



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2018-00033

Development Plan / Coastal Development Permit
076-174-009 /
SOMERA CAPITAL MANAGEMENT
HOTEL

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Somera Capital Management, TJ Gamble Daytime Phone 805-681-0144 x234
 Mailing Address 115 W. Canon Perdido Street, Santa Barbara, CA Zip Code 93101
 Email Address: _____

Applicant Name Somera Capital Management, TJ Gamble Daytime Phone 805-681-0144 x234
 Mailing Address 115 W. Canon Perdido Street, Santa Barbara, CA Zip Code 93101
 Email Address: _____

Agent Name Suzanne Elledge Planning & Permitting Services, Steve Welton Daytime Phone 805-966-2758 x111
 Mailing Address 1625 State Street, Suite 1, Santa Barbara, CA Zip Code 93101
 Email Address: steve@sepps.com

PROPERTY INFORMATION

Total Size of Site: 22.25 acres Assessor Parcel Number(s): 076-174-009

Legal Description: See PTR

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Avila Beach Dr. to Ana Bay Rd. to unnamed private drive

Describe current uses, existing structures, and other improvements and vegetation on the property:

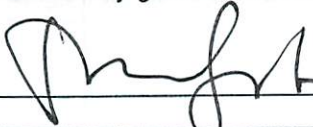
Vacant, access road, sparse vegetation, some oaks and sagebrush

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See attached project description

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.

Property owner signature  Date 1.16.18

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
TJ Gamble, identified as Assessor Parcel Number 076-174-009,
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: hotel
(specify type of project, for example: addition to a single family residence; or general plan amendment),
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 permits 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:
- Print Name: Somera Capital Mangement, TJ Gamble
Daytime Telephone Number: 805-681-0144 x234
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Somera Capital Management, TJ Gamble

Print Address: 115 W. Canon Perdido Street, Santa Barbara, CA 93101

Daytime Telephone Number: 805-681-0144x234

Signature of landowner: [Signature] Date: 1.16.18

AUTHORIZED AGENT:

Print Name: SEPPS, Steve Welton

Print Address: 1625 State Street, Suite 1, Santa Barbara, CA 93101

Daytime Telephone Number: 805-966-2758 x111

Signature of landowner: [Signature] Date: 2.7.18



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

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

20-24' paved access from Ana Bay (proposed)

Describe existing and future access to the proposed project site: 6-18' unpaved driveway (existing)

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: Ag/Marre House South: Avilia Beach Drive/ocean
East: San Luis Bay Inn West: Ag

For all projects, answer the following: See Project Description for the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 61,913 sq. feet 6.4 % 71,067 all floors/structures Landscaping: TBD sq. feet _____ % seed mix for mitigation
Paving: 82,300 sq. feet 8.5 % Other (specify) pool 1,250 SF, 10,209 SF partially underground garage

Total area of all paving and structures: 145,463 SF footprint (15% of site) sq. feet acres

Total area of grading or removal of ground cover: ~7 acres sq. feet acres

Number of parking spaces proposed: 167 Height of tallest structure: Lodge varies (see elevations)

Number of trees to be removed: none, but 17 possibly impacted Type: primarily oaks, see biological assessment

Setbacks: Front 10' Right 10' Left _____ Back 10'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: SMMWC

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 5.98 sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain hotel, cottages, restaurant, laundry, pool
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? see attached analysis
4. How many service connections will be required? one
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis(OK or Problems)
 Will Serve Letter Pump Test _____ Hours / _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.
Intent to serve

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

N/A

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. 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?
 Yes No
4. Has a piezometer test been completed?
 Yes No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: review memo from Dudek Location of connection: see map
2. What is the amount of proposed flow? 3190 GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Restaurant, bar, laundry
2. Name of Solid Waste Disposal Company: San Luis Garbage Co.
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Outside district boundary - SLO HS, Laguna MS, Smith ES
2. Location of nearest police station: 1000 Bello Street, Pismo Beach, CA 93448
3. Location of nearest fire station: 1551 Sparrow Street, San Luis Obispo, CA 93401
4. Location of nearest public transit stop: Avila Beach Drive at 1st Street, Avila Beach, CA 93424
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: vacant, historic railway
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: see accompanying project description, cultural and historic resources reports
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 365 Hours of Operation: 24
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift TBD
morning, evening, swing
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: see GHG study
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: see noise report
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
N/A
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: pool chemicals only
8. Has a traffic study been prepared? Yes No If yes, please attach a copy. see report
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 84 Between 4:00 to 6:00 p.m. 63

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
 If yes, please specify what you are proposing: carpooling will be encouraged. Shuttle for guests
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe: site distance, see transportation study

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production. N/A

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
 2. If yes, is the site currently under land conservation contract? Yes No
 3. 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? Please explain in detail: _____

Special Project Information

1. 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): open space
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: CC&Rs from HOA, see Title Report

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: See Green Features List, attached and shown in air quality report

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
See Green Features List, attached
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
 If yes, please list: Chapparal Ragwort, but not withing development area

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

Yes No

If yes, please describe and provide "ED" number(s): ED80-90

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Army Corps of Engineers approved Jurisdictional Determination. See attached.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

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.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (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;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition, 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

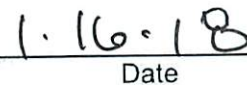
PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

AND

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.


Signature


Date

Print Name: Somera Capital Management, TJ Gamble



HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title: Avila Beach Hotel Project APN(s): 076-174-009

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/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 (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

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) (Check box):

- 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: Somera Capital Management, TJ Gamble

Address: 115 W. Canon Perdido Street, Santa Barbara, CA 93101

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


Local agency (city/county): _____

Assessor's book, page, and parcel number: Book B, pg. 96, 076-174-009

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

Regulatory identification number: _____

Date of list: _____


Signature of Applicant

Somera Capital Management, TJ Gamble

Name of Applicant (Print)

3.20.18
Date

681-0144
Telephone