

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: DRC2020-00152 Cool Development Plan/Coastal Development Permit

Lead Agency: County of San Luis Obispo

Contact Person: Nicole Ellis

Mailing Address: 976 Osos Street, Room 300

Phone: (805)781-5157

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: Avila Beach Drive, Ontario Road Zip Code: 93420

Lat. / Long.: 35° 11' 00.39" N/ 120° 42' 27.96" W

Total Acres: 54.95

Assessor's Parcel No.: 076-231-074

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: U.S. 101

Waterways: Pacific Ocean, San Luis Obispo Creek

Airports: _____ Railways: _____ Schools: _____

San Luis Coastal Unified School District.

Document Type:

CEQA:	<input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA:	<input type="checkbox"/> NOI	Other:	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR		<input type="checkbox"/> EA		<input type="checkbox"/> Final Document
	<input type="checkbox"/> Neg Dec	<input type="checkbox"/> (Prior SCH No.) _____		<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other _____
	<input checked="" type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> Other _____		<input type="checkbox"/> FONSI		

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input checked="" type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input checked="" type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>2</u> Acres <u>16</u>	<input type="checkbox"/> Water Facilities: Type _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: Type _____
	<input checked="" type="checkbox"/> Other: <u>4,000 sf barn including guesthouse</u>

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Other <u>Paleontological Resources</u>			

Present Land Use/Zoning/General Plan Designation:

Rural Lands

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

See Attached

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 checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 5	<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 checked="" type="checkbox"/> Regional WQCB # 3
<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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 4	<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"/> Housing & Community Development	<input checked="" type="checkbox"/> Other <u>AvilaValley Advisory Committee</u>
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 3, 2021 Ending Date January 4, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Cool Properties LLC</u>
Address: <u>1422 Monterey Street, B200</u>	Address: <u>P.O. Box 1386</u>
City/State/Zip: <u>San Luis Obispo, CA 93405</u>	City/State/Zip: <u>San Luis Obispo, CA 93401</u>
Contact: <u>Brandi Cummings</u>	Phone: <u>805-440-4292</u>
Phone: <u>805-543-7095 x6818</u>	

Signature of Lead Agency Representative: Brandi Cummings Date: 11/23/2021

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

Project

DESCRIPTION: A request by **COOL PROPERTIES, LLC** for a Development Plan/Coastal Development Permit (DRC2020-00152) to allow for the phased development of two residences, one guesthouse, and an agricultural barn. Phase 1 consists of the demolition of an existing collapsed barn, construction of an agricultural barn (4,000 sf) with one residence located in the upper story, a new asphalt driveway, two 5,000-gallon water tanks, and septic system (project; Figures 1-3). The agricultural barn would be located near and oriented parallel to Avila Beach Drive on the less steep portion of the site. Phase 1 would also include site improvements, including the extension of utility lines to the site, installation of two 5,000-gallon water tanks, installation of a septic tank and leach field, and grading for the proposed driveway and building pads for the lower and upper residences. The project proposes supporting infrastructure including water mains, waterlines, sewer lines, and electric lines within the proposed asphalt driveway. The asphalt driveway would be improved as part of the project and would connect to an existing shared driveway from Avila Beach Drive. This project includes the creation of two building envelopes ranging from 12,500 sf to 21,000 sf. Phase 1 is expected to result in 1.61 acres of site disturbance and 6,500 sf of impervious surface area.

Phase 2 consists of the construction of two new single-family residences (between 2,500-4,500 sf) and, prior to occupancy of the third residence, the residential unit in the agricultural barn would be converted to a guesthouse. The lower residence would be located immediately southwest of the Phase 1 agricultural barn. Phase 2 is expected to result in 33,500 square feet (0.77 acre) of site disturbance, within the disturbed footprint of Phase 1, and 14,900 sf of impervious surface area.

Water for the project would be supplied by an existing shared well and wastewater would be disposed onsite in a private septic system. In addition, the project proposes to implement landscape screening along the portion of Avila Beach Drive to help screen the proposed barn. The project includes the removal of two eucalyptus trees onsite and impacts to one oak tree; the project proposes to replant 4 oak trees to mitigate for the impacted oak tree.

The project includes a coastal public trail easement and a request to modify the front yard setback standard for an agriculture accessory structure. The applicant is also requesting a Variance to allow grading on slopes greater than 30%. The project requires approval of a Development Plan due to the request for a Variance of the grading standards identified in section 23.01.045 of the CZLUO, limiting grading to slopes less than 30%. A Coastal Development Permit is required due to the project's location in the Coastal Zone.

The project would result in approximately 1.61 acres of total site disturbance including 2,450 cubic yards (cy) of cut and 2,000 cy of fill (total of 4,450 cy of earthwork) on a 54.95-acre parcel. The project is located in the Rural Lands land use category, on the south side of Avila Beach Drive at the intersection with Ontario Road (across from the Avila Valley Barn), east of the community of Avila Beach, in the San Luis Bay Coastal Planning Area and the Coastal Zone.

ASSESSOR PARCEL NUMBER(S): 076-231-074

Latitude: 35° 11' 00.39" N **Longitude:** 120° 42' 27.96" W **SUPERVISORIAL DISTRICT #** 3

Existing Setting

Plan Area:	San Luis Bay(Coastal)	Sub:	None	Comm:	Avila Beach
Land Use Category:	Rural Lands,				
Combining Designation:	Sensitive Resource Area Geologic Study Wetlands, Local Coastal Plan/Program, Archaeologically Sensitive, , ,				
Parcel Size:	54.95acres				
Topography:	Gently sloping to very steeply sloping				
Vegetation:	Oak woodland , Eucalyptus trees, Monterey pines, Wetland				
Existing Uses:	Vacant,				
Surrounding Land Use Categories and Uses:					
North:	Recreation; retail commercial (Avila Valley Barn)			East:	Rural Lands; open space
South:	Recreation; City of Pismo Beach			West:	Rural Lands; scattered residences

Baseline Conditions

The approximately 55-acre parcel consists of gentle to steep wooded slopes and the average slope of the parcel is 40%. Proposed development would be located on gentle to moderate slopes (18% or less), and the remainder of the steep wooded project parcel, which extends south toward Avila Ridge, would remain undeveloped. The project parcel is designated as Rural Lands and is surrounded by Recreational Lands to the north and south, Rural Lands to the east and Open Space/Rural Lands to the west. The parcel located adjacent to the western boundary of the project site consists of rural residential development and the parcel located north of the project site consists of retail agricultural development (Avila Valley Barn). The project parcel is located within the coastal zone, a Geologic Study Area, an Archaeologically Sensitive Area, and a Sensitive Resource Area (SRA) (CZLUO 23.07.160).

The project parcel is currently vacant with remnants of an old collapsed farmhouse/barn. Historical uses of the site included rock and gravel quarry activities, ranching, an equine center, and residential uses. There is existing fencing along the northern parcel boundary (along Avila Beach Drive), that would remain as part of project. The parcel consists of gentle to steep wooded slopes which supports native trees including coast live oak woodlands and other oaks, pines, Santa Margarita manzanita, and willows. The project site also supports eucalyptus trees within the northwestern portion of the parcel. The project site supports wetland areas within the central northern and northeastern portion of the parcel and along the western portion of the parcel, and due to their location within the coastal zone, the identified wetlands are considered Environmentally Sensitive Habitat Areas (ESHA).

A portion of the Ontario Ridge Trail runs atop the steep hillside along the southern border of the property. In 2019 the County made a General Plan conformity determination regarding the acquisition of two separate easements (one on this parcel and one on the parcel to the west) recognizing the current alignment of the Ontario Ridge Trail. The easement is of varying width but not less than 20-feet wide at any point. The proposed development would be located approximately 1,400 feet north of the existing trail alignment, which is a public access trail within the larger 53-acre Ontario Ridge Open Space and is managed by a coordinated effort between the City of Pismo Beach and the County.

Figure 1. Vicinity Map

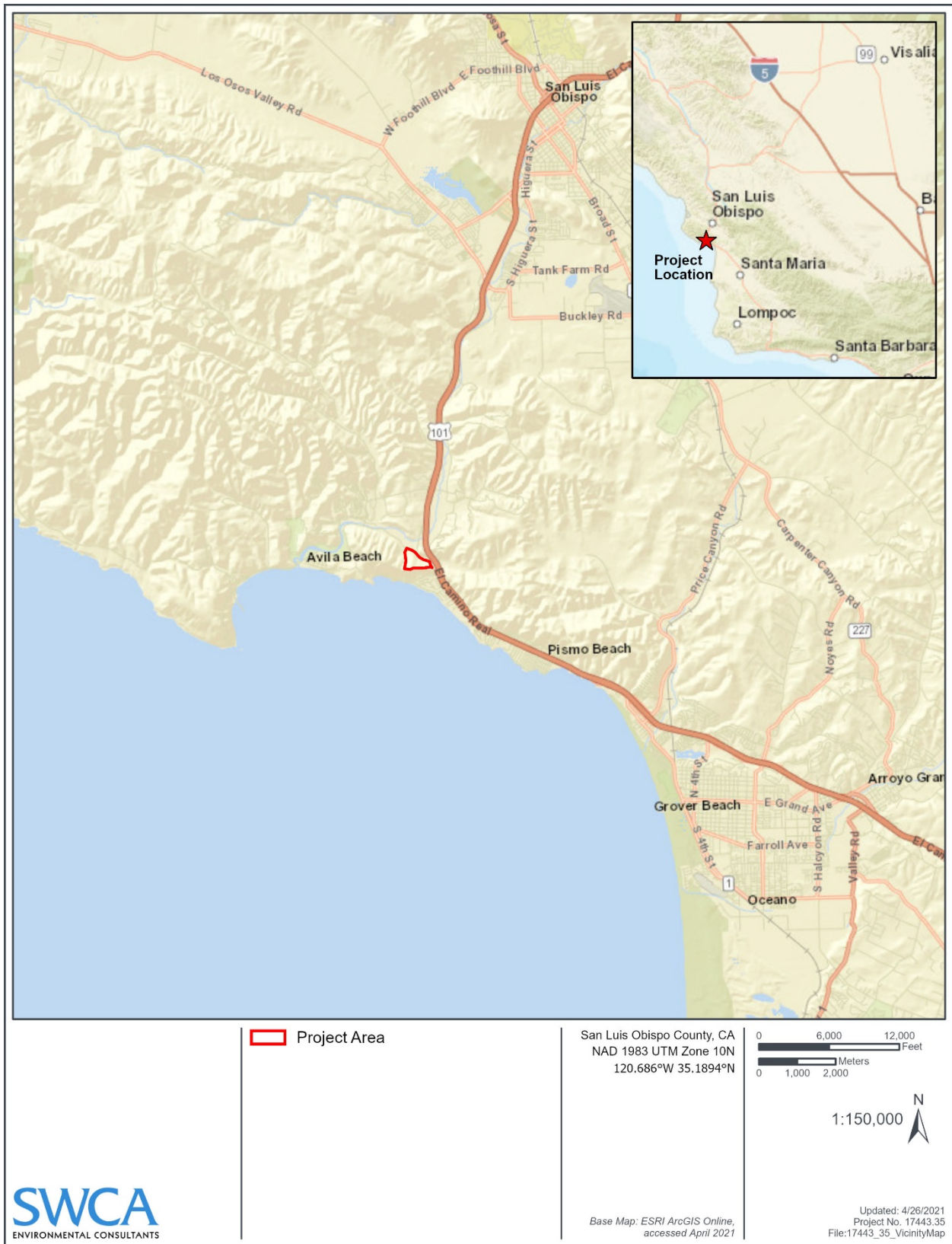


Figure 2. Location Map

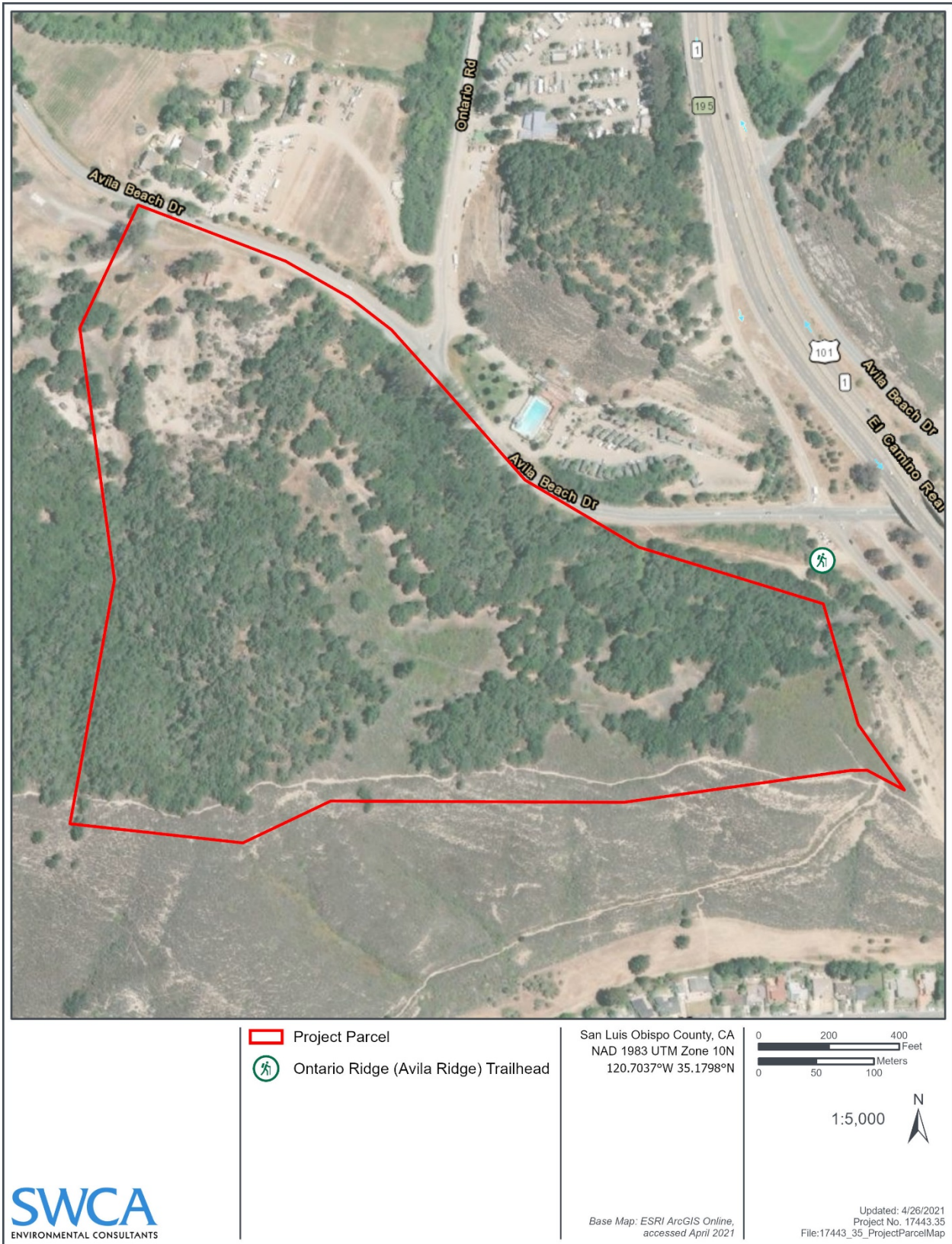


Figure 3. Site Plan

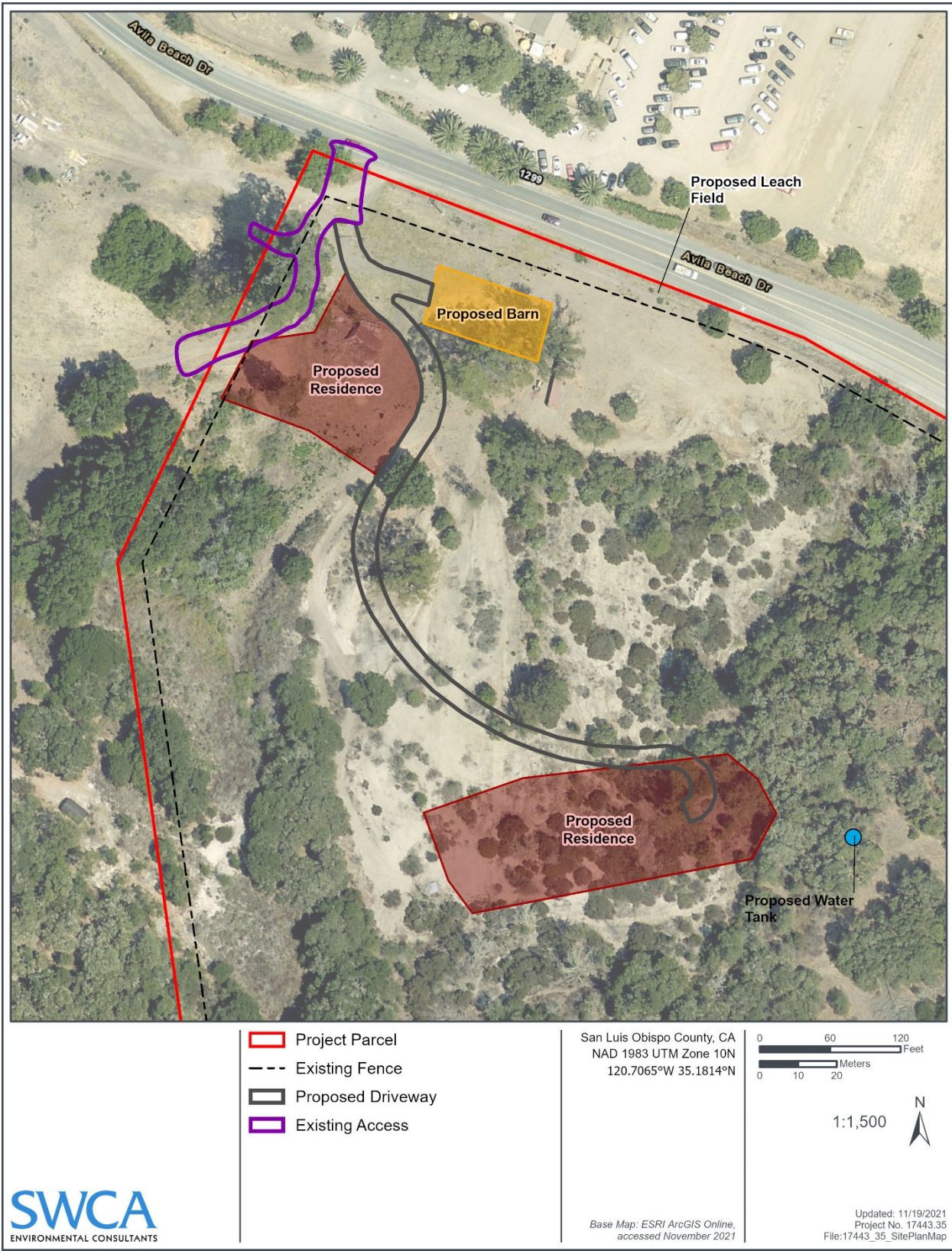


Figure 4. Biological Resources Map

