23: The Director of the Planning and Building Department has agreed to refer/releviate the application from the Planning Department Hearing Officer to the Planning Commission for review and decision to best facilitate deliberation between the applicant, agent, members of the public and the Commissioners. Please be advised that this project has been removed from the Planning Department Hearing and is not scheduled for an upcoming hearing date at this time. The project status and materials (attachment tab) may be monitored at PermitsLO. The County has been working diligently with Management and County Department staff and the Board of Supervisor's Office to review public comments received. The County is continuing to prepare a Summary Response Letter to address public comments and will respond to AVAC review and recommendation (process and procedure), hearing body consideration and County CEQA analysis. Public comment letters both in support and opposed are being recorded to the public comment file and are available on the PermitsLO portal for this case. Continued meetings are being held between County staff and the applicant and owner team. February 2024 Update: see below.	1/26/2021	3/29/2021	Land Use Committee
Please be advised that the applicant has not formally resubmitted application materials at this time. However, County Planning staff has asked the agent for an informal project update which can be provided to AVAC at this time. The applicant and owner are preparing a revised and reduced application responding to pre-hearing public comments received in response to the proposed project, including an amended noise study. The applicant and owner have also been coordinating with the County on necessary materials to sufficiently respond to public comment letters which include the following items:											
o The agent anticipates resubmitting materials to the County when the month of February 2024 which will include an updated project description along with the updated noise study report and supplemental materials for re-review by the County and which will be accessible to interested parties on PermitsLO (attachments tab). The revised project and materials will also be referred to the Land Use Committee and AVAC for re-review and new updated comments. Once the revised materials are accepted as complete for processing by the County, then the County will reinstate its Environmental Review. A hearing date has not been selected at this time.											
o The owner is interested in changing the amount of outdoor gatherings from the initial request for 144 outdoor gatherings annually (12 per month) and up to 200 guests per outdoor gathering; to instead a reduced number of outdoor activities onsite # annually with # being larger gatherings (numbers to be provided with formal resubmittal of revised project description) with no more than 200 persons.											
o The owner has updated the noise study (completed over the holidays) which identifies a new optional area for entertainment in a lower field, below the existing (lawn/animal pens further back from neighbors). The new noise study recommends operating limitations for each outdoor gathering area. The noise study now also includes the single-family residential neighbors (sensitive receptors) and updated exhibits/noise readings. The ambient noise levels did not increase over 5db (which is the commonly accepted threshold of significance for increases in ambient noise)											
The project agent has indicated that if AVAC would like for the agent and owner to attend a future AVAC meeting to answer questions after the County Planning Division has accepted the project for processing, that they would be amenable to attend at that time.											

									<p>During the January 2024 AVAC meeting, members of the neighborhood interest group asked whether the applicant would be interested in presenting their revised project materials to the neighborhood group before submitting to the County to provide input ahead of time. County Planning indicated that this would not be the typical process but that the County would ask the agent whether there is interest in this approach expressed by the neighborhood interest group. The agent spoke to the applicant who wishes to proceed with the typical county process by resubmitting to the County to ensure the project complies with standards. At this time the applicant would like to resubmit the revised materials and attend another AVAC meeting prior to the hearing. March 2024 Updates. On February 16, 2024, the applicant resubmitted a revised and refined project description, an updated acoustics/noise analysis to address neighborhood comments and to ensure noise levels do not exceed the 5 Db increase in noise level threshold per CEQA as requested on behalf of the Planning Division, along with an updated site plan. The Planning Division is seeking updated comments, recommendations and conditions of approval, as applicable. The applicant has reduced their proposed entertainment program from 132 annual activities with up to 200 persons, down to 70 gatherings annually. The applicant has designated a new area (1A) for the larger gatherings and has limited area 1, closest to the neighbors, to smaller gatherings. While processing the application for a future hearing date it was determined by the Department of Planning and Building that the most suitable application type and use classification would be: an amendment (DRC2021-00015) to a previously approved Development Plan/ Coastal Development Permit to expand the existing eating and drinking establishment to include secondary and subordinate outdoor facilities for dancing and other entertainment (and to no longer request a new Minor Use Permit / Coastal Development Permit for a temporary event permit.</p> <p>Therefore, the REVISED Project Description includes:  A request by Avila Valley Barn for an Amendment (DRC2021-00015) to a previously approved Development Plan/ Coastal Development Permit (D000200D) to expand the existing approximately 2,153 square foot eating and drinking establishment (restaurant and sweet shops) with on-site consumption authorized pursuant to D000200D and PMT2002-13531) to be expanded to include secondary and subordinate outdoor facilities for dining and other entertainment pursuant to CZLUO Section 23.08.208 - Stores and Restaurants in Non-Commercial Categories. The project includes designated outdoor entertainment areas and on-site parking on an approximately 45-acre property. The entertainment program would include up to 70 outdoor gatherings annually between the hours of 10 a.m. and 10 p.m. Most of the gatherings (50 annually) will be intimate with 50 - 75 persons occurring during weekdays. A smaller portion of the program (20 annually) would cater to larger groups with up to 200 persons occurring during weekends. The project also includes a request for outdoor amplified music between the hours of 10 a.m. and 10 p.m. Temporary apertures would be erected and would be dismantled and removed at the conclusion of the outdoor entertainment. All vehicular access would be restricted to the existing Ontario Road driveway. Emergency secondary access would be available to Avila Beach Drive. The proposed project is within the Recreation land use category and is located at 650 Avila Beach Drive, in the community of Avila Beach. The site is located in the San Luis Bay Coastal Planning Area. The applicant has decided to reach out privately to the neighbors (who were at the original meeting at AVB) and provide an update on their proposal. The County is re-reviewing these materials and there is not a hearing date scheduled at this time, nor a CEQA determination. <i>Agri: No status updates to provide. However, Planning correspondence from February 29, 2024 re: response to requests from neighbors, Kirsten McKiernan and Kristina Simpson-Szymanski as well as Planning correspondence from March 20, 2024 in response to information requests from neighbor Kirsten McKiernan on behalf of the Avila Valley Preservation Alliance in response to the Land Use Committee's scheduled meeting to discuss this project on March 21, 2024, have been attached to the Planning Written Planning Updates PDF at the end of the Document, for the benefit of the group and members of the public who may have similar inquiries.</i></p>			
7	DRC2019-00235	Andy Knighlton aknighlton@co.slo.ca.us	Dave Watson dave@watsonplanning.us	McCarthy	Development Plan/ Coastal Development Permit and Variance	076-231-063 & 065 (Fronts Cave Landing Road)	New two story single family residence on a vacant property, including 6,588 square feet of living space, 1,645 square feet of unconditioned areas (garage, basements and elevator), and 2,479 square feet in exterior patio, balcony and deck areas. Related improvements include a new access driveway, retaining walls, site preparation and grading for building pad and septic system, water tank(s) and landscaping and water resources. The project also includes a request for relocation of the Ontario Ridge public trail in coordination with County Parks Department.	<p>Planning staff is working with the applicant, County Counsel, and the Coastal Commission to resolve matters relating to aesthetics and visibility of the proposed project as well as the public coastal access trail(s) and water resources. 3/22/23 Agent resubmitted to the County for re-review. Planning conducted re-review and prepared an information hold letter dated 4/18/23 and re-referred the project for comments). Land Use Committee meeting with agent and planning staff for McCarthy Residence Cave Landing Road project held May 17, 2023. Agent is working to assemble responses to comments received and resubmit to the County for re-review, September 2023 Update. The project status remains on information hold and has not gone to hearing and has not gone before the Coastal Commission for an appeal hearing. There was, however, a recent Court of Appeals decision regarding the original McCarthy application and the California Coastal Commission related to the public trail dispute. January 24, 2024 Update: On December 22, 2023 the Coastal Commission provided the County and project agent with their formal referral review comments on the McCarthy project. On January 2, 2024 the agent resubmitted application materials and a transmittal letter responding to the County's 4/18/23 information hold letter and referral response received. <i>Mission: Have been reviewed by the Planning Division who on March 15, 2024 determined the application can be accepted as complete for processing. County will begin its Environmental Review of the project. Project has been reassigned to County Coastal Planner, Andy Knighlton, to conduct the Environmental Review and to prepare the future hearing materials. There is not a hearing date scheduled at this time.</i></p>	10/30/2019	12/30/2019	Land Use Committee	

SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)											
8	N-DRC2022-00042	Elizabeth Moreno emoreno@co.slo.ca.us	dave@watsonplanning.us, Dave Watson	Jane Miller	CUP/ variance	076-180-076	The applicant is seeking a CUP and a Variance to construct a residence, a caretaker home, a yoga studio, and an equestrian facility.	Submitted 10.28.22. Information Hold Letter 12.27.22 sent out. Referral to AVAC and subcommittee will be initiated once the project description and plans are refined and information hold items are substantially addressed.	Deferred (not initiated)	Deferred (not initiated)	San Luis Bay Estates (Curtis Cole)
9	DRC2018-00033	Srhani Siona ssiona@co.slo.ca.us	Steve Welton stew@sepps.com	Somera Capital Management	Proposed Development Plan / Coastal Development Permit / San Luis Bay Estates Master Plan Amendment	Off Avila Beach Drive 076-174-009	Proposed Development Plan / Coastal Development Permit / San Luis Bay Estate Master Plan Amendment to develop a 50-room cottage style hotel in the Avila Beach Area.	Information Hold - Requires preparation of an EIR. EIR cost estimate prepared for Applicant. No new updates/action and awaiting direction from the applicant/agent (since November 2020). This project's progress and application materials can be reviewed through the County's Permits/LO portal	4/13/2018	6/12/2018	San Luis Bay Estates (Curtis Cole)
10	DRC2018-00067	Nicole Ellis nellis@co.slo.ca.us	Jamie Jones jamie@jtk-consulting.net	ABR Properties	Development Plan/ Coastal Development Permit and San Luis Bay Estates Master Development Plan Amendment	6450 Ana Bay Rd/ 3000 Avila Beach Dr	<p>Development Plan/ Coastal Development Permit and San Luis Bay Estates Master Development Plan Amendment: Application to construct 135 overnight lodging units, a conference center, a new restaurant/cafe, spa facilities, an entertainment pavilion, and an adventure center, and to reconfigure the 18-hole golf course in Avila Beach on the Avila Beach Golf Resort property. The project (Avila by the Sea) would be constructed in phases, over an approximately 15-year period. Total structural development is approximately 210,703 S.F. over 17 acres on the 70-acre site, and additional site improvements to the existing restaurant/bar, banquet facilities, and additional meeting rooms. The applicant is also seeking to host various temporary events. Application includes a request to amend and update the text of the SLBE MDP to allow an additional 135 overnight accommodations, to be allocated to the Resort, and for clarifying language to align the SLBE MDP with the San Luis Bay Coastal Area Plan. Additionally, the key for Map 3 of the SLBE MDP would be amended.</p>	<p>Reassigned from Terry Wahler to Nicole Ellis. Referral submitted to AVAC (1/17/20). Applicant indicated intent to revise application to include scope of events (previously applied for through the Auditor-Controller-Treasurer-Tax Collector's office). Project accepted for processing. Applicant agreed to have an EIR prepared. County completed working with applicant to collect a comprehensive application packet &amp; materials. County solicited proposals January 3, 2022, for RFP - EIR #1646 - AVILA BEACH RESORT (ABR). Proposals were due by 4:30p.m. PST on January 20, 2022. January 14, 2022 held Interested Consultant O&amp;A Meeting (O&amp;A summary and video recording available on CDS portal). Request for Proposal (RFP), Detailed Project Description and Scoping Document Preliminary Environmental Checklist available at CDS link under attachments. DRC2018-00067 (sloplanning.org). County completed its review of EIR proposals. 7/7/22 Project applicant provided signed (EIR) estimated cost proposal for the selected Environmental Consultant firm, SWCA. 7/9/22 Funds for EIR services provided to the County. EIR Contract scheduled for October 4, 2022 BOS consent agenda. EIR Contract approved by BOS October 4, 2022. October 20, 2022 EIR kick off meeting held with applicant, agent, consultant and departments and agencies. October 25, 2022 site visit with consultant. EIR tentative schedule: next steps: Notice of Preparation of EIR and Scoping Meeting &amp; Project Description and EIR Outline. Notice of Preparation of an EIR posted December 2, 2022. 30-day review period to provide comments regarding the scope and content of the EIR begins Friday, December 2, 2022 and ends Tuesday, January 3, 2023. CEQA scoping meeting held in person December 15, 2022 at 10:00 AM through noon. Meeting held at Avila Beach Community Center, 191 San Miguel Street, Avila Beach, CA. The County and EIR Consultant (SWCA) provided a powerpoint presentation which included introductions, project overview and EIR process as well as a public comment period. The County provided a sign-in sheet, scoping meeting agendas, and comment cards printed and available at the Scoping Meeting. The Powerpoint presentation is available on the Permits/LO webpage for the project under the attachments tab. As of 1/9/23 the County Planning Department received 40 written comments and record of 10 verbal comments which have been saved to the record to be included in the EIR review. Update: As of 1/31/23 the County Planning Department has received 50 written comments and record of 10 verbal comments which have been saved to the record to be included in the EIR review. SWCA, the EIR consultant, is reviewing and organizing the comments received and is working with the applicant and agent and County on finalizing the Project Description. The County is also documenting effects of the recent storm event(s) related to flooding and evacuation routes. The County has been engaging in Tribal Consultations. Applicant and Agent team are working on supplementing evacuation plan information in coordination with CalFire as well as Traffic Study data. SWCA, the EIR consultant, is continuing peer reviews of studies, and work is being conducted on various EIR sections for County review.</p>	1/17/2020	3/17/2020	San Luis Bay Estates (Curtis Cole)
							<p>ABR: Continued: Prior update included the following which remains accurate (overall status remains the same): The development of the Environmental Impact Report (EIR) is in the earlier phases of development (project description and EIR section development). A lot of progress is being made weekly there are a lot of parts still left to the process and there remains many opportunities for public input. One of the benefits of the project is the "wet program" requirement that will provide solid guidelines/conditions for special events held at the resort property. There are no upcoming hearings/scheduled at this time. This project's progress and application materials can be reviewed through the County's Permits/LO portal. DRC2018-00067 (sloplanning.org). January 2024 Update: The Project Description is being refined to account for a Low-Cost Visitor Accommodations Package in which the applicant, agent and County Planning staff have been engaged with Coastal Commission for their review and consent on the overall proposal, range and variety of low-cost accommodations and rates.</p> <p>The applicant, agent and County met with Coastal Commission staff over Winter break of 2023. Once the concept Low-Cost Visitor Accommodations Package is established with Coastal Commission staff then the materials will be presented to the community.</p> <p>The County has also remained engaged with local consulting Tribes in which a Testing Plan has been prepared by Applied Earthworks (November 2023) with the purpose of considering the impacts of the Project on historical resources. Due to the archaeological and initial sensitivity within ABR, Applied Earthworks was retained by the applicant to conduct an archaeological testing program to detect the depth of fill within the Project and types of cultural deposits, if present, and assess potential impacts from the Project on archaeological resources. Results from the testing program will be incorporated by the County into the Draft EIR and help determine potential mitigation measures, if applicable, and project alternatives. The County, applicant, agent and Tribes are developing a Testing Schedule so that testing efforts may commence. Testing activities may include shovel test pits, auger boring and backhoe trenching.</p> <p>A Water Supply Assessment was originally included in the EIR scope of work as an "optional" task (to be determined if required). The County has since determined, and the applicant has agreed, the preparation of a Water Supply Assessment for the project, as part of the EIR assessment. Therefore, the Water Supply Assessment is being prepared by the County's Environmental Consultant (SWCA).</p> <p>*Traffic Study addendum to account for the new Low-Cost Visitor Accommodations Package is pending until the concept Low-Cost Visitor Accommodations Package is established with Coastal Commission staff.</p> <p>*Evacuation Plan is currently being finalized in consultation with Cal Fire.</p> <p>*Visual photo simulation locations have been identified by the County including a viewpoint from the Bob Jones Trail - Visual photo simulation modeling has commenced.</p> <p>The overall EIR Timeline/Schedule will be updated and shared once the Traffic Study addendum is received.</p> <p>The project agent has indicated that if AVAC would like for the agent and owner to attend a future AVAC meeting to answer questions after the Project Description with the Low-Cost Visitor Accommodations package is completed, that they would be amenable to attend at that time.</p>				

SEE CANYON COMMITTEE PROJECT(S)

11	N-SUB2023-00008	Michael Pero mpero@co.slo.ca.us	Jason Moore jason@landstarmangement.com	James Forage	Subdivision	3365 See Canyon Rd, SLO APN: 076-103-021	A request by James Forage for a Tentative Parcel Map (CO 23-0001) to subdivide a 209-acre parcel into 4 parcels of 164, 5.3, 5.2, and 34.5 acres. The proposed project is within the Rural Lands and Residential Rural land use category and is located at 3365 See Canyon Road, approximately 1.7 miles southwest of San Luis Obispo and 1.6 miles north of the community of Avila. The site is in the San Luis Bay Sub-area of the San Luis Obispo Planning Area.	Application received 2/2/2023. Referrals distributed 2/15/23. Public Works, Environmental Health, and Cal Fire responses received and available online. Additional input requested from CDFW (no response yet) and Agriculture Commissioner's office (received and available on PermitsLO website). <b>Project is still on Info Hold as of 7/6/2023</b> for Planning, Public Works, and Environmental Health. Currently awaiting applicant response to first Info Hold letter.	2/15/2023	4/15/2023	See Canyon (Denise Allen)
12	DRC2021-00118	Cheryl Kucuk ckucuk@co.slo.ca.us	Elaire Lee elaire@elaireedesign.com		Minor Use Permit	076-233-037 (fronts on See Canyon Road)	Minor Use Permit for greater than 50 feet separation between main residence and Guesthouse	Submitted May 17, 2021. Referrals distributed June 10, 2021. Project is currently on information hold. Agent has indicated the owners are re-evaluating their options. Project is not active at this time.	6/9/2021	8/9/2021	See Canyon (Denise Allen)

**SQUIRE CANYON COMMITTEE PROJECT(S)**

13	N-SUB2022-00034	Blake Maule bmaule@co.slo.ca.us	Scott Stokes Scott@AboveGradeEngineering.com	Bettale	Subdivision	35 Squire Canyon Rd (APN: 076-271-056)	Proposed subdivision of an existing 35-acre parcel into three parcels of varying sizes (Parcel 1: 4.75 acres, Parcel 2: 5.68 acres, Parcel 3: 24.94 acres), using existing access from Squire Canyon Road. The site is characterized by a level to steeply sloping topography and open space areas to the north and south. Parcel 2 is improved with an approximately 2,576 square foot single family residence served by an on-site well and septic system. Parcels 1 and 3 will need individual septic but have access to the 4 on-site wells.	Application received 9/01/22. Referrals distributed 11/20/22. Information Hold / Correction letter sent 11/18/22. Response to comments pending from applicant.	11/20/2022	1/19/2023	Squire Canyon (Kirt Collins)
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**HYBRID COMMITTEE PROJECT(S)**

14	DRC2013-00060	Airin Singewald asingewald@co.slo.ca.us	Avocet Environmental, Inc 949-296-0977	Chevron	Minor Use Permit / Coastal Development Permit	Avila Point 076-181-062 (1717 Cave Landing Road with secondary frontage on Avila)	Remediation facilities for hydrocarbon recovery	This project is on hold and has not been recently active. See item 22, below, for information about the related General Plan Amendment application.	9/11/2019	11/15/2019	Land Use Committee & Avila Committee (Mary Matakovich)
15	DRC2018-00182	Nicole Ellis nelis@co.slo.ca.us	Larry Kraemer larryk@carriannoprof.us	PG&E	Conditional Use Permit	076-141-016	Proposed communications facility on Diablo Canyon Road.	Information Hold. As of 9/29/23 project planner has been temporarily changed to Nicole Ellis in order to assist with communication with applicant and agent to determine whether application can be withdrawn.	10/31/2018	12/31/2018	Land Use Committee & Diablo Canyon Power Plant Committee (Ken Thompson) *no comment is necessary
16	LRP2012-0003, DRC2012-00048, SUB2015-00006	Airin Singewald asingewald@co.slo.ca.us	Contact County Department of Planning and Building	Chevron	General Plan Amendment, Development Plan	Avila Point 076-181-062 (1717 Cave Landing Road with secondary frontage on Avila Beach Drive)	Remediation of previous oil tank farm and refinery. Change land use category from Industrial to Recreation with specific standards. Development of recreation and resort uses. Tract Map to subdivide site into 8 parcels.	This project is on hold and has not been recently active. The applicant intended to seek their proposed land use category change through the Avila Community Plan Update. That update process is currently on hold due to staff vacancies and will be discussed further during the Planning and Building Department's priorities report on October 17, 2023. If the Community Plan Update process is discontinued or postponed, the applicant would have the option to proceed with their original application.			Land Use Committee & Avila Committee (Mary Matakovich)
17	LRP2015-00018	Airin Singewald asingewald@co.slo.ca.us	Contact County Department of Planning and Building	County of SLO	General Plan Amendment	Avila Urban Reserve Line	Avila Community Plan Update to comprehensively guide future land use decisions for a 20 year horizon. Incorporates existing policies, programs, and standards within several documents: the existing Avila Community Plan, the San Luis Obispo Area Plan (Inland), the San Luis Obispo Area Plan (Coastal), and the Avila Beach Specific Plan.	This project is currently on hold due to staff vacancies and will be discussed further during the Planning and Building Department's priorities report at the Board of Supervisors on October 17, 2023.			<b>ALL COMMITTEES</b>

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