

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Jim Hartig	1	48	The San Luis Bay Estates subsection is the largest of the five subsections with the most residential dwelling units. The development within this subsection contains a gated residential community, two hotels, an athletic club, retail stores, offices, and a golf course.	There is only 1 hotel.	Corrected
Jim Hartig	2	85 Fig 7.4	Proposed Trail Connections within Avila	The Avila Beach trail corridor, on the map, may have been already completed. Bob Jones Trail extension from CSD treatment plant to signal at San Rafael, 1st Street, parallel to Avila Beach Drive.	Figure 7.4 has been corrected.
Jim Hartig	3	88 paragraph 1 continued from 87	A previous study determined that it was not feasible to widen Avila Beach Drive from the town subsection to US 101 due to the environmental constraints of San Luis Creek on one side and the steep hills on the other (2015 Avila Circulation Study and Traffic Impact Fee Update, p. 33). Another alternative identified emergency evacuation route often discussed consists of a northerly road from the end of Avila Beach Drive to Montaña de Oro State Park. The route would begin at the gated entrance of the PG&E Diablo Canyon Nuclear Power Plant which is owned by PG&E (2015 Avila Circulation Study and Traffic Impact Fee Update, p. 33). The route would continue on a paved road through Montaña de Oro State Park, entering Los Osos. The route would continue along Los Osos Valley Road to US 101 in San Luis Obispo.	There needs to be a better description of the road north of the actual DCCP to Montana de Oro State Park. The road is unpaved, one lane, with numerous gates and goes for 7 miles.	Corrected
Jim Hartig	4	88 paragraph 2 line 4	Landing Road is a dirt road that should be upgraded and designated as exit route from	Grammatical error: should be - "designated as an exit route"	The San Luis Obispo County Civil Grand Jury Report suggested Cave Landing Road should be designated as an exit route; it has not been formally designated by the County.
Jim Hartig	5	99 Existing Conditions line 6-7	The population within the Avila URL is over 50, the majority are retired, and the land value	Should be, "Average age of population within Avila URL is over 50," ???	Corrected
Jim Hartig	6	112	Figure 10.1 Public Facilities in the URL	I believe the public facility, PGE center, is located incorrectly at Avila Valley Rd. and San Luis Bay Drive. Should be on Ontario just south of San Luis Bay Drive.	The map is correct. In addition, the PG&E Center is not zoned as a Public Facility (PF).
Jim Hartig	7	114	Parks	Is Bob Jones Trail considered a park (Linear Park?) not sure. County Parks does maintain it.	The Bob Jones Trail is categorized as a trail in the Parks and Recreation Element. Much of the trail is within trail easements. Typically a linear park is a broader swath of land with other park amenities incorporated adjacent to the pathway.
Jim Hartig	8	124	The San Miguelito MWC serves San Luis Bay Estates. The treatment plant has a design flow of 0.15 MGD; current (2015) average daily flows are 0.069 MGD, or 46% of design capacity. According to the 2014-2016 RSR, the treatment plant is expected to operate well below capacity for the next five years or more.	Should there be a notation that the SMMWC treatment plant lies outside of the URL in Wild Cherry Canyon?	Corrected
Jim Hartig	9	165	AVAC UPDATE SUBCOMMITTEE Six members from AVAC serve on the Update Subcommittee which was originally created to work with County Staff on traffic issues in Avila. Since June 2016, staff has hosted seven subcommittee meetings. These meetings are typically bimonthly.	Should be, "Six members of the community serve on the AVAC Update Subcommittee." (Not all members are on AVAC)	Corrected
Jim Hartig	10	168	Constraints - Diablo 2nd comment, line 3-Many trucks will be traverse on Avila Beach Drive	Grammatical error - eliminate "be." Consider - Many trucks will travel on	Corrected
Martin Suits	1	14	SLBE Master plan	The last phase is in the process of being built out. Heron Crest has a few empty lots that will be custom built by owners	The section has been revised to read, "The development plan divides development into 6 phases. The last phase of the plan is in the process of being built-out." p.17
Martin Suits	2	27	San Luis Bay Estates	The last phase is in the process of being built out. Heron Crest the previous phase has a few empty lots that will be custom built by owners	The section has been updated to read, "The development San Luis Bay Estates was divided into 6 phases. The last phase of the plan is in the process of being built-out."
Martin Suits	3	34	Commercial Retail	PG&E owns one of the four lots, but not the lot on the corner of Ontario and San Luis Bay Estates	Corrected
Martin Suits	4	37	Open Space	A majority of the golf course is subject to an open space easement which was required to satisfy the set aside requirement of the SLBE Master Plan	This section discusses land zoned Open Space (OS) and does not include property under open space agreements.
Martin Suits	5	44	Residential suburban	Does not make sense when applied to SLBE	Additional detail has been added to the description on page 48.
Martin Suits	6	47	SLBE Master Development Plan	See comment 1 & 2 above	The section has been updated to read, "The development San Luis Bay Estates was divided into 6 phases. The last phase of the plan is in the process of being built-out."
Martin Suits	7	49	Last sentence before Emerging Directions	Docent lead hikers can access the Pecho Coast Trail	Corrected
Martin Suits	8	103	Vacation Rental Permits	There appears to be a small lot within SLBE. Is that lot 69 if so that is zoned OS and is designated maintenance in the Master Plan	The lot is Avila Village Inn and it is zoned Recreation.

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Martin Suits	9	106	Vacation Rentals	First bullet. The increase in vacation rentals has reduced the number of full time residents which has impacted the sense of community as well as there ability to govern the multiple jurisdictions	A critical issue identified by many members within the community of Avila is the balance of full time residents with the number of vacation rentals. This comprehensive community plan update will consider standards and policies related to this issue.
Martin Suits	10	119	Water	Should be a sentence that the amount of water that can be safely withdrawn as well as a means by which new wells can be evaluated. I believe San Miguelito supplied additional information	According to San Miguelito, there is no estimated safe yield, currently, for the Avila Valley sub basin Alluvial.
Martin Suits	11	123	Waste Water	My understanding is that Avila Beach CSD is already over capacity. This should be checked	Avila CSD has confirmed the plant is operating within the permitted capacity.
Martin Suits	12	131	Drought	This section should be checked. The last year during the drought we were allowed only 5 % of our allotment.	The numbers described on page 136 are from 2008 and 2009. The information published was the best available data at the time the Background Report was prepared.
Martin Suits	13	162	Existing conditions	Appendix is some of the events but not necessarily comprehensive. Since no permits were issued.	The Planning and Building Department compiled the most comprehensive list based on available information; however, staff recognizes this is not a complete list and is currently working with the applicant to permit all events.
Mary Matakovich	1	5	Fire station, port, pier and school	change words: CALFire Station, Port San Luis Harbor district and historic school house owned by San Luis Coastal Unified School District	This sentence lists the facilities. They are later described in the Public Facilities Chapter.
Mary Matakovich	2	5	The port	add Port San Luis Harbor including Hanford Pier, Harbor terrace, Fishermen's Beach, Port Beach, Cal Poly Research Pier, light station, Avila Pier, Avila Beach and Pirate's Cove	Corrected
Mary Matakovich	3	6	Economic important	Commercial fishing / abalone	A more detailed discussion of economics can be found on page 20.
Mary Matakovich	4	8	Community outreach	Planning & Building Department..along with providing monthly updates at the AVAC meeting	Corrected
Mary Matakovich	5	13	Planning Department	Why isn't Port San Luis Harbor District Master Plan included on the list?	The Port Master Plan is maintained by the Harbor District not the County.
Mary Matakovich	6	25	The Port San Luis Harbor District Master Plan	Omit/only need one port	Corrected
Mary Matakovich	7	38	Public Facilities - 2 of 3 present (?) included in this land use category	Avila Pier is a tourist, spot for walking, sightseeing, fishing,	The Avila Pier is zoned Recreation.
Mary Matakovich	8	39	Avila Bay Club tennis courts and golf course	Privately owned + Swimming Pool	Corrected
Mary Matakovich	9	39	Avila Beach aquarium	Central Coast Aquarium	Corrected
Mary Matakovich	10	42	Single-family residences, duplexes	% converted to with permits as vacation rentals	Vacation Rentals are discussed in the Housing chapter of the background Report.
Mary Matakovich	11	43		Why start this? Conveniently, plans for use of these limited facilities with maintenance, support, are underway..(?)	The section has been updated to read, "Since then, the cultural resource has continued to be a popular destination, however, due to the limited facilities and maintenance available, upkeep of the area has been limited."
Mary Matakovich	12	45		as seen in figure 3.11...?	figure is labelled 5.11
Mary Matakovich	13	47	Existing conditions	Why isn't the Port's Master Plan listed?	The section has been updated to read, "The Port San Luis Harbor District Master Plan addresses the logical and sensitive development of the State granted tidelands of San Luis Obispo Bay, integrates ecological, social, and fiscal objectives, and preserves the unique character of the rural waterfront. The Master Plan establishes one visual and scenic resource goal. The goal is to have "a landscape that reflects the context of its use and the natural setting with minimal impacts to scenic viewsheds." Policies that guide the aesthetics of the Port include waterfront character protection, enhancing the visual quality of the bluffs & hillsides, renovating historic port properties using adopted guidelines, and incorporating visually pleasing designs (3-7)."
Mary Matakovich	14	49	"...creating a promenade in front of the pier"	List this as Avila Pier	Corrected
Mary Matakovich	15	49	"...Port San Luis Boat yard parking lot"	List it as Port San Luis Harbor District Parking Lot	Corrected
Mary Matakovich	16	50	These features include, but are not limited to..	..the unincorporated town of Avila, with its promenade, coastline, development projects, beaches, etc...	The section has been updated to read, "These features include but are not limited to the unincorporated town of Avila, with its promenade, and coastline. The hillsides offer a clustered residential development (San Luis Bay Estates) surrounded by dense oak woodlands, the coastal view shed, and recreational open space opportunities."
Mary Matakovich	17	50	...more streamlined approach to future updates	Guidelines need to be set and adhered to by Planning first and then Advisory Committee input, rather than the reverse	Thank you for your comment.
Mary Matakovich	18	52	for example..	Eliminate that sentence (limiting)	The sentence has been removed.
Mary Matakovich	19	52	Particulate Matter	What is the solution? Specify remedies for all pollutants.	As stated in the Emerging Directions section, "The most effective way to mitigate this health risk and reduce the exposure to DPM is to locate sensitive receptors (residences, schools, hospitals, nursing homes, etc.) away from the toxic source (US Highway 101)."
Mary Matakovich	20	56	Toxic Air contaminants	What are the continued efforts? What is the goal? Eliminate?	This is within the jurisdiction of APCD.
Mary Matakovich	21	57	Air quality	Concern; diesel particulate matter due to proximity to 101. Solution?	As stated in the Emerging Directions section, "The most effective way to mitigate this health risk and reduce the exposure to DPM is to locate sensitive receptors (residences, schools, hospitals, nursing homes, etc.) away from the toxic source (US Highway 101)."
Mary Matakovich	22	57	Mercury drop	What's our level? 50%? Goal? How are we managing it?	This information will not be provided nor is it a piece of the comprehensive community plan update. This information is based on the national level and toxic air contaminants are under the jurisdiction of the APCD and EPA.
Mary Matakovich	23	62	Wide range of habitats	Existing conditions. Very general, non-descript list paragraph	A more detailed description will be provided through the environmental review process.
Mary Matakovich	24	63	EIR Response Required	Might Address process required for any development	Thank you for your comment.
Mary Matakovich	25	69	Table 6.2 lists 11 rare species	Couldn't find this list? Might it be top of p.70? If so, should marked 6.2	The table was renumbered to be Table 6.2: CNDDB Rare Species found in Avila URL
Mary Matakovich	26	70			Comment was part of #26

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Mary Matakovich	27	76	First Sentence in BOS Section	Reverse engineered to avoid widen Avila Beach Drive	That is currently stated in the document on page 80.
Mary Matakovich	28	77	EIR required 2nd week may report	Given a contradiction and during the appropriate time (who decides?) seems very suggestive	Comment noted. This was the direction provided by the Board on July 19th, 2016.
Mary Matakovich	29	77	Having parking facilities available	There is only one parking facility in Avila	Thank you for the comment.
Mary Matakovich	30	78	Number of things increase personally etc.	Avila year round is packed. There is no off season	Thank you for the comment.
Mary Matakovich	31	83	Cave Landing Road Trailhead	Why "blank" for bike parking? Aren't they all estimates?	These numbers were formulated and adopted within the County of San Luis Obispo Bikeways Plan (2016).
Mary Matakovich	32	85	Parking Suggestion: Use the correct language: PSLHD commissioned a parking management plan of the completed May 2013 -	In conjunction with CA consult, SLOCOG and County of SLO	Corrected
Mary Matakovich	33	86	Table marked 6.4 - should be marked 7.4 and then on p. 85 Figure marked 7.4 should be marked (differently) Can't have 2-7.4 Tables		Corrected
Mary Matakovich	34	86	Parking Stalls location	I'd use p.17 of the Port's Parking Management Plan to show where the parking actually is	The total parking stalls on the map of p.17 of the Parking Management Plan does not match the table numbers. For the purpose of this document, staff used the numbers from the table as opposed to the map.
Mary Matakovich	35	86	Reference needs to the corrected	PSLHD Parking Management Plan p.39 [Please correct the Port SL reference throughout your document]	Corrected
Mary Matakovich	36	88	Emerging Directions	Where's the County's Plan to address there issues? Where's the initiatives?	Through the environmental review process, mitigation measures are identified to create policies and programs. These are then used to alleviate identified issues. A Background Report serves as a snapshot to inform the environmental document.
Mary Matakovich	37	92	History Chumash By 1805... encompassing Town of Avila	Be more specific as to the identified of areas particularly Bay Inn, golf course. How it was mitigated.	Staff will be looking into this further and will be coordinating with knowledgeable individuals to more accurately describe the communities history.
Mary Matakovich	38	95	Removal of beach front part of town	Don't stop at 1800s. There's more to share regarding Chumash Settlement. Your summary is incomplete. What about the ocean sand and the plume left there - not remediated. Tell the complete story please	Please provide us with this information during the environmental review process.
Mary Matakovich	39	96	Fishing industry - Work/pleasure harbor	Elaborate on the thinking abalone/fishing/ and its fisheries. Describe breakwater built in 1954, creating of harbor by commercial and recreational fishing and boating.	Additional details on Port History has been added to page 98.
Mary Matakovich	40	95	Figure 8.1	I don't find it referenced in the narrative	The reference is located on page 99 in the sixth paragraph.
Mary Matakovich	41	97	Cal Poly Pier	they rent from the Harbor District (I think \$1.00 a year) check it out	The section has been updated to read, "The San Luis Harbor District maintains both the Avila and Harford Piers and leases the Cal Poly Pier to California Polytechnic State University."
Mary Matakovich	42	97	Avila Pier	The pier is not completely closed is open to a gall estimated 200 ft (confirm footage) for visitor to sight see, fish, and walk.	According to the San Luis Harbor District, the gate was moved out an additional 90 feet. The section has been updated to read, "In May 2017, District Maintenance staff completed work on a section of the pier near the closure gate and moved the gate out an additional 90 feet."
Mary Matakovich	43	97	Harbor Pier	And recreational sports fishing	Thank you for your comment.
Mary Matakovich	44	98	Work with the Chumash Tribal Council	What's the end goal? Working on a regular basis. Doesn't mean anything. Establish parameters and procedures to ensure.	The Background Report is not intended to establish parameters and procedures. Parameters and procedures can be viewed in the text of AB 52 and SB 18.
Mary Matakovich		97	So, I don't have a reference point as to what I said. However, I asked about the three piers at Port San Luis and so, on p. 97	Unocal gave Cal Poly their pier in an endowment. Since it is in the the State Tidelands, since the State designated the tidelands to the Port, the Cal Poly Pier is in the jurisdiction of the Port. Any development or extensive maintenance goes through a permitting process through the Port. Cal Poly has a ground lease from the Port.	The section has been updated to read, "The San Luis Harbor District maintains both the Avila and Harford Piers and leases the Cal Poly Pier to California Polytechnic State University."
NCTC	1	5-6	Placement of circulation between Bio and Cultural	For consistency Cultural and Historical should be first, Bio second and then the rest...	There is no specific order to the document and regardless of order, each issue is of equal importance.
NCTC	2	6	Approximately 50 percent of the land within the coastal zone is designated as an archaeologically sensitive area indicating the prominence and potential for archaeological resources within the Avila URL.	100% of the land with in the coastal zone is Chumash Sensitive, NOT archaeologically, all places in this document must be changed from archaeology to Chumash Resources, we are not an archaeology resource.	Areas designated 'archaeologically sensitive' are meant to identify areas with or that have a high likelihood of having physical records of cultural resources. In accordance with Assembly Bill 52, Cultural Resources and Tribal Cultural Resources will be reviewed and discussed collaboratively with the tribal nation. As stated in the COSE, the County recognizes that Native American and archaeological resources are "living resource," and the culture represented by these resources still thrives here. Staff looks forward to discussing this further during consultation in accordance with AB52.

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
NCTC	3	89	8 – CULTURAL AND HISTORICAL RESOURCES This chapter discusses the Avila URL's history and identifies existing historical and cultural resources. It also provides the regulatory conditions relating to historical, cultural, and paleontological resources. REGULATORY SETTING FEDERAL	Section 8 should be Bio Section and the Bio Section should be Cultural and Historical section. When the living Cultural Resources should be should not be buried after circulation	There is no specific order to the document and regardless of order, each issue is of equal importance.
NCTC	4	92	HISTORY OBISPEÑO CHUMASH The URL is within an area of central California with a history of prehistoric occupation extending over 9,000 years ago. The prehistory of Avila can essentially be divided into three major time Periods: The Early Period, Middle Period, and Late Period. Archaeological evidence from Early Period sites (9,000-3,000 years before present	This section was written by someone who does not understand that the Chumash Community is alive and well, and should be written as such, this entire section must be rewritten in the Living Chumash Community continuum. The Northern Chumash Nation is one Continuum.	Staff will work closely with NCTC to accurately portray the Chumash Community an dthe Northern Chumash Nation as one Continuum. The intent of staff is to include a Native American Resources section in the EIR.
NCTC	5	92	By 1805, the Chumash villages were abandoned	The word abandoned is misleading, the Chumash Nation was driving out by the coastal settlers, chased and perused driven away with diseases and sickness for which the Northern Chumash did not have medicine to combat, and by California's .25 scalp fees, and horrible abuse, worst genocide on the planet. We would be there today if our lands had not been stolen.	The document has been modified to read, "By 1805, most of the Native Americans in the Chumash villages were displaced."
NCTC	6	98	Figure 8.2: Archaeological Sensitive Areas	This map should reflect that the Northern Chumash sensitive areas are the entire map, the whole area is a Northern Chumash Cultural Landscape.	According to the County's Land Use Ordinance, "An archaeological resource is any Native American or Pre-Columbian artifact or human remains." An archaeological resource is any Native American or Pre-Columbian artifact or human remains." Archaeologically sensitive areas are designated as such to identify areas with or that have a high likelihood of having physical records of cultural resources. Further, according to the County's Conservation and Open Space Element (COSE), "Cultural resources encompass archaeological, traditional, and built environment resources, including but not necessarily limited to buildings, structures, objects, districts, and sites. Cultural resources include sites of important events, traditional cultural places and sacred sites, and places associated with an important person. Sites of important events, traditional cultural places, and sacred sites, or places associated with an important person may lack obvious physical characteristics." In accordance with Assembly Bill 52 (AB52), Cultural Resources and Tribal Cultural Resources will be reviewed and discussed collaboratively with the tribal nation. As stated in the COSE, the County recognizes that Native American and archaeological resources are "living resource," and the culture represented by these resources still thrives here. Staff looks forward to discussing this further during consultation in accordance with AB52.
Rob Rossi	1	4	Land Uses	Much of the recreational zoned land is visitor-serving (VS) priority as adopted by the Local Coastal Plan (LCP).	According to the San Luis Bay Area Plan (Coastal), lands within the recreation land use category in San Luis Bay Estates are in the visitor-serving priority combining designation. Commercial retail land use within the town and beach have visitor-serving priority.
Rob Rossi	2	6	Circulation	Omitted is the fact that there are 2 established private roads, Blue Heron and Lupine, which have been designated by Cal Fire for emergency purposes and also serve as ordinary circulation for the properties within the San Luis Bay Estates (SLBE) Master Plan Area. Table 14.2 recognizes Blue Heron as emergency. Future PG&E north road.	According to County Fire, California Fire Code requires multiple access points in and out of the community. There is only single access in and out of Avila that meets the California Fire Code.
Rob Rossi	3	7	Housing	The 17% number for vacation rentals (VR) appears to be an overstatement, in that it appears to include recreational zoned/hospitality uses (hotels, VR in commercial/recreation) that are intended for recreation (R) use and thus, are not residential units being used as such.	Hotels were not included within this calculation. The 17% calculation was determined by using The County of San Luis Obispo's Business License View number of active Vacation Rental Permits (62) and the number of residential dwelling units in the Town subsection. Since the publication, staff identified one permit was outside the Town subsection. The number of licenses was reduced by one and corrected on Table 9.2. This did not change the 17%.
Rob Rossi	4	8	Tourism and Temporary Events	Avila Beach is an established beach town and as such, has a VS priority. Temporary events have long been a part of that. Any increase in events is for the most part the re-establishment of the community after the Unocal clean-up. Noise environment transitioned from construction back to visitor.	According to the San Luis Bay Area Plan (Coastal), lands within the recreation land use category in San Luis Bay Estates are in the visitor-serving priority combining designation. Commercial retail land use within the town and beach have visitor-serving priority.

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Rob Rossi	5	9	Introduction	Traffic and safety can be enhanced by better information re alternative emergency routes and coordinated planning for larger activities.	The document has been modified to include, "Through the environmental review process, traffic safety enhancements, such as establishing formal emergency routes and coordinated planning around large temporary events, will be reviewed to lessen the impact on the roadway," p.93
Rob Rossi	6	9-10	Land Use Element	The R zoned land within the Coastal zone has been certified by LCP to have a VS priority.	According to the San Luis Bay Area Plan (Coastal), lands within the recreation land use category in San Luis Bay Estates are in the Visitor-Serving priority combining designation.
Rob Rossi	7	13 (needs page no.)	San Luis Bay Area Plan Coastal (Certified February 25, 1988; Revised August 2009)	SLBE Master Plan has effectively become an Area Plan which defines the allowed uses, both within the Inland and Coastal zones.	The San Luis Bay Estates Master Development Plan is a permit incorporated into the San Luis Obispo Area Plan.
Rob Rossi	8	14	San Luis Bay Estates Master Development Plan (Master Use Permit - 1981; Amended 1987)	The Development Plan provided for 6 residential phases and various recreation and commercial properties with allowed uses as adopted in the plan.	The document has been modified to state "The development plan divides development into 6 residential phases. The last phase of the permit is in the process of being built-out."
Rob Rossi	9	16	Population	There is an increase in residential and VS facilities and population, thus, this statement appears incorrect.	This data and the projections were obtained from SLOCOG and interpreted and projected into 2050. The statement is accurate with the best available information the County has at this time.
Rob Rossi	10	18	Employment	The recreational activities, both existing and proposed, can provide significant additional employment, business activity, and generate additional TOT taxes.	Thank you for your comment.
Rob Rossi	11	20 (need page no.)		Traffic management has always been a factor in Avila Beach. Peak use is typically summer beach days. Roadway capacity, parking and emergency access are managed to minimize the impacts.	Thank you for your comment.
Rob Rossi	12	25	The County of SLO Land Use and Circulation Element	There are 4 General Plan documents that affect Avila, add to that the SLBE Master Plan for 5 documents.	The San Luis Bay Estates Master Development Plan is a permit incorporated into the San Luis Obispo Area Plan.
Rob Rossi	13	27	San Luis Bay Estates	There are 6 residential phases, add "residential." The R zoned land which included Avila Beach Golf Resort is VS priority with allowed uses specified in the SLBE Master Plan.	The document has been modified to read, "The development San Luis Bay Estates was divided into 6 residential phases."
Rob Rossi	14	27	San Luis Bay Estates	None of the golf course is designated open space, it is recreation.	The golf course is zoned Recreation and is also subject to open space easements.
Rob Rossi	15	27	San Luis Bay Estates	Second paragraph, term accepted is incorrect.	The term has been modified to read "approved".
Rob Rossi	16	27	San Luis Bay Estates	Third paragraph, the open space reserved under easement maintaining underlying RS zoning (GP map amendments were never processed).	The section was updated to read, "To satisfy this requirement, areas around the cluster developments are zoned Open Space, portions of the golf course are covered under Open Space Agreements and there is property within the Cave Landing/Ontario Ridge subsection that is included in the open space calculation."
Rob Rossi	17	29	Existing Land Uses	It also emphasizes R zoning with VS priority.	Thank you for your comment.
Rob Rossi	18	30	Figure 3.1	Much of the open space is RS GP map amendments were never processed. Show visitor overlay.	Figure 3.1 is the official General Plan Land Use Zoning Map for the Avila URL.
Rob Rossi	19	30-31	Open Space (OS)	Open space shown incorrectly in many areas. For instance, Lot 69, Firestation and SMMWC.	These maps were created using Planning & Building General Plan Zoning Maps.
Rob Rossi	20	32	Open Space (OS)	GP map amendments were never processed of phased open space comments. Underlying land use is RS.	The definitions are the official land use category definitions for the County of San Luis Obispo's Land Use Ordinances (Inland and Coastal).
Rob Rossi	21	32	Recreation (REC)	Recreation zoning and VS priority allow a variety of VS amenities, including hotel, outdoor recreation, camping, etc. Much of this land has VS priority. The 2005 County Parks Master Plan (Table A1) highlighted existing R and VS uses when it was adopted.	Thank you for your comment.
Rob Rossi	22	34	Commercial Retail (CR)	SLBE has multiple entries and various commercial, retail and recreational projects and properties accessed from public roads and with its own internal, private circulation.	The paragraph has been modified to read, "The main entrance to San Luis Bay Estates has a hotel, restaurant/market, and private offices and businesses. This is the only area zoned commercial retail within the San Luis Bay Estates Development."
Rob Rossi	23	36	Open Space (OS)	The golf course is not open space, it is recreation. The last line of this paragraph should be struck because the golf course and trail are recreation.	The golf course is zoned Recreation and is also subject to open space easements.
Rob Rossi	24	37	Open Space (OS)	None of the Bay Estates is zoned open space. All open space within the Bay Estates is dedicated by easement, mostly over residential, suburban lands. Figure 3.4 incorrectly designates land areas which are not subject to such easements.	County General Plan maps designate the majority of the San Luis Bay Estates subsection as Open Space. There are also lands not zoned open space but are subject to open space easements.
Rob Rossi	25	39	Recreation (REC)	All of the Coastal R lands within the Bay Estates are both R and VS priority within the SLBE Master Plan and the adopted Local Coastal Plan.	According to the San Luis Bay Area Plan (Coastal), lands within the recreation land use category in San Luis Bay Estates are in the visitor-serving priority combining designation. The Recreation Land Use Category is REC and it is not a combining designation within the County's General Plan.
Rob Rossi	26	42	Residential Multi-Family (RMF)	It would appear that more than 18% of the community of Avila is zoned multi-family.	The Residential Multi-Family land use category makes up 18% of the Town subsection. The RMF land use category makes up 1% of the land use in the Avila URL. More detail can be found on Table 3.1.
Rob Rossi	27	44	Residential Suburban (RS)	There are additional land areas in Figure 3.10, which are zoned RS and incorrectly labeled within Figure 3.10.	These maps were created using Planning & Building General Plan Zoning Maps.

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Rob Rossi	28	47	SLBE Master Development Plan	The 1981 plan evolved from the already, partially developed in 1967 CUP. It included 6 residential phases and a variety of recreational and commercial properties, some of which are developed and some which are pending. The plan calls for minimizing the residential visibility along the ridge from Avila Beach Drive. The restrictions on residential development, number of dwelling units, visibility and height of dwelling units and open space requirements for dwelling units are all specified within the adopted Master Plan.	The section has been modified to read, "The San Luis Bay Estates Master Development Plan was approved in 1981 evolving from a 1967 Conditional Use Permit."
Rob Rossi	29	47-48	Existing Conditions	"...clustered residential development..." - add residential.	Corrected
Rob Rossi	30	47-48	Existing Conditions	Open space is by easement, not by zoning.	Within the San Luis Bay Estates subsection, there are parcels zoned open space and or under open space easements.
Rob Rossi	31	47-48	Existing Conditions	The private roads within the Bay Estates are 20' in width or greater and meet County standards for circulation and emergency purposes.	According to County Fire, the California Fire Code supports Avila Beach Drive as the only route in and out of the community. The private roads referenced do not meet California Fire Code standards at this time. Improvements could be made on some of the roads to meet California Fire Code and be considered for access in and out of the community.
Rob Rossi	32	47-48	Existing Conditions	The golf course is not designated as open space.	Portions of the golf course are subject open space agreements.
Rob Rossi	33	66	Figure 6.2	Various parts of Figure 6.2 show woodlands where none exists.	As a part of the comprehensive Community Plan EIR, the oak woodlands overlay will be reviewed and modified accordingly.
Rob Rossi	34	67	Figure 6.3	Figure 6.3 has errors as well.	As a part of the comprehensive Community Plan EIR, all sensitive resource areas will be reviewed and modified accordingly.
Rob Rossi	35	69	Figure 6.4	Harford and Skylark drainages are interrupted seasonal and incapable of being designated for steelhead.	This data is maintained by the National Oceanic and Atmospheric Administration (NOAA) Fisheries and is currently designated for steelhead.
Rob Rossi	36	70-71	Highway Capacity Manual	The County and subsequently the Coastal Commission adopted a standard for determining traffic capacities given Avila is a beach town, recognizing a seasonal and periodic nature of its traffic.	On July 19th, 2016 the Board of Supervisors directed staff to remove the language pertaining to the second week of May traffic methodology from San Luis Bay Area Plan as a part of the comprehensive Avila Beach Community Plan Update process. Public Works is currently identifying a department-based procedure on traffic methodology for the Community of Avila Beach.
Rob Rossi	37	77	Roadways	There are two private roads, Blue Heron and Lupine Lane which have been designated by Cal Fire and the County as emergency routes out and into Avila Beach. They also function to handle all of the ordinary traffic within the SLBE Master Plan area.	According to County Fire, these routes have been designated during pending development applications, but have not yet been approved. Neither Blue Heron nor Lupine Lane meet California Fire Code standards and will be required to make improvements prior to development and their use as emergency routes out and into Avila Beach.
Rob Rossi	38	78		Obviously, significant changes in traffic will come with the decommissioning of Diablo over the next decade and PG&E's proposed improvement of the connection to Montana de Oro as an additional route. Report should reference future changes.	The referenced improvements to the North Diablo Canyon Road are proposed to provide access to emergency service and PG&E only.
Rob Rossi	39	79	Figure 7.1	Blue Heron and Lupine Lane should be identified for private circulation and for public emergency use.	Currently, Blue Heron and Lupine Lane do not meet California Fire Code standards for emergency use for new development; however, if improvements are made, they may be considered by County Fire as emergency routes out and into Avila Beach for any new development proposals.
Rob Rossi	40	87	Secondary Access	Cal Fire and the County have adopted private roads, Blue Heron and Lupine Lane, as secondary accesses. Public information and operation of those accesses can be improved.	According to County Fire, these routes have been designated during pending development applications, but have not yet been approved. Neither Blue Heron nor Lupine Lane meet California Fire Code standards and will be required to make improvements prior to development and their use as emergency routes out and into Avila Beach.
Rob Rossi	41	88	Parking	Portion of the Resort are frequently used as temporary parking for both private and public purposes and can add significantly to the availability of parking at peak hour times.	Thank you for the comment.
Rob Rossi	42	96	Tourism	Tourism is the life's blood of Avila Beach and Port San Luis and its existing zoning and allowed uses provide significant additional public and private VS resources.	Thank you for your comment.
Rob Rossi	43	102	Vacation Rentals	There is an overstatement in the number of VR's with the inclusion of hotels and special built recreational properties.	Figure 9.3 is illustrates the number of Vacation Rental Permits. Hotels are included in that information.
Rob Rossi	44	103	Figure 9.3	The majority of the property on Figure 9.3 are either hotels or R zones facilities that are not considered VR's in that they would not otherwise be residential.	Figure 9.3 is illustrates the number of Vacation Rental Permits. Hotels are included in that information.
Rob Rossi	45	104	Figure 9.4	The majority of the property on Figure 9.4 are either hotels or R zones facilities that are not considered VR's in that they would not otherwise be residential.	This map is intended to show the vacation rental permits in the Town Subsection. According to the County's Business License View, there are 63 active Vacation rental business licenses in the town subsection. This does not include hotels or motels.
Rob Rossi	46	106	Vacation Rentals	17% is incorrect and overstates the number of VRs.	This map is intended to show the vacation rental permits in the Town Subsection. According to the County's Business License View, there are 63 active Vacation rental business licenses in the town subsection. This does not include hotels or motels.

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Rob Rossi	47	113	Fire Protection	Avila Community Services District and SMMWC collectively have nearly 2,000,000 gallons of water storage in 5 separate tanks with significant infrastructure in the way of fire mains, hydrants and sprinklered buildings, which all help to prevent and/or contain structure fires.	The County provided data and statements based on the best available data at the time of drafting the document. Staff was not able to substantiate or confirm the information described here; if verifiable evidence can be provided that speak to this information, it can be updated during the environmental review process. Otherwise, this section will remain unchanged.
Rob Rossi	48		Fire Protection	Golf course reservoirs and the creek are often called upon by Cal Fire for water to fight wildfires.	According to County Fire, water at the golf course has been used to fight wildland fires. Unless engineered, ponds and creeks will not be calculated into dedicated fire protection water storage required for projects.
Rob Rossi	49	114	Parks	Table A1 of the adopted 2005 County Parks Master cites existing public and private recreational resources.	This information was included in the Background Report.
Rob Rossi	50	118	Figure 10.5	The service area for SMMWC is approximately 2,000 acres and incorrectly diagramed.	Figure 10.5: Sub-Basin Map and Water Purveyors of Avila map has been corrected.
Rob Rossi	51	122	Figure 10.6	The service area for SMMWC is approximately 2,000 acres and incorrectly diagramed.	Figure 10.6: Water Purveyors of Avila map has been corrected.
Rob Rossi	52	123	San Miguelito Mutual Water Company	In addition to SMMWC, Avila Beach Resort, on averages utilizes 350 AF of ground and/or riparian water, annually.	Thank you for your comment.
Rob Rossi	53	126	Water	Additional water resources for build-out of the San Luis Bay Estates exists within SMMWC's resources.	According to SMMWC, the water resources for build-out are included in the 275 AF State Water allocation.
Rob Rossi	54	133	Figure 11.1	FEMA flood hazard zones are inaccurate. More detailed information exists for a portion of these areas.	Figure 11.1 is accurate for the flood hazard areas designated by FEMA in the 2018 floodplain data and the National Flood Insurance Program.
Rob Rossi	55	144	Figure 11.6	Tsunami inundation areas appear significantly flawed.	The environmental document will consider this information further.
Rob Rossi	56	160	Local	The temporary events standard reference were for the town of Avila Beach and separate standards were previously established elsewhere, including with the SBLE Master Plan.	Land within the coastal zone of the Avila URL remains subject to Temporary Events standards provided in the San Luis Bay Area Plan (B.AVILA BEACH URBAN AREA STANDARDS #5).
Rob Rossi	57	166	Table 14.1 - Circulation	Events by their nature often celebrate holidays; thus, the scheduling does not always allow for off peak situations.	This is a priority provided to the Department by AVAC.
Rob Rossi	58	167	Table 14.1 - 6 Land Use	Rooftop decks are a significant and valuable contribution to the community for resident and visitor alike and should be encouraged, instead of discouraged.	This is a priority provided to the Department by AVAC.
Rob Rossi	59	167	Table 14.1 - San Luis Bay Estates	The Master Plan, like any plan is always subject to amendment and/or modification by law.	This is a priority provided to the Department by AVAC.
Rob Rossi	60	167	Table 14.1 - Vacation Rentals	There are numerous references to VR which are incorrect in that they include hotels and other recreationally zoned properties.	This is a priority provided to the Department by AVAC.
Rob Rossi	61	Appendix A	List of Events 2011-211 Within Avila URL	Has significant errors or misstatements concerning the history of these events.	The Planning and Building Department compiled the most comprehensive list based on available information. If this information is relevant to the EIR, please provide specific information during the public comment period of the EIR.
Sherri Danoff	1	4	Demographics	-Estimates of plan area and beach town populations would be good here. -Inclusion of the number of Diablo jobs seems to belong here.	The population was added to the section per your suggestion. The Diablo Nuclear Power Plant is not located within the URL and therefore employment numbers are not considered within this section. The number of employees was included as a part of the circulation section.
Sherri Danoff	2	7	Public Facilities	There are 6 water purveyors. Bassi Ranch is on a community well system	Bassi Ranch is not located within the Avila URL.
Sherri Danoff	3	11	Figure 1.1	"Water & Sewer Plan" is shown to be a GP Element	Figure 1.1 has been corrected.
Sherri Danoff	4	27	San Luis Bay Estates	-The Master DP was "approved" rather than "accepted". -See comment for page 37 about trails. -Add at end: Roads do not meet County standards and are ineligible to become publically maintained.	The first two comments have been addressed on p. 30 of the Background Report. According to Public Works, the roads in San Luis Bay Estates were constructed to County standards, reviewed and approved by Public Works and County Fire.
Sherri Danoff	5	34	Commercial Retail	Last par, correction needed: Rob Rossi, golf course owner, owns parcel at corner of San Luis Bay Dr. & Ontario Rd. adjacent to the PG&E parcel	Thank you for your comment.
Sherri Danoff	6	36	Industrial	Chevron has applied for a major resort; in conjunction, partial remedy for site contamination is proposed.	Thank you for your comment.
Sherri Danoff	7	37	Open Space	1st par.: "in lieu of sidewalks" should be prefeced by" intended to be" (Developer was allowed by Planning to omit some required trails. Some then were constructed by the homeowners assn. to "hiking" instead of the required "walking" trail standards	Corrected.
Sherri Danoff	8	38	Public Facilities	-1st par: Fire station building now occupied by the CSD -Last par: Harabor Terrace Uses mentioned should include those intended for the general public in addition to uses for overnight guests.	Corrected.
Sherri Danoff	9	42	RMF	RMF appears by the map to be around 50% of the Town, rather than 18%	RMF makes up 30.1 acres of 165 acres in the Town subsection. The Community Services District Boundary is the boundary for the Town subsection.

Avila Community Plan Background Report

Response to Public Comment

8/2/18

COMMENTS	COMMENT NUMBER	PAGE NUMBER	SUBJECT	COMMENT	STAFF RESPONSE
Sherri Danoff	10	48	Existing Conditions	Cave Landing degradation should include absence of "County management." (OTHER SECTIONS MENTIONING CAVE LANDING SHOULD INCLUDE THIS TOO)	Thank you for your comment.
Sherri Danoff	11	49	Existing Conditions	Add to 2nd par: The town has developed with basically uniform heights, despite Specific Plan guidance for varying roof eights.	The document has been modified to include language related to height standards within the Avila Beach Specific Plan.
Sherri Danoff	12	62	Coastal Policy Document	3rd line: "implemented" probably should be "incorporated into"	Corrected.
Sherri Danoff	13	71	Highway Capacity Manual	1st full par., 3rd line: "number of vehicles" appears to be missing "cars"	The term "vehicle" encompasses all types of vehicles on the road including cars.
Sherri Danoff	14	74	RMS	Current data is available from Public Works and should be referenced,	Public Works is working with a consultant on the Circulation Study; however, this information has not been published. The County Planning and Building Department is currently reviewing and collecting information for the 2016-2018 Resource Summary Report. For purposes of this background report, the best and most accurate available information was included; additional or more current data can be incorporated into the environmental review document.
Sherri Danoff	15	76	The County of San Luis Obispo Board of Supervisors	Second bullet, add at end: "or revise land use designations"	These highlights were obtained from the 2016 Analysis of Traffic Management Strategies and Options.
Sherri Danoff	16	87	Proposed Parking	2nd par: 2015 Avila Circulation Study is a "Draft" that is still in process	Corrected.
Sherri Danoff	17	88	Secondary Access	1st par: Add "Draft: to 2015 Circulation Study"	Corrected.
Sherri Danoff	18	117	Water	See comment for page 7	Bassi Ranch is not within the Avila URL.
Sherri Danoff	19	119	Water	-Add that Bassi Ranch is supplied by a community well water system. -Add that "there is no estimated safe yield for the Avila Valley Sub-Basin"	Bassi Ranch is not within the Avila URL.
Sherri Danoff	20	121	Groundwater	Add section for Bassi Ranch	Bassi Ranch is not within the Avila URL.
Sherri Danoff	21	134	Diablo Canyon	2nd par: To my knowledge, two other faults have been identified in recent years located proximate to Diablo. These have not been confirmed as to whether they connect to the Hosgri Fault and could magnify quake magnitude	The comprehensive Avila community plan update encompasses lands within the Avila URL. This information is applicable to lands outside of the Avila URL and will not be included as a part of this background report. There may be opportunity to confirm and incorporate this information into the environmental document.
Sherri Danoff	22	155	Wildfire	County Fire Dept. stated in a recent public forum hosted by Concerned Citizens for Avila that the circulation system in SLBE would not meet current safety considerations.	According to County Fire, most roads meet today's California Fire Code. Improvements can be made to roads that do not meet the standards of California Fire Code.
SMMWC	1	118	Figure 10.5	The service area of SMMWC is shown incorrectly. Please see attached map	Figure 10.5: Sub-Basin Map and Water Purveyors of Avila map has been corrected.
SMMWC	2	120	Table 10.1 Note 7 However, recharge of the basin is dependent on discharge from SLOCity	This statement is incorrect. While the discharge from the city helps year round, the Sub-basin has 82 square miles of drainage area that feeds into it.	The note has been removed.
SMMWC	3	121	Table 10.2 State Water Project delivery amounts	The water service amount total should be 395. The drought buffer totals should be 435. The totals should not add the two together Similarly, for the 66-69% allocation and the 100% allocations, we only can receive 275 AF max in any given year	Table 10.2 has been corrected.
SMMWC	4	122	Figure 10.6	The service area of SMMWC is shown incorrectly. Please see attached map.	Figure 10.6: Water Purveyors of Avila map has been corrected.
SMMWC	5	123	The Avila Valley MWC own two wells... Well water is of poor quality...	These wells are not designated as "emergency backup". They are used on a regular basis. The wells are treated for Iron and Manganese and meet all water quality standards for Domestic use	The section has been updated to read, "The Avila Valley MWC also owns two wells which have been in regular service since 2012 after an upgrade to the filtration system."
SMMWC	6	123	,but problems with the well system...	There are no problems with the SMMWC well system. The wells are used in conjunction with State Water and used exclusively when State Water is not available	Corrected.
SMMWC	7	124	SMMWC Treatment Plant has a design flow of 0.15 MGD	The SMMWC Treatment Plant has a permitted flow of 0.15 MGD averaged over 30 days. Its design capacity exceeds 0.17 MGD.	Corrected.
SMMWC	8	124	Table 10.3 SMMWC Figures are incorrect and show service connections not population	SMMWC service over 1,200 in 2016 over 1,500 for 2020 Design flow should say permitted flow as should note 1.	This information was collected from the 2014-2016 Resource Summary Report. During data collection for the next 2016-2018 Resource Summary Report update, County staff will coordinate with the SMMWC to ensure accurate data is represented as a part of the service and design flow of the SMMWC.
SMMWC	9	125	Figure 10.7 SMMWC service area is incorrect	Please see attached map for correct service area. Also, SMMWC does not serve Port San Luis remove that reference.	Figure 10.7: San Miguelito MWC and Avila Beach CSD Wastewater Service Areas map has been corrected.
SMMWC	10	126	Under the Water Heading. The third and fourth sentences are not applicable to SMMWC	SMMWC has water and wastewater capacity for build out of those projects considered in the SMMWC master plan, even though some projects are not a part of the county's general plan.	The section has been updated to read, "Some future development projects have been included in water and wastewater capacity build-out projections even though they are not included in the County's General Plan. SMMWC is an example of a purveyor that has included some future projects in their Master Plan."