



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

2/1/2019

State Clearinghouse/Office of Planning and Research  
1400 Tenth St.  
Sacramento, CA 95814

For U.S. Postal Mailing: State Clearinghouse  
P.O. Box 3044 Sacramento, CA 95812-3044

**SUBJECT: Proposed Negative Declaration  
For DRC2017-00069; ED17-135**

Enclosed are fifteen copies (paper and/or CD) of the Proposed Negative Declaration for the above referenced project. The document is being submitted to the clearinghouse for distribution in accordance with Sections 15085 or 15075 of the State CEQA Guidelines. For Notification distribution, please refer to the second page of the submittal form. If you have any questions, or need more information from us, please contact me at 805-788-2086 or [ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us).

Sincerely,

Young Choi  
Project Manager

Project Title: Spearman Development Plan/Coastal Development Plan DRC2017-00069  
 Lead Agency: County of San Luis Obispo Contact Person: Young Choi  
 Mailing Address: 976 Osos Street, Room 300 Phone: (805) 788-2086  
 City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: community of Avila Beach  
 Cross Streets: Ontario Road and Avila Beach Drive Zip Code: 93405  
 Lat. / Long.: 35° 10' 53.9" N/ 120° 42' 29.7" W Total Acres: 73.33 acres  
 Assessor's Parcel No.: 085-232-005 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 101 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

Document Type:  
 CEQA:  NOP  Draft EIR  NEPA  NOI  Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  Governor's Office of Planning & Research  Final Document  
 Neg Dec  (Prior SCH No.)  Draft EIS  Other  
 Mit Neg Dec  Other

Local Action Type:  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other

Development Type:  
 Residential: Units 2 Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues Discussed in Document:  
 Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other \_\_\_\_\_

Present Land Use/Zoning/General Plan Designation:  
Rural Lands

Project Description: *(please use a separate page if necessary)*

**Project Description:**  
 A request by Kristina and Ken Spearman for a Development Plan/Coastal Development Permit (DRC2017-00069) to allow the construction of a single story 2,320 square-foot single-family residence with 520 square-foot attached garage, a single story 580 square-foot second primary residence, driveway improvements, replacement of a water tank, installation of new utility lines and demolition of an existing 580-square-foot barn structure. The project request includes a wetland setback adjustment request pursuant to Section 23.07.172 of the Coastal Zone Land Use Ordinance (CZLUO), which describes wetland setback requirement for new development. The project would result in 1.2 acres of site disturbance on a 73.33 acres parcel in a Rural Lands land use category. The project is located 800 feet west of Avila Beach Drive and Ontario Road intersection, in the community of Avila Beach. The project is in the San Luis Bay (coastal) planning area.

State Clearinghouse Contact: (916) 445-0613  
 State Review Began: 2-4 -2019  
 SCH COMPLIANCE 3-5 -2019

**Project Sent to the following State Agencies**

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input checked="" type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input checked="" type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>4</u>	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input checked="" type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>3</u>
<input type="checkbox"/> DWR	<input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC
	<b>Yth/Adlt Corrections</b>
	Corrections
	<b>Independent Comm</b>
	Delta Protection Comm
	Delta Stewardship Council
	Energy Commission
	<input checked="" type="checkbox"/> NAHC
	<input checked="" type="checkbox"/> Public Utilities Comm
	Santa Monica Bay Restoration
	<input checked="" type="checkbox"/> State Lands Comm
	Tahoe Rgl Plan Agency
	Conservancy
	Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments  
 SCH#: 2019029012  
 Please forward late comments directly to the Lead Agency

AQMD/APCD 29  
 (Resources: 2, 9)

STATE CLEARINGHOUSE  
 FEB 04 2019

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Emergency Services                         |
| <input type="checkbox"/> Boating & Waterways, Department of     | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> CalFire                                | <input type="checkbox"/> Parks & Recreation                                   |
| <input type="checkbox"/> Caltrans District # _____              | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans Division of Aeronautics       | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Planning (Headquarters)       | <input type="checkbox"/> Regional WQCB # _____                                |
| <input type="checkbox"/> Central Valley Flood Protection Board  | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input checked="" type="checkbox"/> Coastal Commission          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board                   | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Corrections, Department of             | <input type="checkbox"/> State Lands Commission                               |
| <input type="checkbox"/> Delta Protection Commission            | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Education, Department of               | <input type="checkbox"/> SWRCB: Water Quality                                 |
| <input type="checkbox"/> Energy Commission                      | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input type="checkbox"/> Fish & Game Region # _____             | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Food & Agriculture, Department of      | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input type="checkbox"/> General Services, Department of        | <input type="checkbox"/> Water Resources, Department of                       |
| <input type="checkbox"/> Health Services, Department of         | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development        | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Integrated Waste Management Board      |   |
| <input type="checkbox"/> Native American Heritage Commission    |   |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date February 6, 2019 Ending Date March 8, 2018

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**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: _____
Address: <u>976 Osos St -- Rm 300</u>	Address: _____
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: _____
Contact: <u>Young Choi</u>	Phone: _____
Phone: <u>805-788-2086</u>	

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**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.